



# 1735

NORTH LYNN

TRANSFORMED TO INSPIRE

# 1735

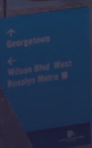
NORTH LYNN

1735 N Lynn sits prominently at the intersection of N Lynn Street and Wilson Boulevard, directly across from Central Place and one block from the Rosslyn Metro Station. Its prime location and access offer the best of Rosslyn's shopping, dining, entertainment, and neighborhood amenities.

**The building has undergone a dramatic transformation** and features a completely re-imagined entrance and lobby, common spaces, conference center, tenant lounge, as well as a brand new rooftop terrace and outdoor space. 1735 N Lynn is LEED Gold certified and Energy Star rated.



*Watch our film*







BEFORE



1735  
NORTH LYNN

AFTER



1735  
NORTH LYNN

“JEWEL BOX” ENTRANCE





# MAKE AN IMPRESSION

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Meticulously transformed building lobby with newly finished direct access to For Five Coffee Roasters and raised lounge area creates a new sense of arrival and elevated experience for tenants and building visitors. Contemporary finishes and lighting energize and brighten up the space, creating an unforgettable and lasting impression.





# GET TOGETHER IN STYLE

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New tenant amenity space and collaborative lounge offer convenient solutions to everyday needs. Meet colleagues, friends, and clients in an informal atmosphere for a quick break, impromptu meeting, or connect over a cup of coffee.





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MAIN LOBBY CAFE & BREAKOUT LOUNGE



# PRESENT WITH CONFIDENCE



A scalable conference facility capable of accommodating the board room and class room configurations and supported by new kitchen and pre-function spaces. Fully outfitted with the latest A/V equipment, it can conveniently sit up to 50 people.





# INSPIRE TO COLLABORATE



The conference facility offers a spacious pre-function area with newly built direct access to For Five Coffee Roasters. Take gatherings to another level in the conference lounge, configured with groupings of stylish and comfortable furniture, a long banquet island equipped with a sink and seating, and ample space enhanced by vibrant and colorful art.

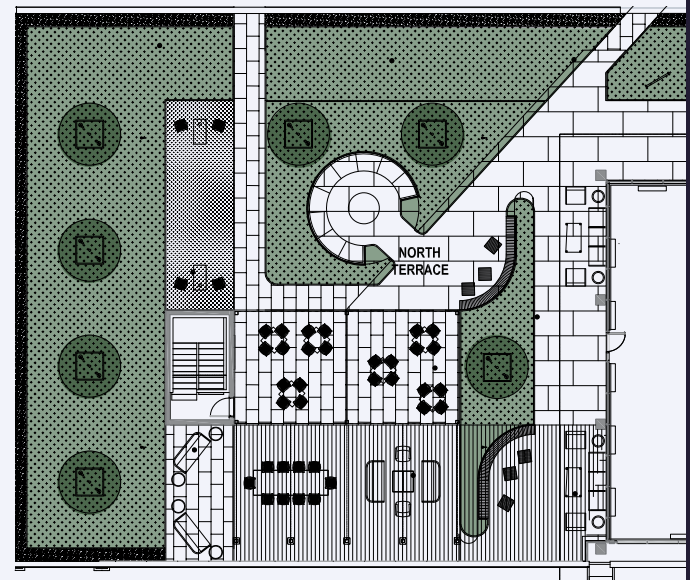
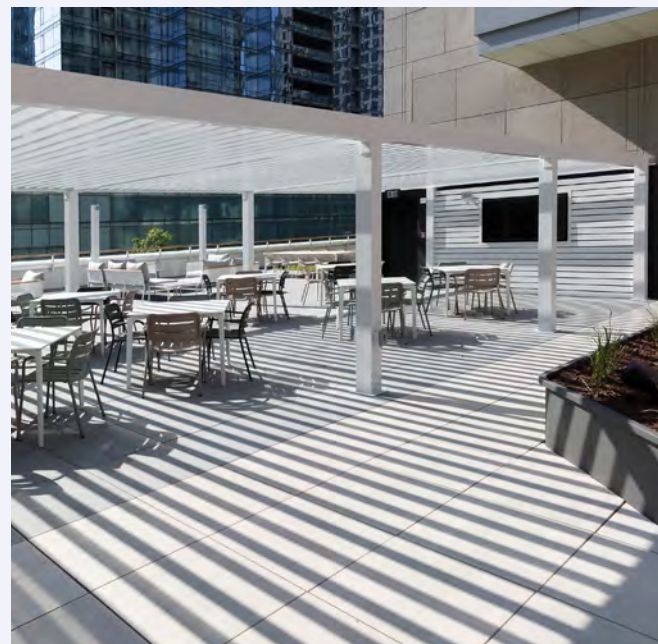
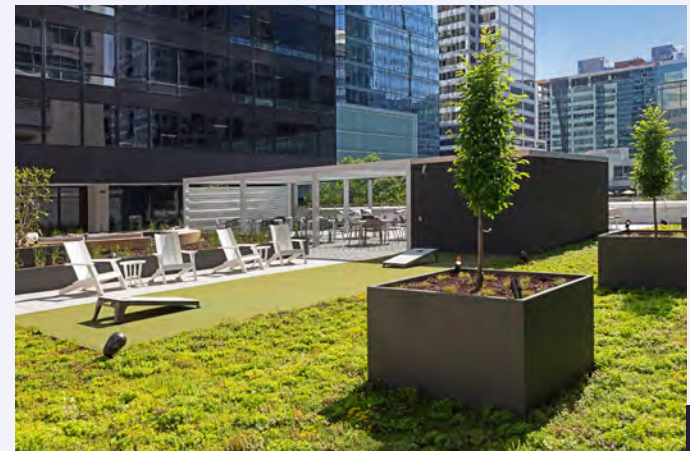
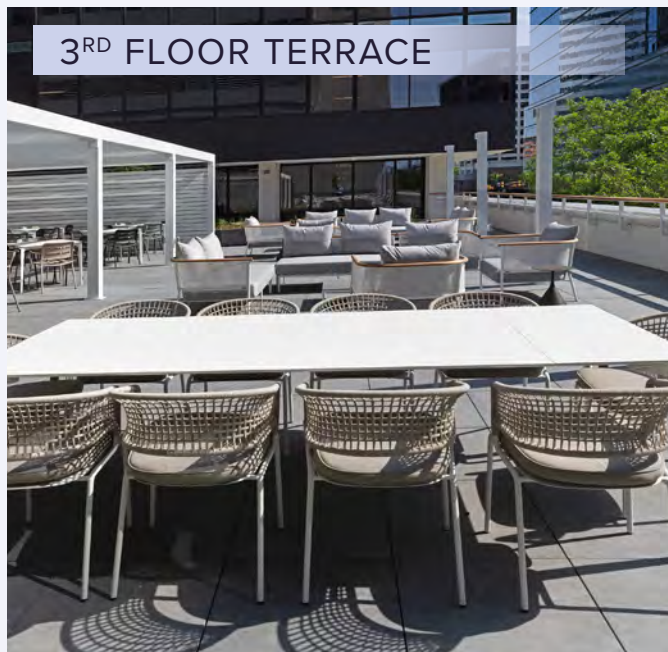




# ENJOY THE OUTDOORS

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Take it outside and enjoy our brand new outdoor tenant lounge located on the 3rd level. Cozy seating, dining areas, and gorgeous views of DC will take your breath away and give a boost of positive energy.





# STAY IN SHAPE

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A re-modeled 3,600 SF fitness center is here to help you conquer your day and keep that work-life balance in check. Exclusively for building tenants, the fitness center is furnished with the latest cardio and strength equipment, including Peloton bikes and TRX trainers, as well as locker rooms with showers and towel service.





# 1<sup>ST</sup> FLOOR TENANT AMENITIES

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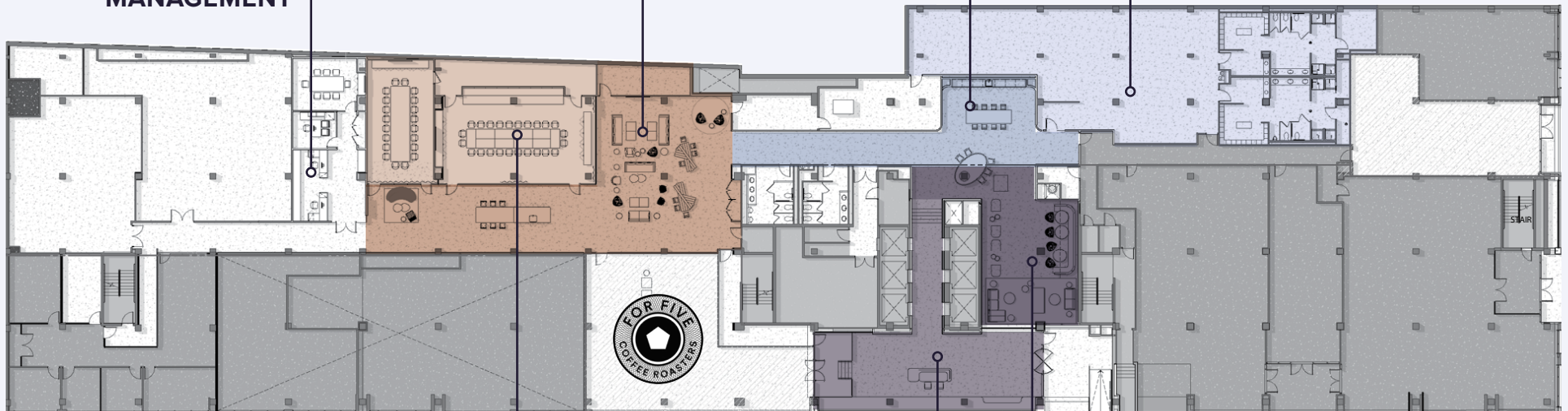
PRE-FUNCTION AREA



CAFE



FITNESS CENTER



ON SITE PROPERTY  
MANAGEMENT

CONFERENCE CENTER

LOBBY

TENANT LOUNGE





# MINUTES TO EVERYTHING

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1735 N Lynn is located in the heart of Rosslyn's urban core and surrounded by more than 30 dining options, shopping, retail, and entertainment. On-site retail includes For Five Coffee Roasters, Chop't, Chipotle, Potbelly, Seoul Spice, and Wiseguy Pizza. BurgerFi now open!



## ON-SITE DINING



WISEGUY PIZZA

CHOPT CREATIVE SALAD CO. SEOULSPICE





# CHOOSE YOUR NEXT LUNCH SPOT



## DINING

- 1 Happy Eatery
- 2 Roll Play
- 3 Kam and 46
- 4 sweetgreen
- 5 McDonald's
- 6 Bethesda Bagels
- 7 Nando's PERi-PERi
- 8 Open Road
- 9 Salt
- 10 CAVA
- 11 Compass Coffee
- 12 Panera
- 13 Ahra Cafe & Sandwich
- 14 Sfoglina
- 15 Ayat Halal Food Court
- 16 Continental Beer Garden
- 17 Continental Pool Lounge
- 18 Bourbon Coffee
- 19 Yukaru Japanese
- 20 Amuse
- 21 Taco Rock
- 22 Hot Lola's
- 23 District Taco
- 24 Cafe Sushi Garden
- 25 Awbrey & Sons
- 26 Starbucks
- 27 Open Kitchen
- 28 South Block
- 29 Barley Mac
- 30 Toryumon Japanese House
- 31 Quinn's
- 32 Inca Social
- 33 The Simple Greek

- 34 Guerra Steakhouse
- 35 Thai Select
- 36 Simple Thai
- 37 Eclairons
- 38 Guajillo
- 39 Mele Bistro
- 40 Pho 75
- 41 Ice Berry
- 42 Saigon Noodles

## HOTELS

- 1 Le Meridien
- 2 Hilton
- 3 Hyatt
- 4 Residence Inn
- 5 Sonesta Select
- 6 Homewood Suites

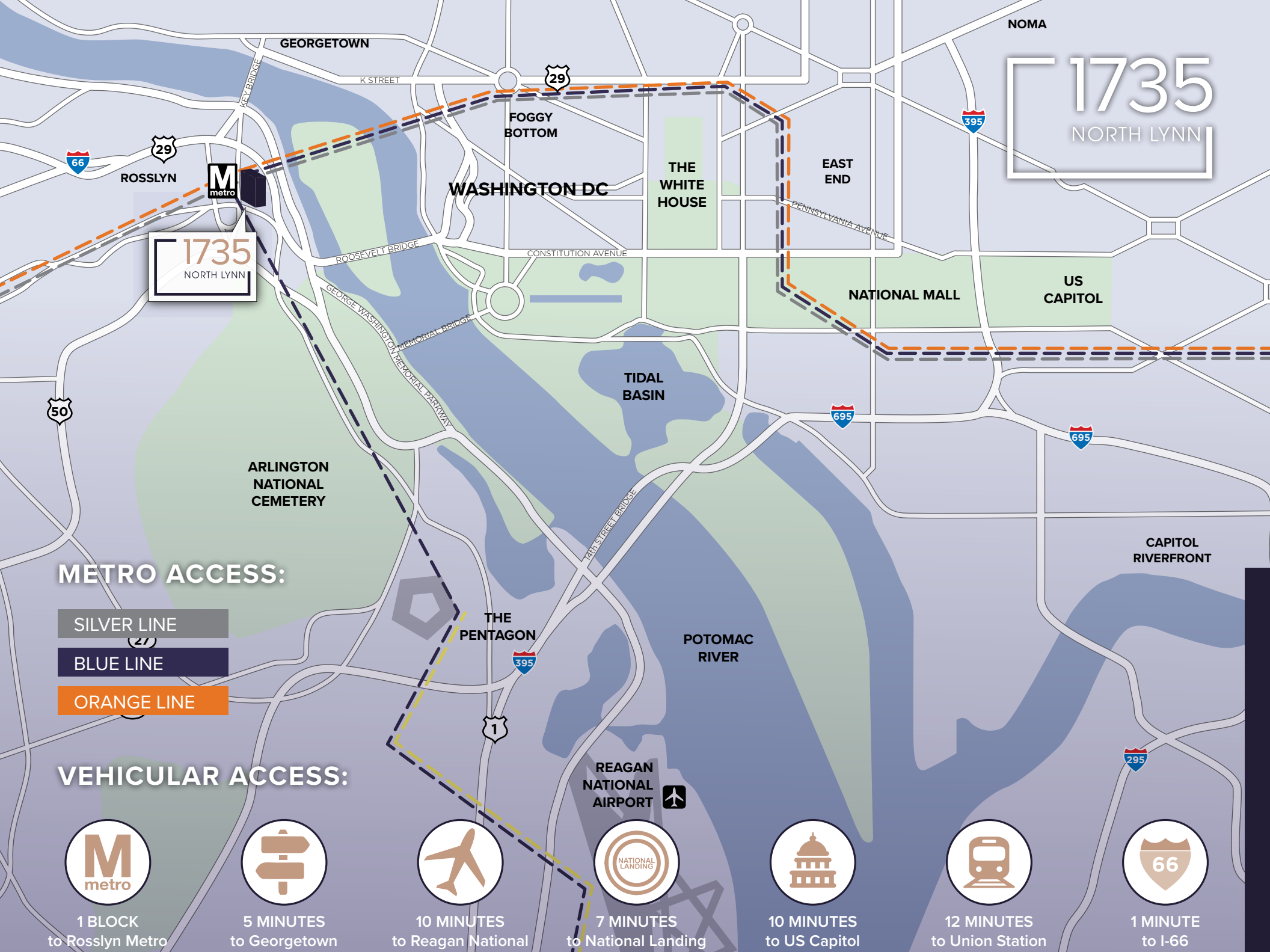
## BANKS

- 1 Chase Bank
- 2 Presidential Bank
- 3 Silicon Valley Bank
- 4 Wells Fargo Bank
- 5 Navy Federal Credit Union
- 6 Citibank (ATM)

## FITNESS

- 1 Gold's Gym
- 2 Verve Health & Fitness
- 3 BASH Boxing
- 4 Orangetheory Fitness
- 5 E60 Fitness
- 6 Crossfit Rosslyn
- 7 Anytime Fitness







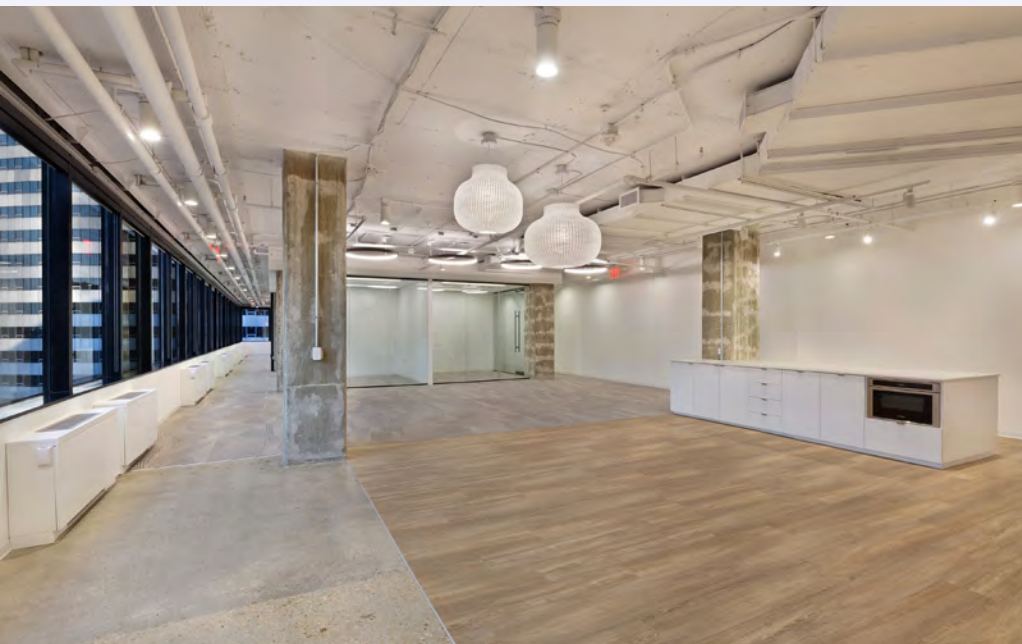
# 8<sup>TH</sup> FLOOR

Spec Suite 840 | Partially Furnished | Available Feb 2026



**SPEC SUITE 840**  
**5,716 SF**

Offices	8
Desks	16
Conference & Huddle Areas	1
Kitchen	1
Reception	1
<b>TOTAL SEATS</b>	<b>22</b>

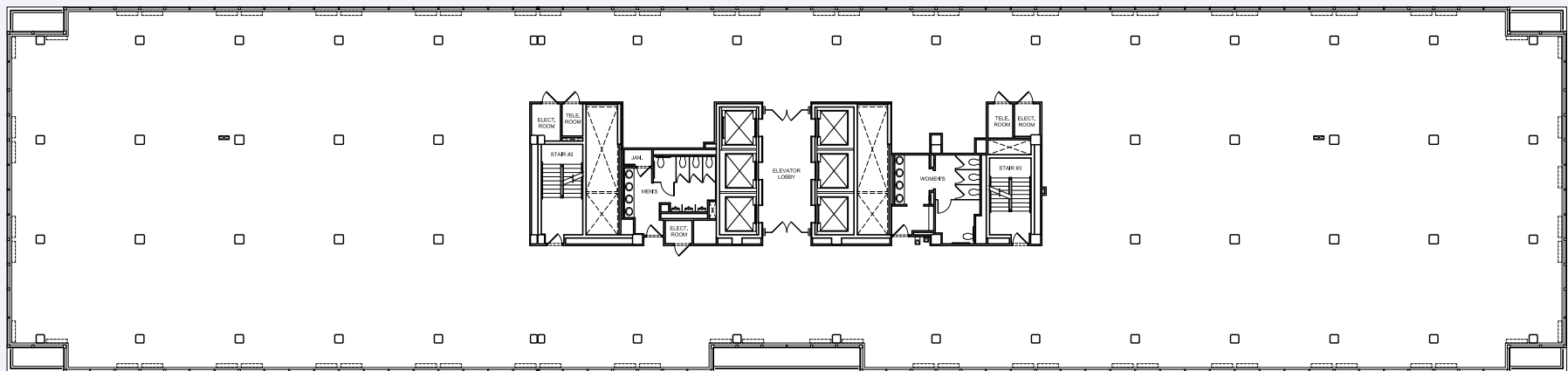




# 11<sup>TH</sup> FLOOR



24,159 SF | Full Floor | Shell Space | Available Now



WILSON BOULEVARD

N LYNN STREET



# GET IN TOUCH

**1735**  
NORTH LYNN

## Ownership:



## Office Leasing:



8300 Greensboro Drive, Suite 275  
Tysons, VA 22102  
[avisonyoung.com](http://avisonyoung.com) | 703.288.2700

## About 1735 N Lynn:



*Scan for more*

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