



Directly
contiguous
outdoor
space

27 ft.

For Lease

Rare retail opportunity with great ceiling height available in Rosslyn

- 6,218 s.f. (4,025 s.f. on ground, 2,193 s.f. mezzanine)
- Directly contiguous outdoor space
- Located within trophy 647,000 s.f. asset
- Extremely dense foot traffic with the busiest metro station in Arlington (orange, blue, silver) with 16,000 boardings per day
- Tremendous daytime population with over 9 million s.f. of space within Rosslyn
- \$112,000 Average Household income within 1/2 mile
- Over 28,000 vehicles per day in front of property

**1919 N Lynn St.
Arlington, VA**

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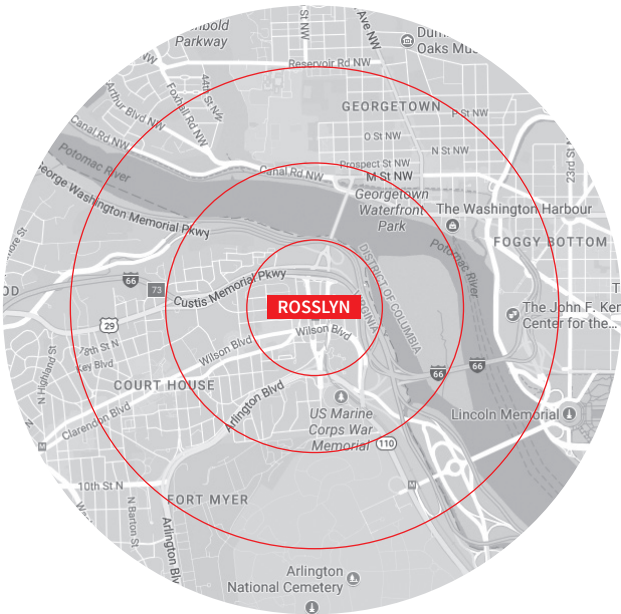
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The trade area

Demographics from subject site

	.25 mi	.5 mi	1 mi
Population	48,022	270,387	655,080
Average HH Income	\$142,767	\$131,766	\$135,311
Households	24,385	121,410	303,750
Employees	45,388	183,479	704,254
Businesses	2,529	11,696	41,031



The immediate area

VEHICLES PER DAY

60,691

28,778

16,000

RIDERS PER DAY
on the orange,
blue, and silver
lines



KEY

- For Lease
- Existing retail
- Hotels
- Office space

- Multiple buildings - 1.2M s.f. office
- Le Meridian 360,000 s.f. hotel
- 1901 N Moore 145,000 s.f. office
- Potomac Tower 250,000 s.f. office
- 1812 N Moore (Nestle) 333,000 s.f. office
- Central Place (Corporate Executive Board) 241,000 s.f. office
- State Department
- BAE Systems

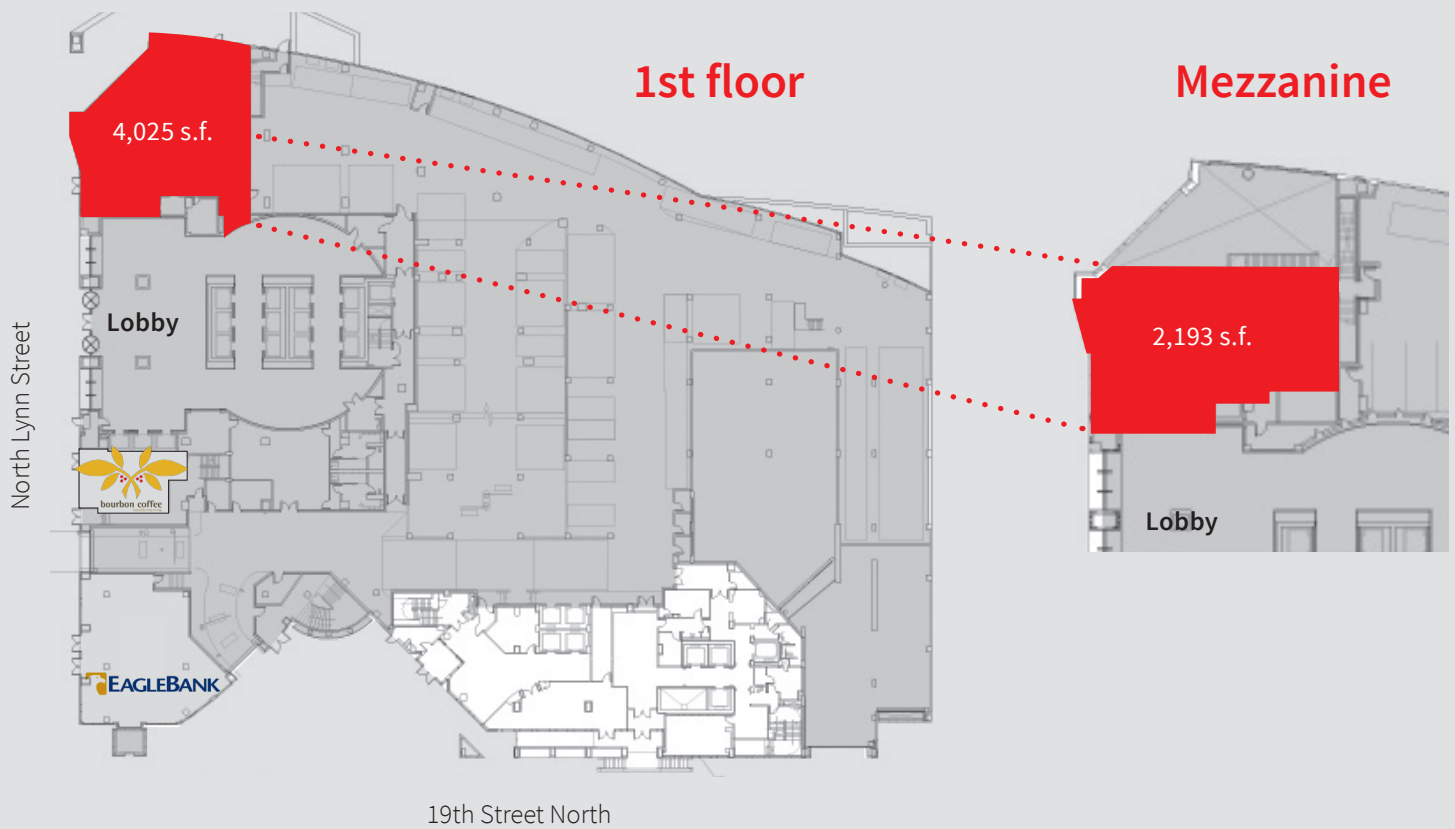
1919 N Lynn St.

Space at a glance

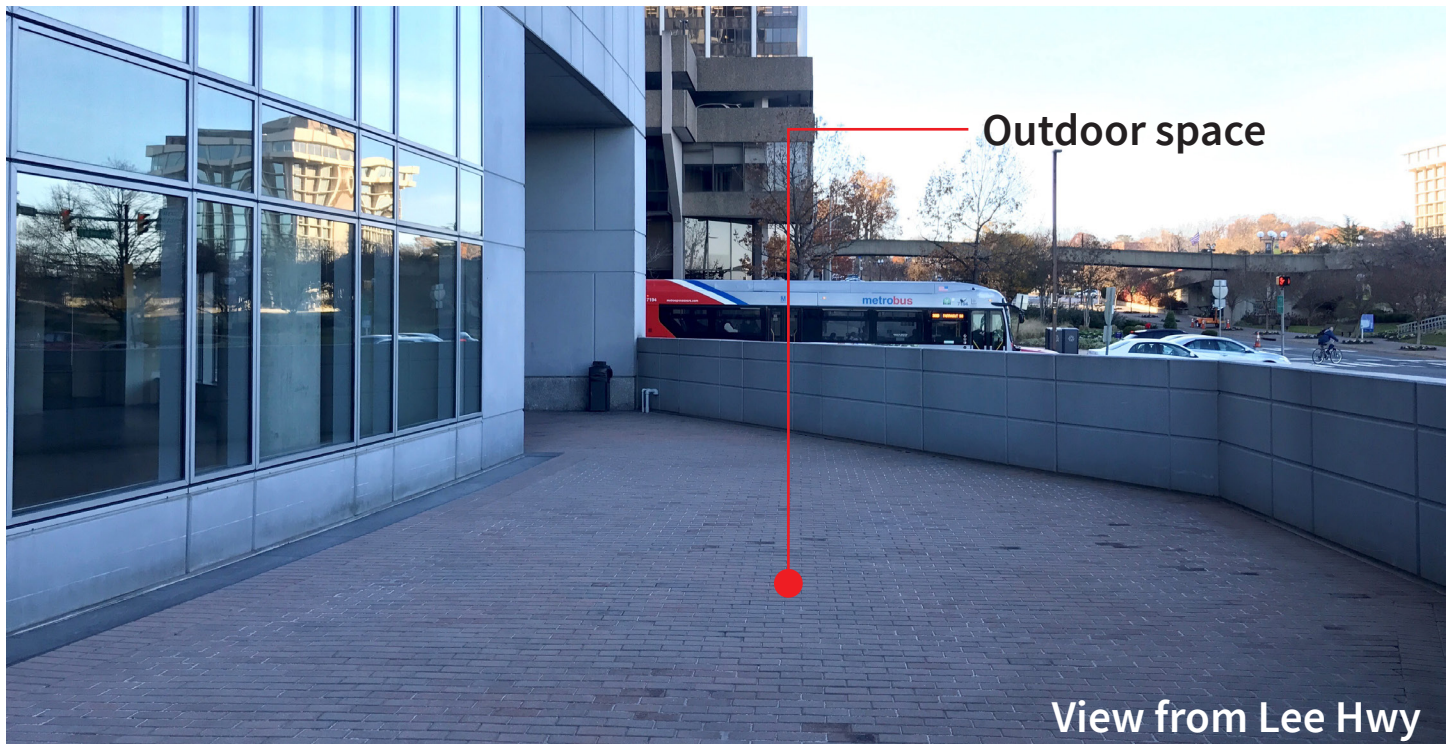
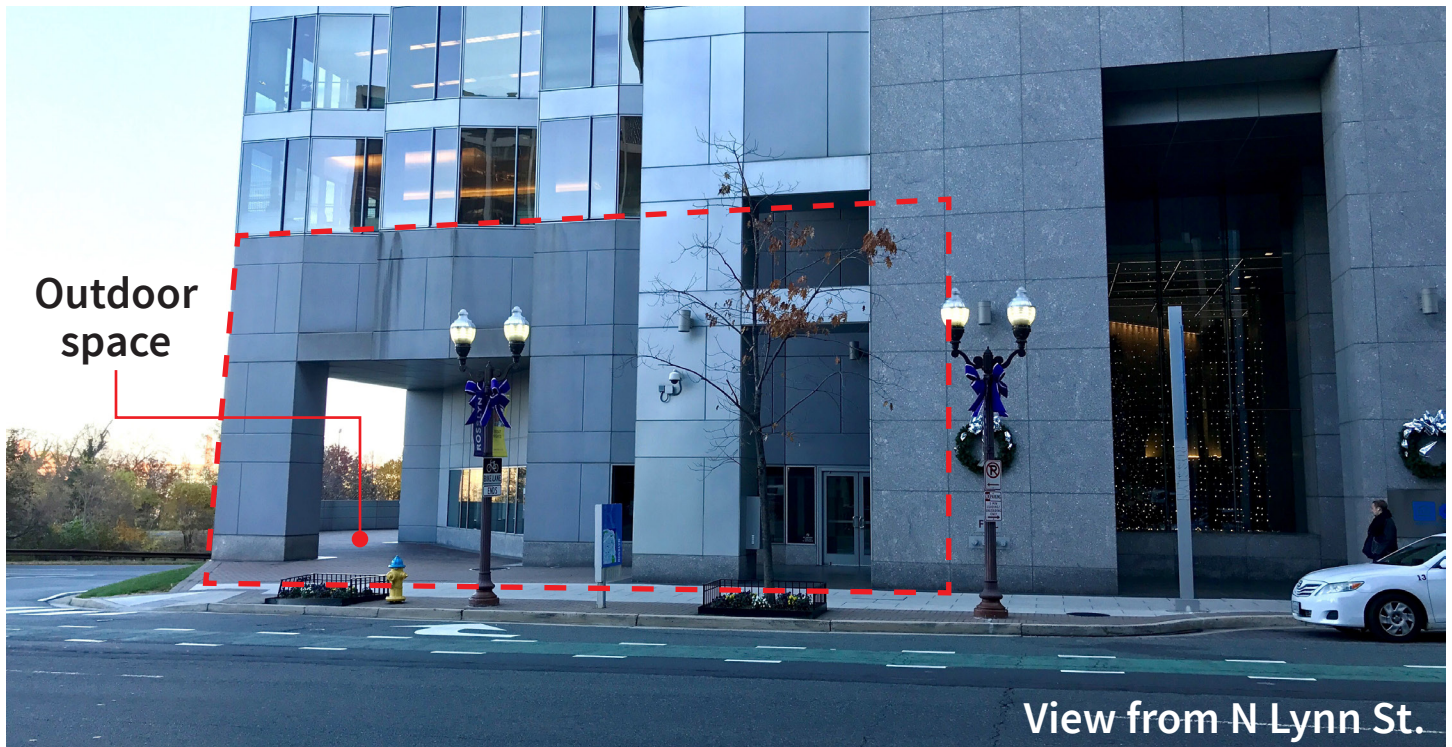
- 4,025 s.f. (with additional 2,193 s.f. mezzanine)
- 15-27 foot ceilings
- Wrapping frontage facing the Key Bridge
- Direct access to the outdoor space/seating area
- Venting possible



Floor plans



Photos



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