



CENTRAL  
PLACE

ROSSLYN'S BEST RESTAURANT OPPORTUNITY



JBG SMITH

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# CENTRAL PLACE

42,000 SQUARE FEET OF RETAIL SPACE  
377 RESIDENTIAL UNITS  
525,000 SQUARE FEET OF OFFICE SPACE  
ACTIVE PUBLIC PLAZA  
ONLY PUBLIC OBSERVATION DECK IN DC AREA



Plaza View Looking West

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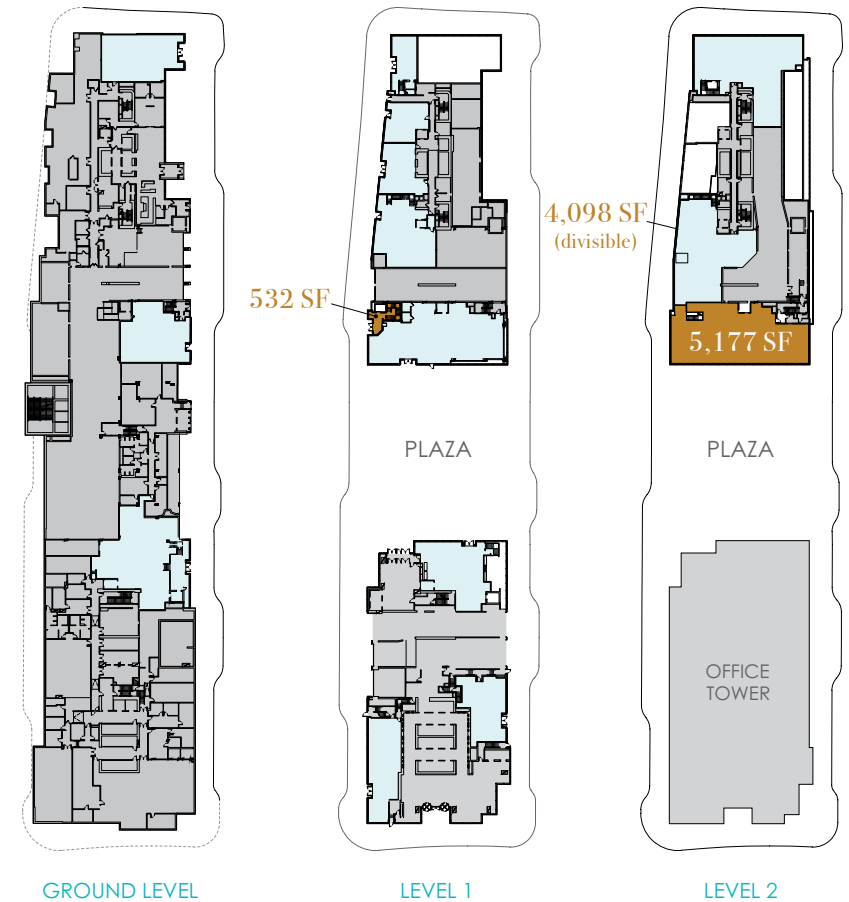
# ROSSLYN'S NEW CENTERPIECE

Central Place is located directly above the Rosslyn Metro Station in Arlington, VA. A public plaza offering year-round programming is the project's focal point, surrounded by a 525,000 square foot office tower (home of The Corporate Executive Board, occupying 420,000 SF), a 377-unit residential tower a public observation deck expected to attract 600,000 visitors per year, and 42,000 square feet of retail and restaurant space.

## KEY RESTAURANT SPACE AVAILABLE OVERLOOKING THE CENTRAL PLACE PLAZA

The Opportunity – 9,807 SF

### SITE PLANS

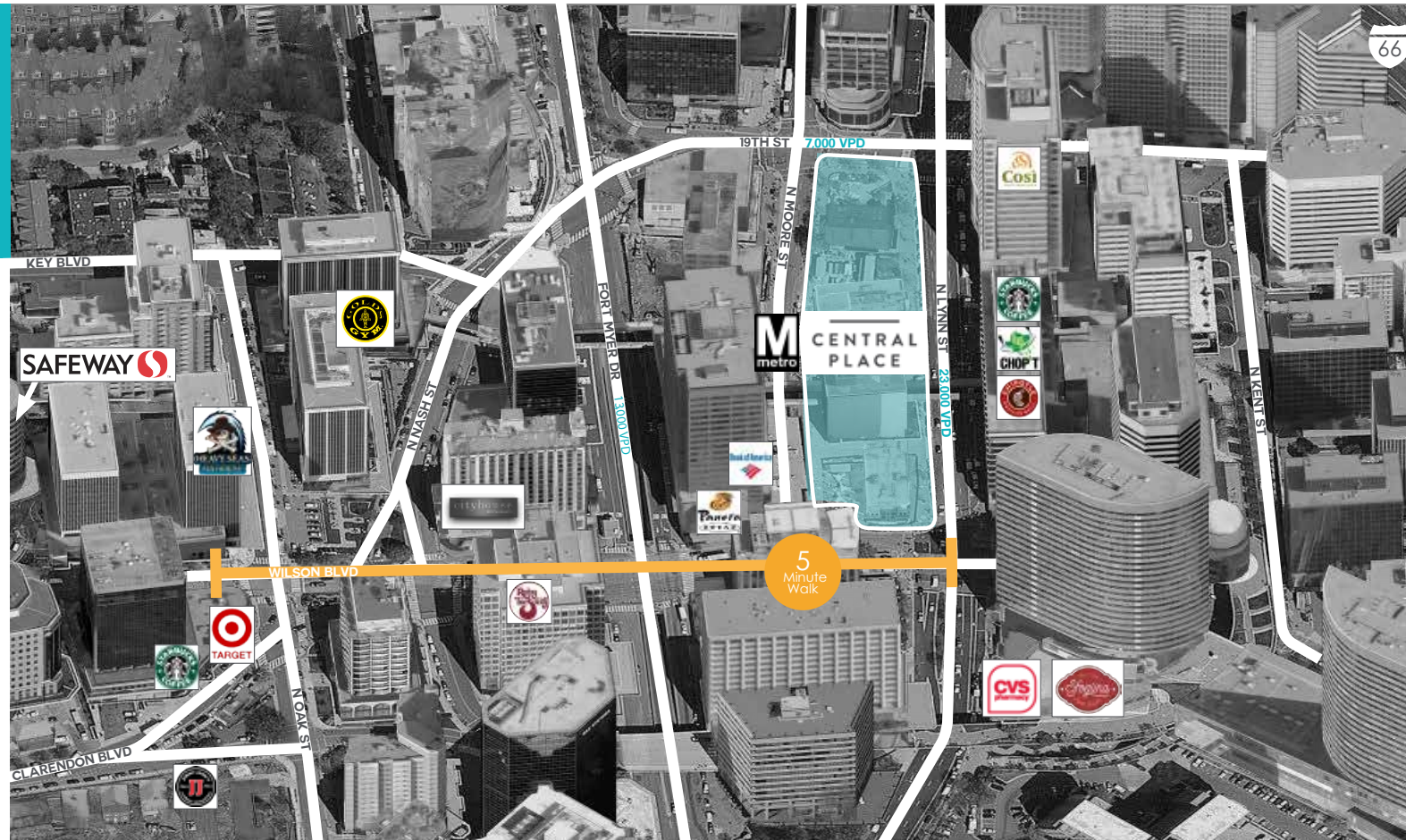


# ROSSLYN

## A DYNAMIC, URBAN MARKET WITH A VOID OF DINING OPTIONS

In Rosslyn, a health population of office workers and residents share only a handful of fast-casual and traditional dining establishments.

**Central Place** offers restaurants and restaurateurs an opportunity to enter this established-yet-underserved market in a highly-accessible location with both built-in demand and amenities.



# CLOSING THE GAP

Rosslyn is home to a robust 24/7 population of well-heeled residents, well-paid employees, and well-traveled tourists. All of these groups lack dining options – from business lunches and happy hours to date night dinners – in the neighborhood.

## DAYTIME DEMOGRAPHICS



**20,000 (HUNGRY) EMPLOYEES**

WITHIN WALKING DISTANCE



**1.2M** ANNUAL VISITORS

**3** METRO LINES

**6,800,000 SF**

OCCUPIED OFFICE SPACE



**89**/100 WALKSCORE

**40K** TRANSIT TRIPS/DAY



## NIGHTTIME DEMOGRAPHICS

**13,000**



RESIDENT POPULATION



**\$126K**

AVERAGE HHI



**1,000+**

NEW ROSSLYN RESIDENTS BY 2019

**2,600**

HOTEL KEYS



**33**

MEDIAN AGE



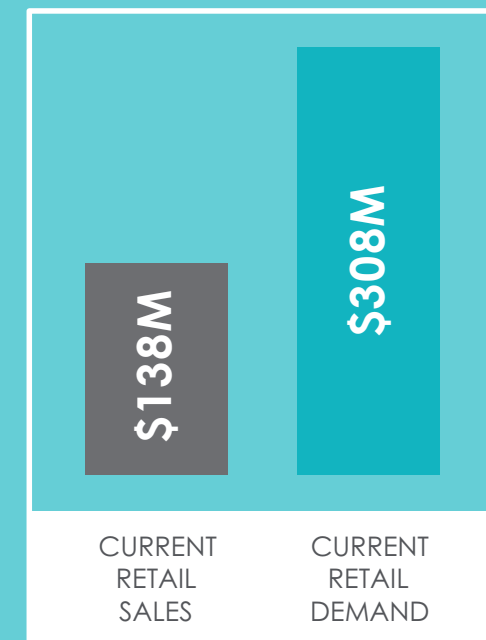
**42%**

BETWEEN 25-34

The lack of area restaurants and retail has left a

**\$170 MILLION**

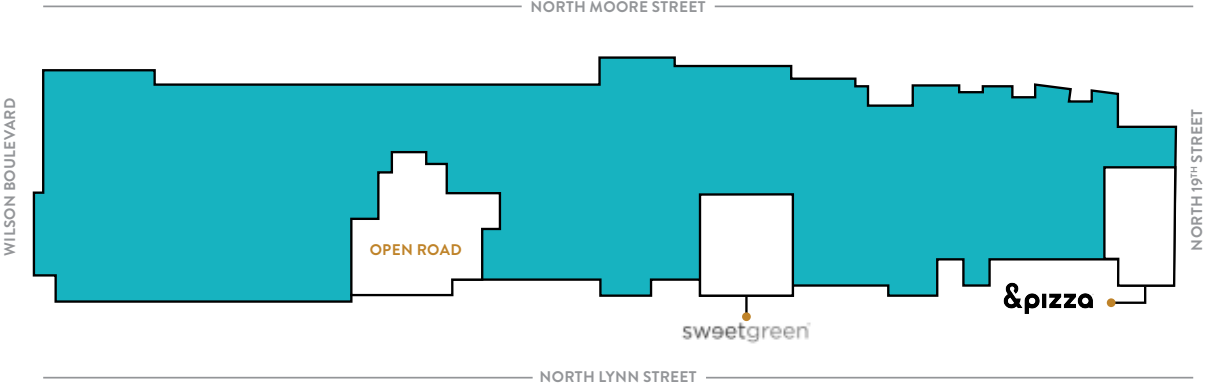
retail spending gap in Rosslyn



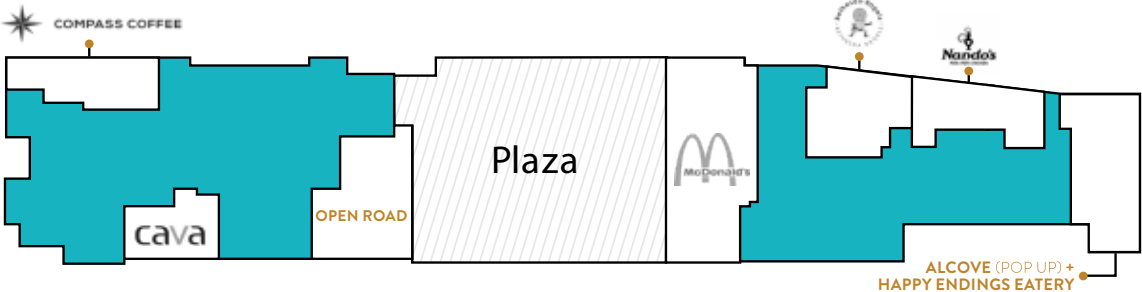
Information provided by Rosslyn BID + ESRI

# SITE PLAN

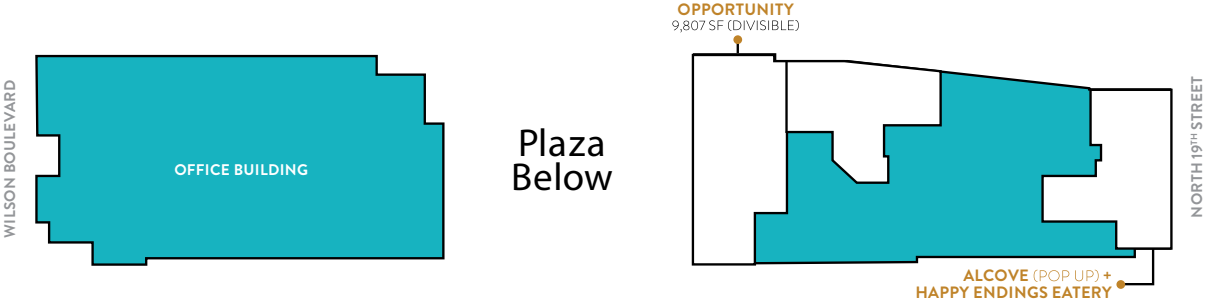
GROUND FLOOR



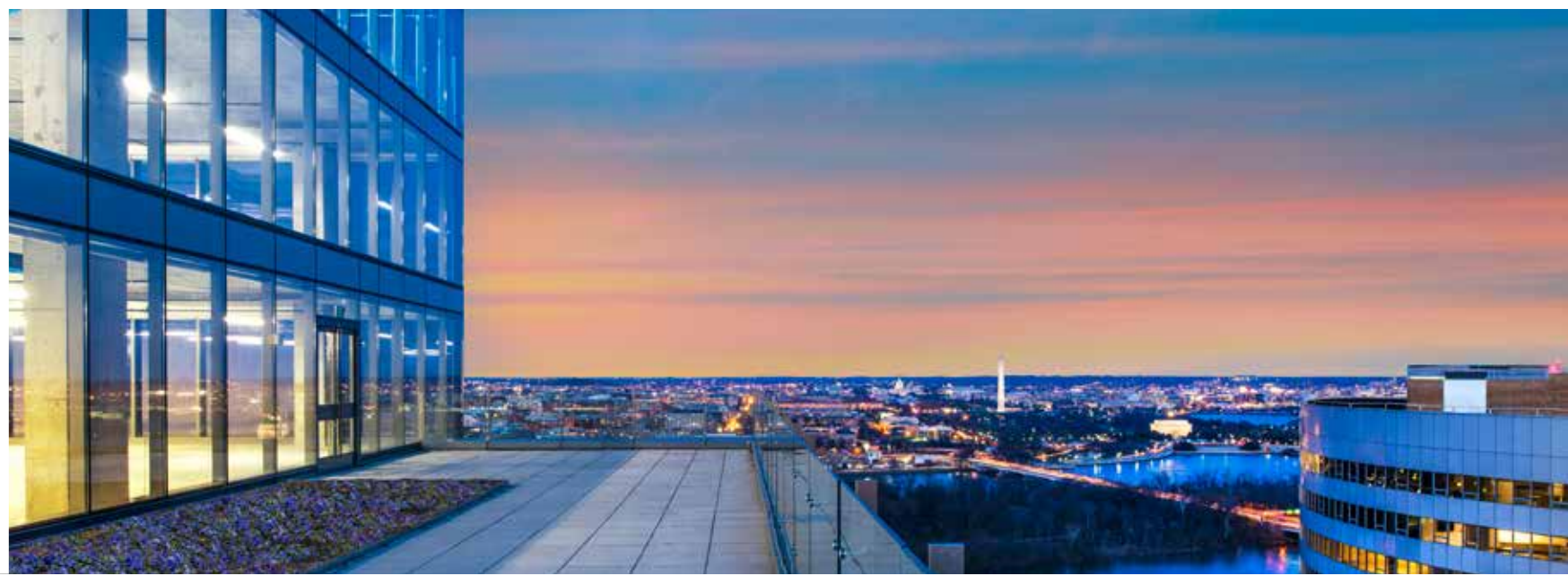
FIRST FLOOR



SECOND FLOOR



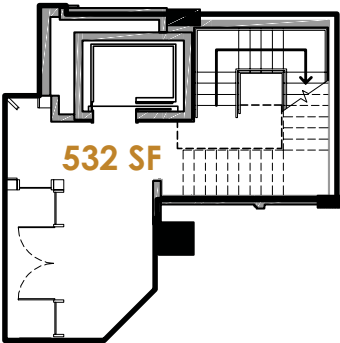




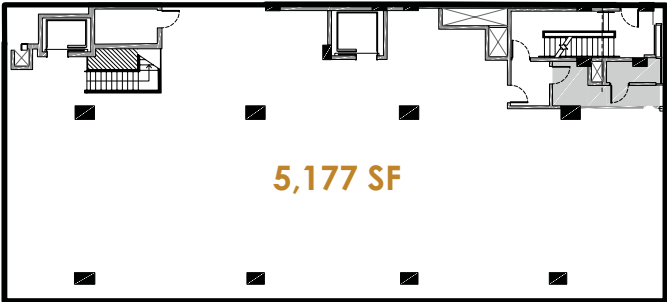


# THE OPPORTUNITY

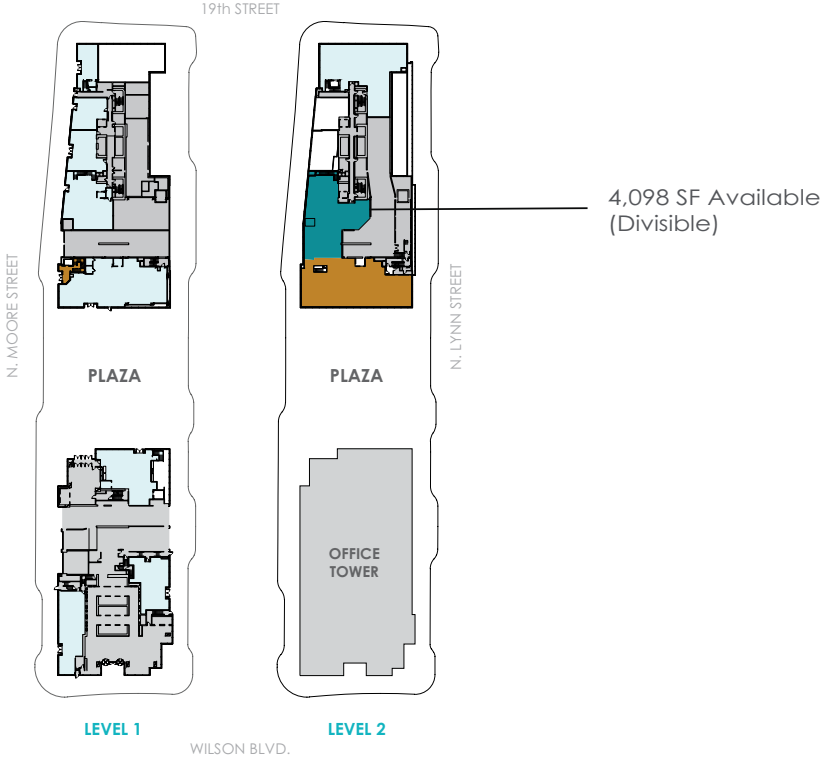
## LEASE PLAN: GROUND



## LEASE PLAN: LEVEL 2



## KEY PLAN



## SPACE STATS

- Total Area | 9,807 SF
- Frontage | 27'6" N. Lynn St., 86'8" N. Moore St., 113'6" Plaza
- Visibility | N. Lynn St., N. Moore St., Plaza
- Kitchen Venting
- Dedicated Private Elevator

plans not to scale





# RENDERINGS





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