

NEWS RELEASE

AREP BRINGS INNOVATIVE, CURATED DINING EXPERIENCE AS PART OF TRANSFORMATION OF ROSSLYN CITY CENTER

Concept by restaurateur David Morton and partner Scott Gidwitz will create 29,000 square-foot experience at reinvented office, retail and transit complex near nation's capital.

(Arlington, Virginia – September 24, 2020) Real estate leader [American Real Estate Partners](#) (AREP) is advancing its commitment to developing places that go beyond the expected with a 29,000-square-foot lease that will create a new venue for all-day dining, working and socializing for Rosslyn City Center. The new gathering place for professionals and residents alike from renowned restaurateur and [DMK Restaurants co-founder David Morton](#) and his partner Scott Gidwitz will anchor the office, retail and transit hub at 1700 N. Moore Street, where AREP is completing a \$35 million renovation with inspired design features, reimagined workspaces and experiential shared environments. The curated food experience at Rosslyn City Center is expected to open in Spring of next year.

“As we reimagine Rosslyn City Center, David and Scott have envisioned and will create the food and dining experience that will be a central focus for Rosslyn’s residents, tenants and visitors. We share a passion for creating a sense of place that delights and inspires and look forward to inviting the community to safely enjoy a one-of-a-kind epicurean experience,” said Paul Schulman, Principal and Chief Operating Officer of AREP.

Situated on top of the region’s 11th busiest Metro station, AREP’s transformation of Rosslyn City Center reinvigorates and elevates a 40-year-old mall and office building into a best-in-class community with an 84,000-square-foot retail footprint adjacent to the nation’s capital. By harnessing the expertise of its partners, the new dining concept at Rosslyn City Center suits pandemic-era protocols for safety and social distancing with an expansive outdoor area and next generation solutions for integrating service and technology for ordering that will contribute to the ultimate choice and one-of-a-kind experience well into the future.

“This refreshing take on dining is as unique and inspired as the people that live and work in the D.C. metro area,” said Morton, co-owner of DMK Restaurants. “Our goal is to provide a public space where guests and the community can gather, work, explore, unplug and recharge safely during the pandemic and beyond. We are thrilled to be working with AREP to bring this passion project to life, and we cannot think of a better place for this concept than in Rosslyn.”

The first level bodega features all-day essentials from your morning espresso to your favorite wines, which is adjacent to the metro station, and will have prepared foods available for dine-in or to-go. The second floor will consist of seven food purveyors, which includes an oyster bar, coffee bar, and diner concept. Guests will also have access to a main bar, full-service dining area, and a communal work lounge. The second-floor dining concept will include local talent with diverse, ethnic offerings—all with touchless digital ordering and service capabilities, and extensive outdoor seating.

Within reach of Amazon’s new Northern Virginia headquarters, Rosslyn City Center anchors Rosslyn’s new identity as a commercial engine and walkable, dynamic, live-work-shop-play

urban center. At Rosslyn City Center, AREP's placemaking strategy also establishes a visual synergy with surrounding properties, including the adjacent Central Place and the newly relocated Nestle USA headquarters.

In addition to this exciting food concept, Rosslyn City Center will also feature a 30,000-square-foot Gold's Gym with new boutique-style classes, 3D body scanning, and a 1,400 square-foot training terrace overlooking Central Place Plaza with expansive views of the Rosslyn skyline.

"In these challenging times, it is a testament to commitment and strength of our partnership with David Morton and Scott Gidwitz to complete transaction and bring this innovative culinary experience to Rosslyn and the Washington region," Schulman said.

Other strategic partners for Rosslyn City Center include Cooper Carry Architecture, interior designer Karen Herold of Studio K, Wow & Flutter, Friction Design and DPR Construction.

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ABOUT AMERICAN REAL ESTATE PARTNERS (AREP)

Headquartered in the greater Washington metropolitan area, AREP is an institutional fund manager, and operating partner focused on office and mixed-use repositioning and development throughout the Greater Mid-Atlantic Region. Since its founding in 2003, the Company has deployed over \$4.0B across targeted geographies, acquired more than 17M SQFT of class-A real estate, and currently oversees 10 million square feet of assets. AREP's vertically integrated real estate platform provides expertise in all ownership disciplines including asset management, acquisitions, property management, leasing and market research, construction management, development, and engineering. AREP creates value through distinctive and dynamic placemaking and in-depth relationships with brokers that drive leasing performance.

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