

PRIME
SPACE
AVAILABLE

THE
BETHESDAN
HOTEL

TAPESTRY
COLLECTION
BY HILTON™

8120 WISCONSIN AVENUE BETHESDA, MD 20814

TBC*Hotels*
THE BERNSTEIN CO.

HR
RETAIL
A MEMBER OF
CHAINLINKS
RETAIL ADVISORS

THE BETHESDAN HOTEL



WITHIN 3 MILES



150,822

Residents



\$151,225

Median Household Income



132,725

Total Number of Employees



82.2%

Bachelor's Degree or Higher

DOWNTOWN BETHESDA



9M SF

Existing Office Space



3,180

Approved Residential Units



17

Hotels



193

Unique Dining Destinations



8,999

Average Weekday Passengers

Among Top 100 Best Suburbs to Live in America

(Livability, 2015)

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.



DELIVERY 2020

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

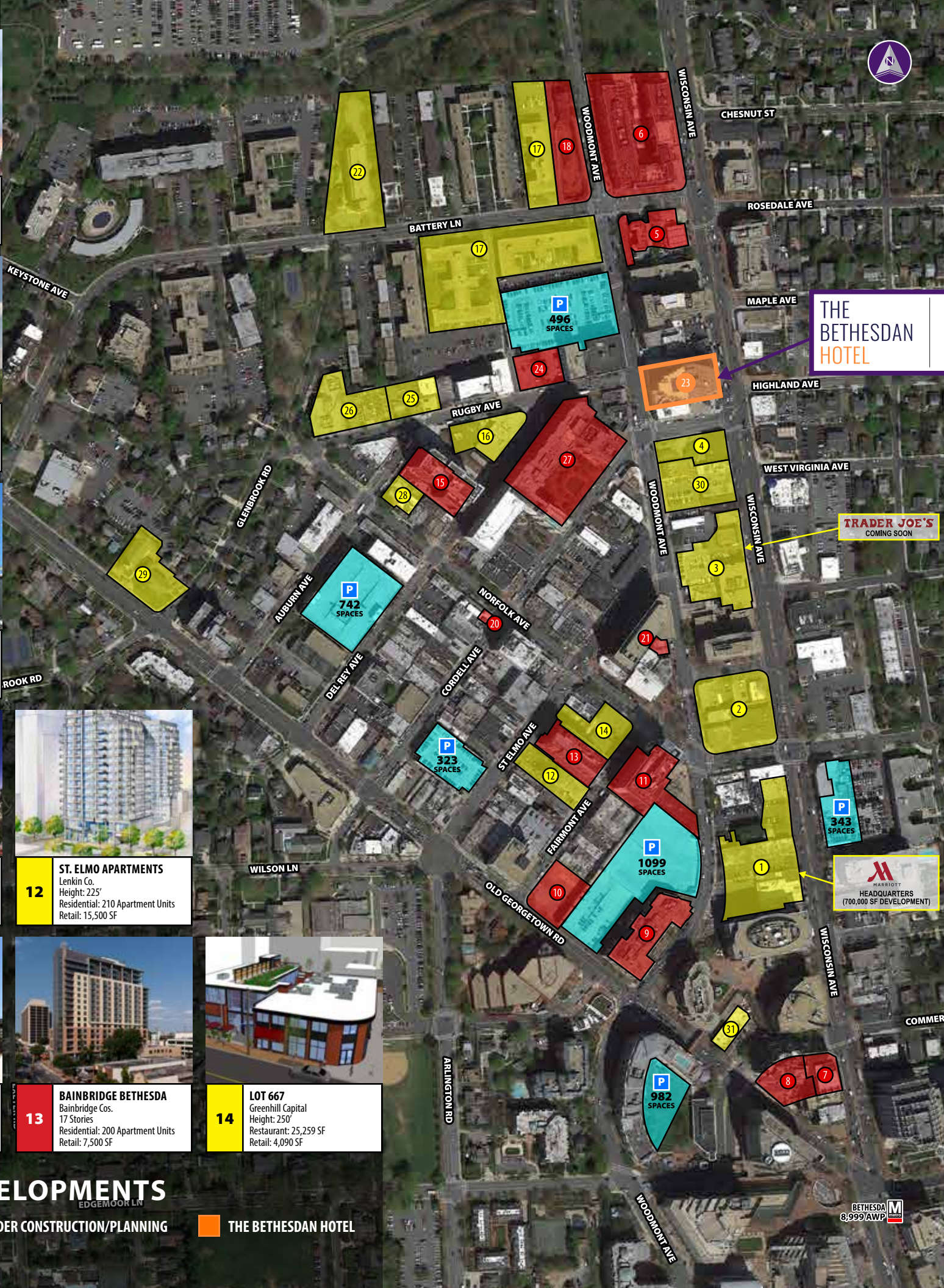
ACTIVE DEVELOPMENTS

COMPLETE

UNDER CONSTRUCTION/PLANNING

THE BETHESDAN HOTEL

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



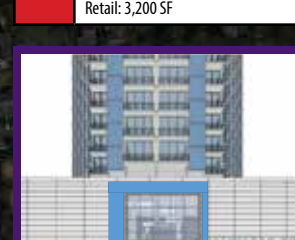
20

4903 CORDELL AVENUE
JBG
Retail: 2,075 SF



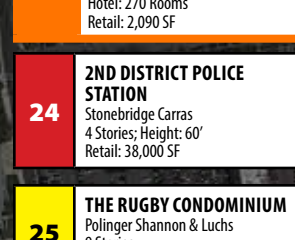
21

7904 WOODMONT AVENUE
Papadopoulos Properties
2,208 SF Available



22

BRIGHTVIEW SENIOR LIVING
5 Stories; Height: 120'
Residential: 92 Condos
Retail: 3,200 SF



23

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



DELIVERY 2019

26

BRIGHTVIEW BETHESDA
8 Stories
Residential: 120 Units



27

THE PALISADES OF BETHESDA
14 Stories
Residential: 314 Apartment Units



28

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



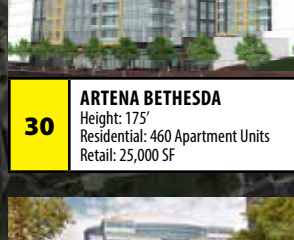
29

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



30

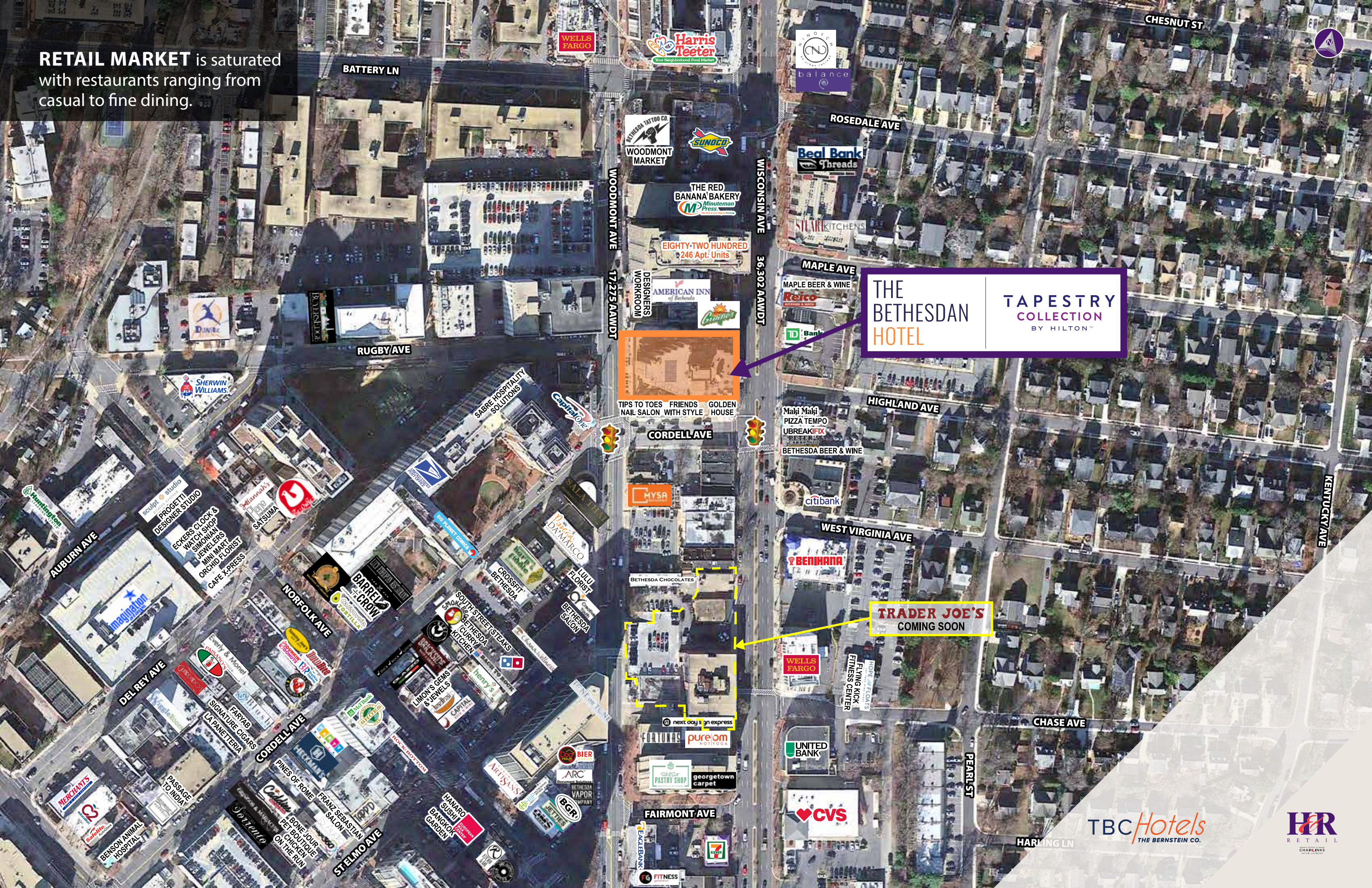
ARTENA BETHESDA
Height: 175'
Residential: 460 Apartment Units
Retail: 25,000 SF



31

LA MADELEINE
7607 Old Georgetown Road
Height: 225'
Residential: 200 Units

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



THE BETHESDAN HOTEL

TAPESTRY COLLECTION BY HILTON™

TRADER JOE'S
COMING SOON



THE
BETHESDAN
HOTEL

TAPESTRY
COLLECTION
BY HILTON™

1,633 SF retail space

New Hilton Hotel brand is now open

270 guest rooms

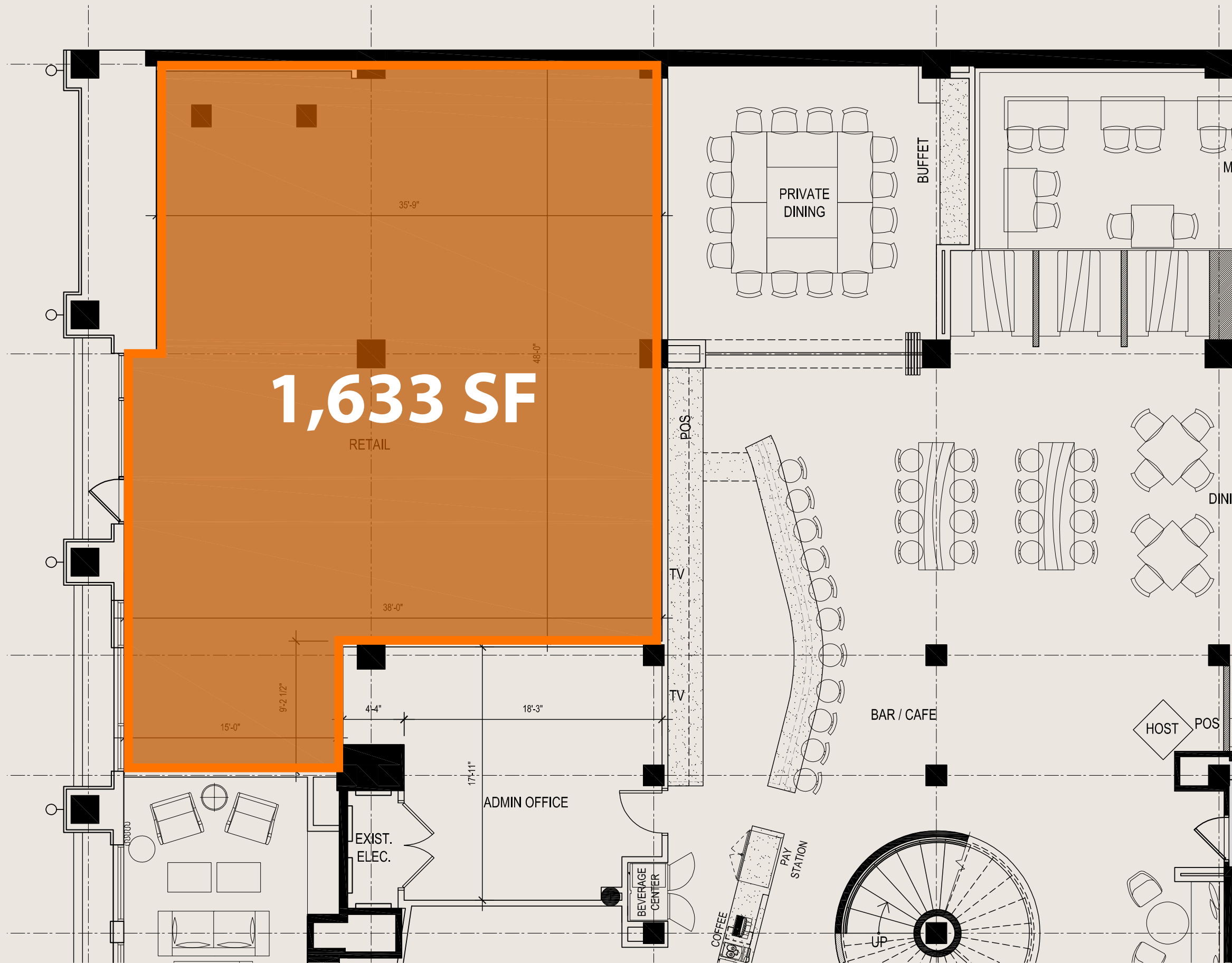
15 stories

+3 below grade parking decks



TBC*Hotels*
THE BERNSTEIN CO.

HR
RETAIL
CHAINLINKS
TOTAL DEVELOPMENT



THE
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HOTEL

TAPESTRY
COLLECTION
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TBC*Hotels*
THE BERNSTEIN CO.

HR
RETAIL
CHAINLINKS
TOTAL SERVICES



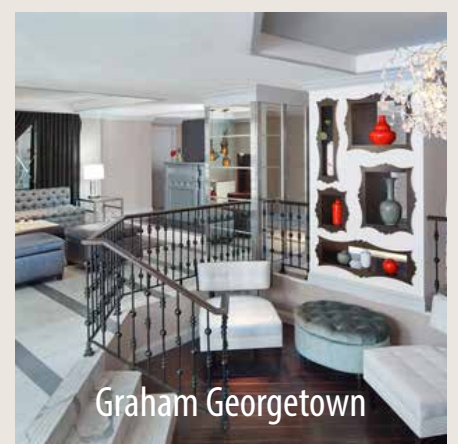
A “tapestry” is a unique, woven piece of art, making it the ideal name for our hotel collection that is dedicated to being different. Each hotel is an original, independent property with its own style that enables travelers to weave their own individual story.

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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COLLECTION
BY HILTON™

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Developed by:

TBC *Hotels*
THE BERNSTEIN CO.

Leasing by:

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Preliminary renderings of The Bethesda subject to change prior to delivery.

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