

NEWLY
FINISHED
SPACE
AVAILABLE
UPDATED PHOTOS INSIDE!

THE
BETHESDAN
HOTEL

TAPESTRY
COLLECTION
BY HILTON™

8120 WISCONSIN AVENUE BETHESDA, MD 20814

TBC*Hotels*
THE BERNSTEIN CO.

HER
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

THE BETHESDAN HOTEL



WITHIN 3 MILES



149,693
Residents



\$154,940
Median Household Income



114,520
Total Number of Employees



84.2%
Bachelor's Degree or Higher

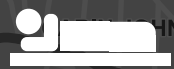
DOWNTOWN BETHESDA



9M SF
Existing Office Space



3,180
Approved Residential Units



17
Hotels



193
Unique Dining Destinations



9,277
Average Weekday Passengers

0 0.5 1 Miles

20th Best Place to Live in America

(Money Magazine, 2018)

Home to the Second Richest Neighborhood in America

(CNBC, 2014)

Metro Renters

Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

- Well-educated consumers, many currently enrolled in college.
- Very interested in the fine arts and strive to be sophisticated; value education and creativity.
- Willing to take risks and work long hours to get to the top of their profession.

Laptops and Lattes

residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home.

- 30-something single householders (Index 174), with a number of shared households (Index 246); low average household size of 1.85.
- These are health-conscious consumers, who exercise regularly and pay attention to the nutritional value of the food they purchase.
- Environmentally conscientious but also image-conscious: both impact their purchasing.

Top Tier

The residents of the wealthiest Tapestry market, Top Tier, earn more than three times the US household income. They have the purchasing power to indulge any choice, but what do their hearts' desire? Aside from the obvious expense for the upkeep of their lavish homes, consumers select upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Whether short or long, domestic or foreign, their frequent vacations spare no expense.

- Housing units are owner occupied with the highest home values—and above-average use of mortgages.
- A highly educated, successful consumer market: more than one in three residents has a postgraduate degree.



1 **7750 WISCONSIN AVENUE**
The Bernstein Companies
1M SF Mixed-use
Hotel: 12 Stories, 238 Rooms
Office: 21 Stories
Parking: 6 Levels Below Grade
Retail: 4 Levels 20,000 SF

2 Being Ammassed by Foulger Pratt or JBG
Height: 250'



3 **7900 WISCONSIN AVENUE**
JBG
17 Stories; Height: 175'
Residential: 475 Apartment Units
Retail: 21,600 SF



4 **8008 WISCONSIN AVENUE**
Douglas Development
14 Stories; Height: 175'
Residential: 106 Condos
Retail: 5,793 SF



5 **8280 WISCONSIN AVENUE**
Donohoe
Height: 145'
Office: 91,600 SF
Retail: 10,500 SF



6 **FLATS 8300**
Stonebridge Carras
9 Stories; Height: 90'
Residential: 359 Apartment Units
Retail: 50,000 SF Grocery



7 **7550 WISCONSIN AVENUE**
Akridge
10 Stories
Office: 153,000 SF
Retail: 8,000 SF



8 **ELEMENT 28**
Kettler
14 Stories; Height: 175'
Residential: 120 Apartment Units
Retail: 5,000 SF



9 **LIONSGATE CONDOMINIUM**
Duball LLC
12 Stories; Height: 175'
Residential: 158 Condos
Retail: 13,000 SF



10 **CHEVAL BETHESDA**
Duball LLC
17 Stories; Height: 175'
Residential: 71 Condos
Retail: Approx. 3,000 SF



11 **7770 NORFOLK**
JBG/Ross Development
17 Stories
Residential: 200 Apartment Units
Retail: 6,000 SF



12 **ST. ELMO APARTMENTS**
Lenkin Co.
Height: 225'
Residential: 210 Apartment Units
Retail: 15,500 SF



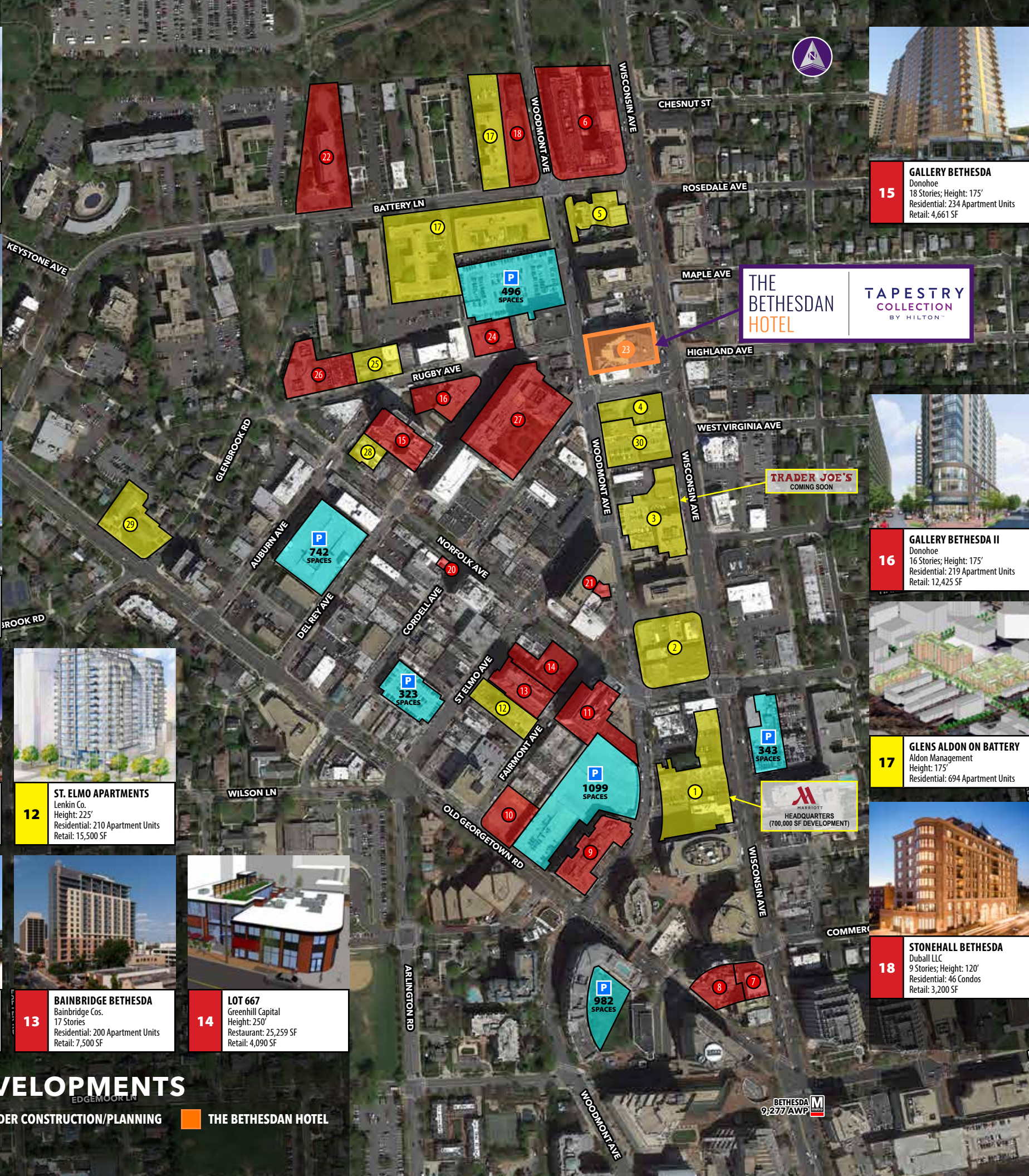
13 **BAINBRIDGE BETHESDA**
Bainbridge Cos.
17 Stories
Residential: 200 Apartment Units
Retail: 7,500 SF



14 **LOT 667**
Greenhill Capital
Height: 250'
Restaurant: 25,259 SF
Retail: 4,090 SF

ACTIVE DEVELOPMENTS

■ COMPLETE ■ UNDER CONSTRUCTION/PLANNING ■ THE BETHESDAN HOTEL
P PARKING STRUCTURES



15 **GALLERY BETHESDA**
Donohoe
18 Stories; Height: 175'
Residential: 234 Apartment Units
Retail: 4,661 SF



19 **4500 EAST WEST HIGHWAY**
Carr Properties
9 Stories
Office: 210,000 SF
Retail: 13,300 SF



26 **BRIGHTVIEW BETHESDA**
8 Stories
Residential: 120 Units



20 **4901 CORDELL EICHBERG**
JBG
3 Story Renovation with Outdoor Ground Level with Rooftop Patron Area 9,975 GSF



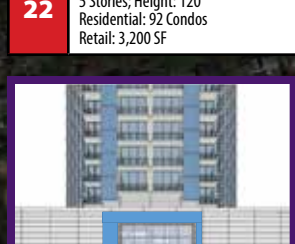
27 **THE PALISADES OF BETHESDA**
14 Stories
Residential: 314 Apartment Units



21 **7904 WOODMONT AVENUE**
Papadopoulos Properties
2,208 SF Available



28 **THE CLAIBORNE**
Residential: 58 Condos
Retail: 2,800 SF



29 **8015 OLD GEORGETOWN ROAD**
Christ Lutheran Church: 53,000 SF
Residential: 107 Condos



30 **ARTENA BETHESDA**
Height: 175'
Residential: 460 Apartment Units
Retail: 25,000 SF



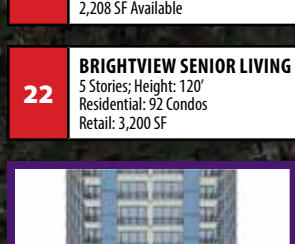
24 **2ND DISTRICT POLICE STATION**
Stonebridge Carras
4 Stories; Height: 60'
Retail: 38,000 SF



25 **THE RUGBY CONDOMINIUM**
Polinger Shannon & Luchs
9 Stories
Residential: 61 Condos



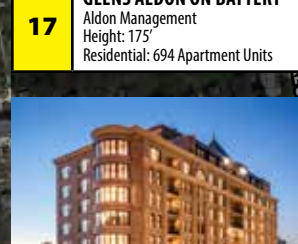
16 **GALLERY BETHESDA II**
Donohoe
16 Stories; Height: 175'
Residential: 219 Apartment Units
Retail: 12,425 SF



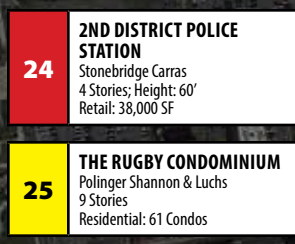
17 **GLENS ALDON ON BATTERY**
Aldon Management
Height: 175'
Residential: 694 Apartment Units



23 **THE BETHESDAN - A TAPESTRY BY HILTON**
15 Stories
Hotel: 270 Rooms
Retail: 2,090 SF



18 **STONEHALL BETHESDA**
Duball LLC
9 Stories; Height: 120'
Residential: 46 Condos
Retail: 3,200 SF

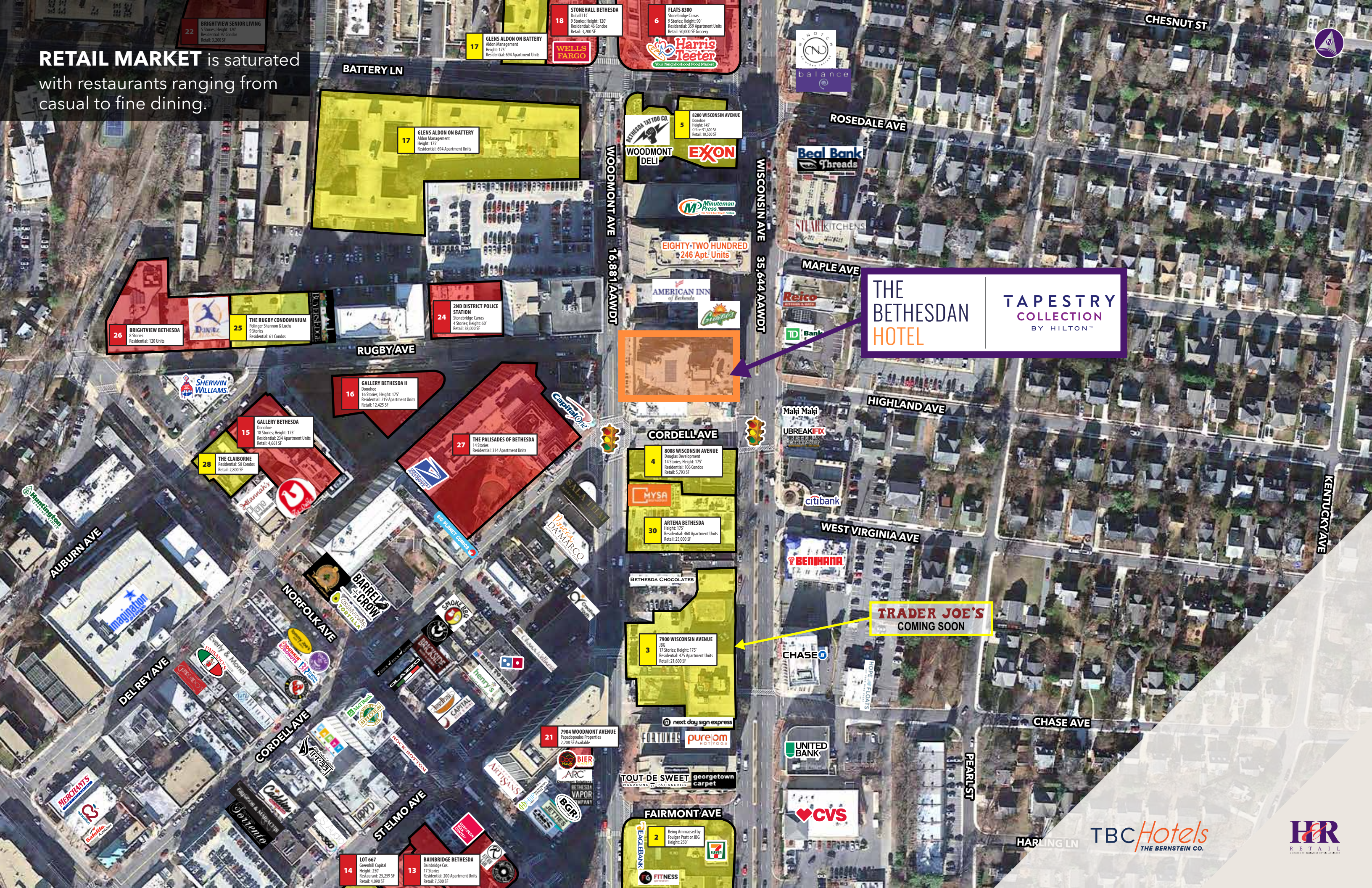


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RETAIL MARKET is saturated with restaurants ranging from casual to fine dining.



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5 Stories; Height: 120'
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Retail: 3,200 SF

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EIGHTY-TWO HUNDRED
246 Apt. Units

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TRADER JOE'S
COMING SOON

TBC Hotels
THE BERNSTEIN CO.

HR
RETAIL
A DIVISION OF STRONGHOLD RETAIL SERVICES

THE
BETHESDAN
HOTEL

TAPESTRY
COLLECTION
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1,633 SF retail space
in white box condition

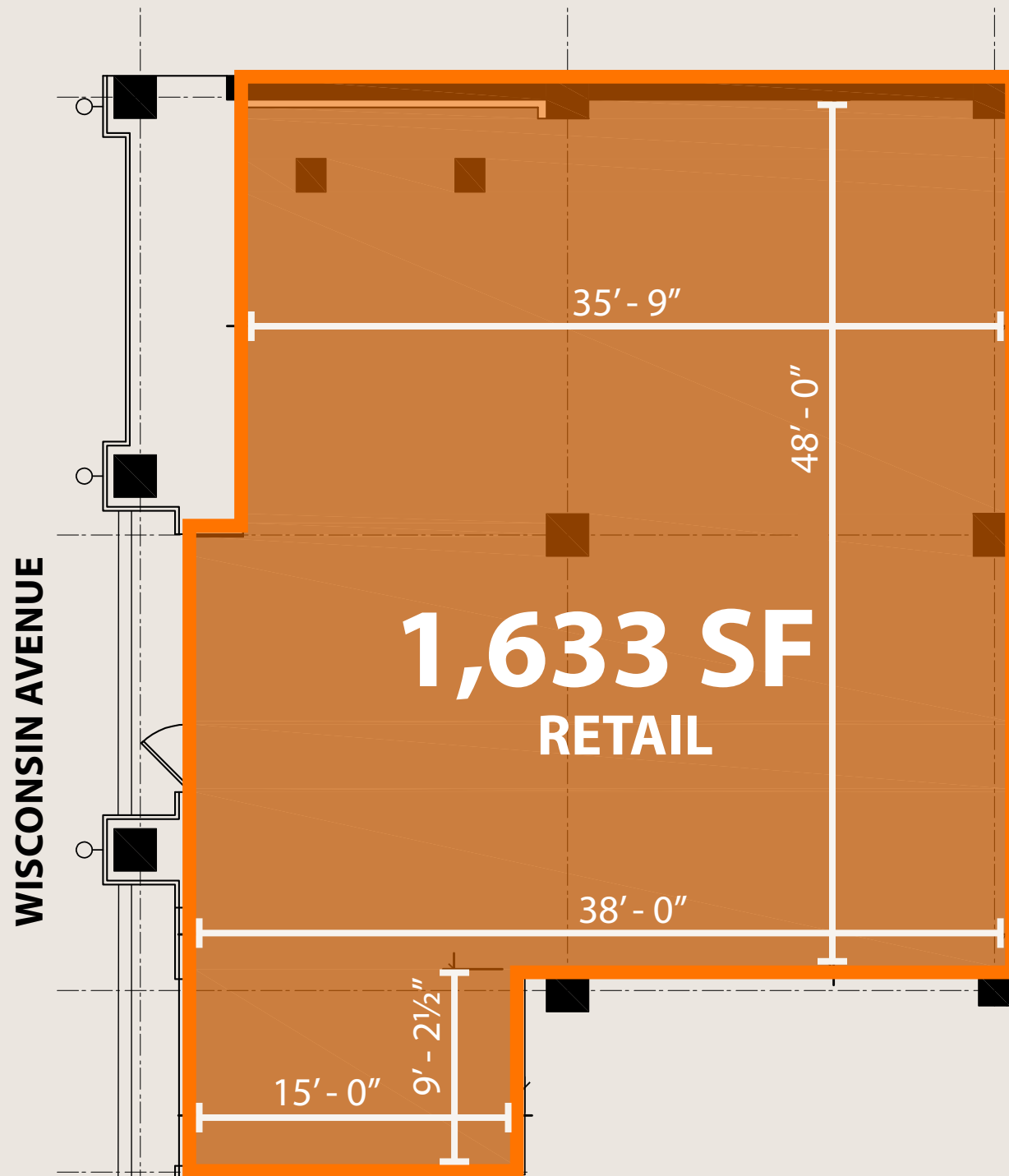
**New Hilton Hotel brand
is now open**

270 guest rooms

15 stories

+3 below grade parking decks





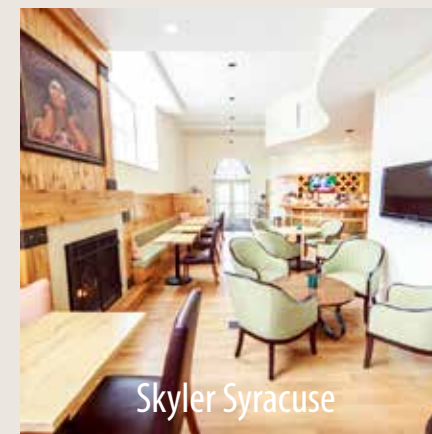
TAPESTRY COLLECTION

BY HILTON™

A "tapestry" is a unique, woven piece of art, making it the ideal name for our hotel collection that is dedicated to being different. Each hotel is an original, independent property with its own style that enables travelers to weave their own individual story.

The best of both worlds for an upscale hotel stay.

A collection of hotels that gives you the peace of mind to travel independently.



Skyler Syracuse



Graham Georgetown



Troubadour New Orleans

Tapestry Collection by Hilton™ is a portfolio of original upscale hotels that caters to Guests seeking value in their independent hotel choices. Each hotel maintains its individual spirit, backed by the reassurance of the Hilton name and award-winning Hilton Honors program—providing guests the best of both worlds.

THE BETHESDAN HOTEL

Prominently located in affluent Bethesda, MD, The Bethesda, A Tapestry by Hilton Hotel - Was delivered October 2019, and has redefined lodging in Montgomery County. With Frontage along Wisconsin Avenue, this will be the first "Collection & Lifestyle" hotel in downtown Bethesda.

*It's a place with no set boundaries, which feels just right to us...
this is a place where you can go and do or just be.*



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TAPESTRY
COLLECTION
BY HILTON™

8120 WISCONSIN AVENUE BETHESDA, MD 20814

Developed by:

TBC *Hotels*
THE BERNSTEIN CO.

Leasing by:

H&R
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