



3 BETHESDA METRO CENTER

BETHESDA, MD 20814



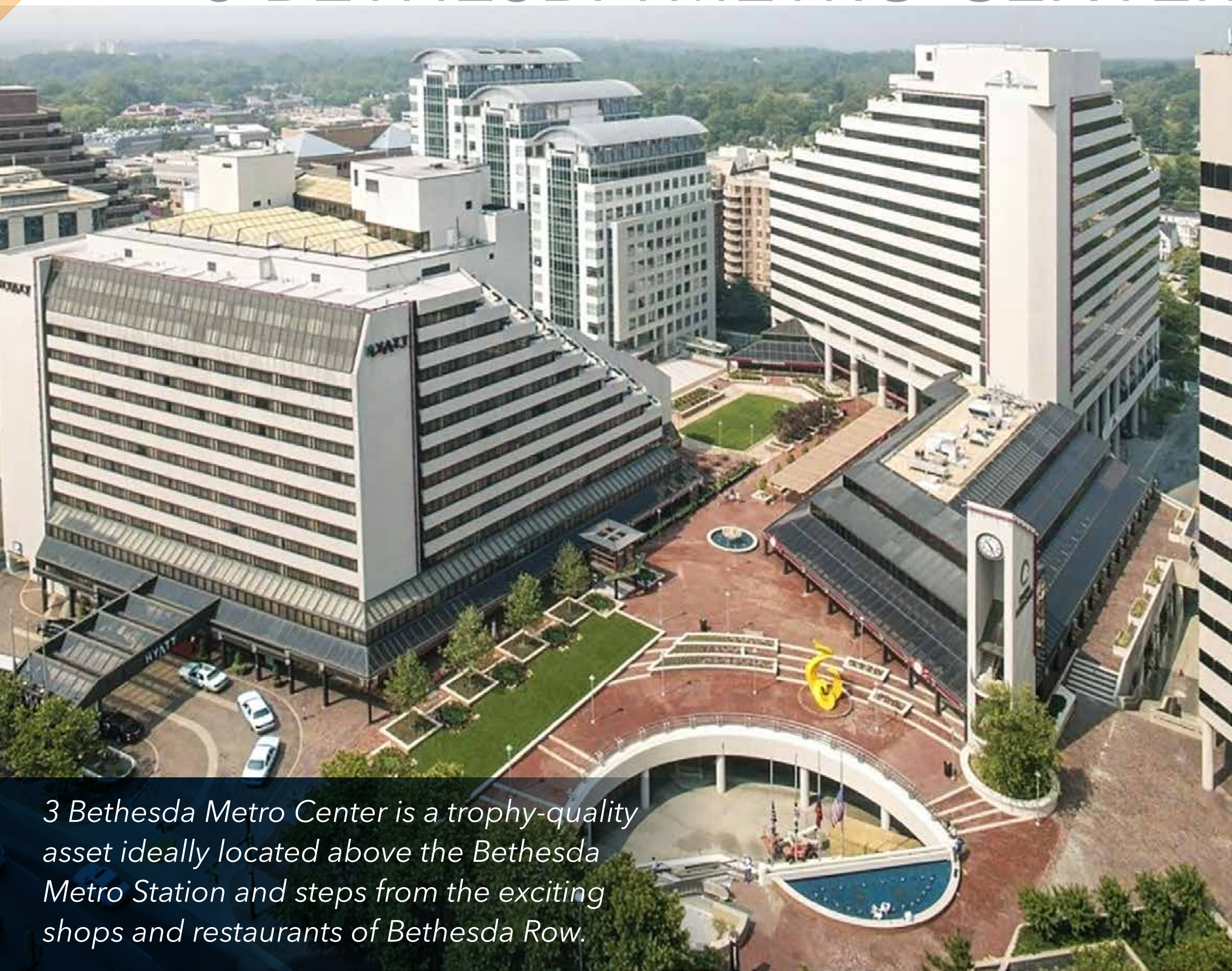
PRIME SPACE AVAILABLE



**Brookfield
Properties**

A MEMBER OF CHAINLINKS RETAIL ADVISORS

3 BETHESDA METRO CENTER



3 Bethesda Metro Center is a trophy-quality asset ideally located above the Bethesda Metro Station and steps from the exciting shops and restaurants of Bethesda Row.

LOCATED IN
THE HEART OF
DOWNTOWN
BETHESDA



DOWNTOWN



DIRECT ACCESS
TO METRO
(RED LINE) **METRO**

ABUNDANT
PARKING
IN ON-SITE
GARAGE

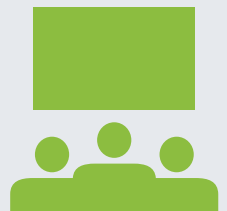


PARK

DRINK



NEW
TENANT-ONLY
CONFERENCE
CENTER



AMENITY RICH
NEIGHBORHOOD



EAT
ADJACENT
TO HYATT &
DAILY GRILL

BIKE

CAPITAL
BIKESHARE
ON PLAZA







RIDE

PROXIMATE
TO CAPITAL
CRESCENT TRAIL








ON-SITE BIKE
LOCKERS



WITHIN 3 MILES

-  **149,926**
Residents
-  **\$224,518**
Median Household Income
-  **114,257**
Total Number of Employees
-  **85.5%**
Bachelor's Degree or Higher

DOWNTOWN BETHESDA

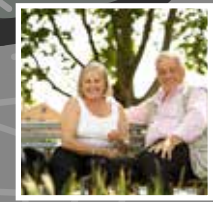
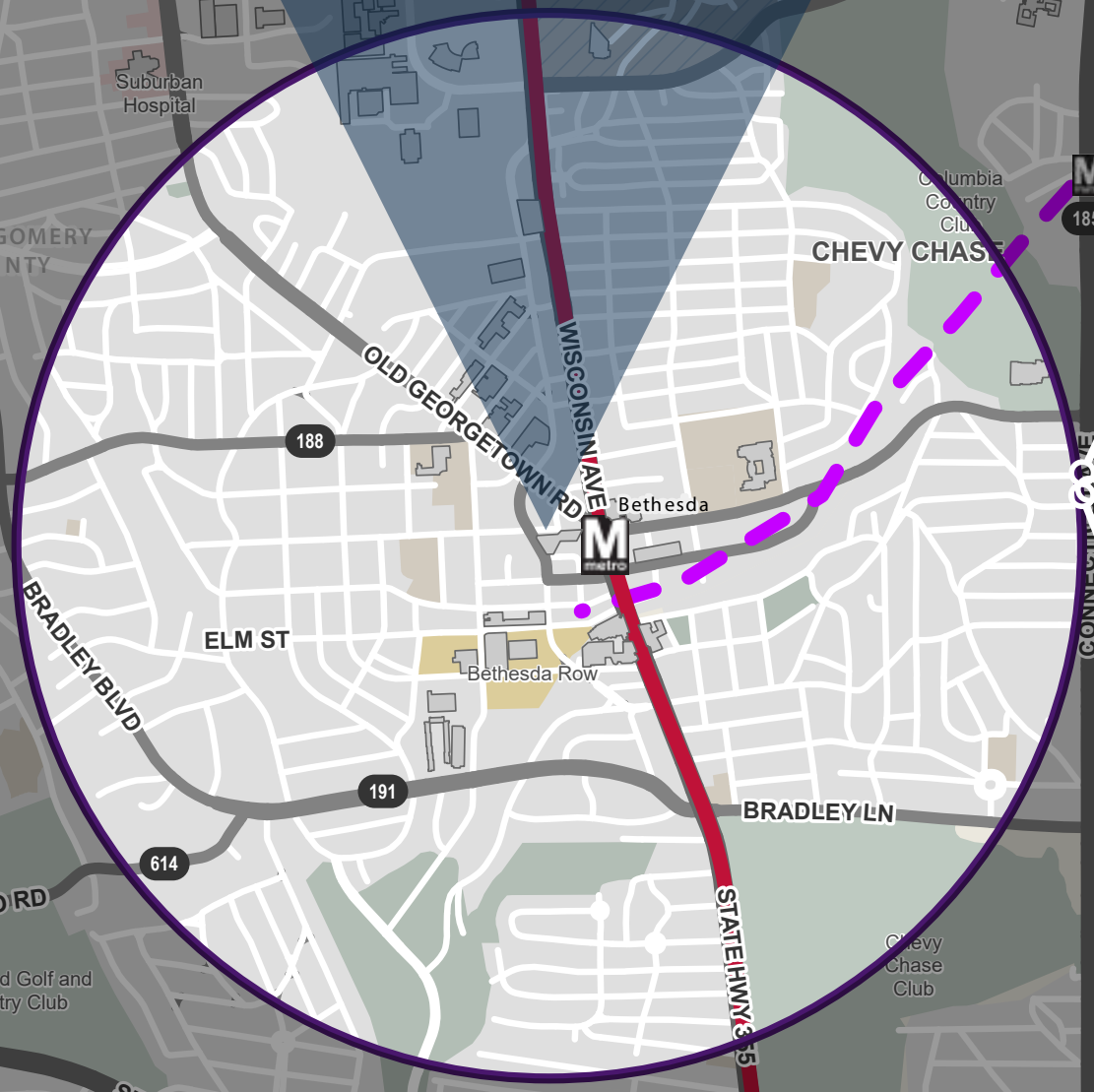
-  **9M SF**
Existing Office Space
-  **3,180**
Approved Residential Units
-  **17**
Hotels
-  **193**
Unique Dining Destinations
-  **8,999**
Average Weekday Passengers

WITHIN A 5 MINUTE WALK

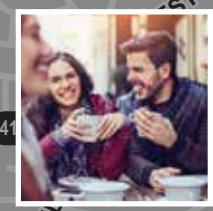
-  **2M+ SF**
MIXED-USE | Under Construction
-  **315,500 SF**
MIXED-USE | Proposed

Bethesda Named One of the Top 20 Best Places To Live in U.S.

(bethesdamagazine, 2018)



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.



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.

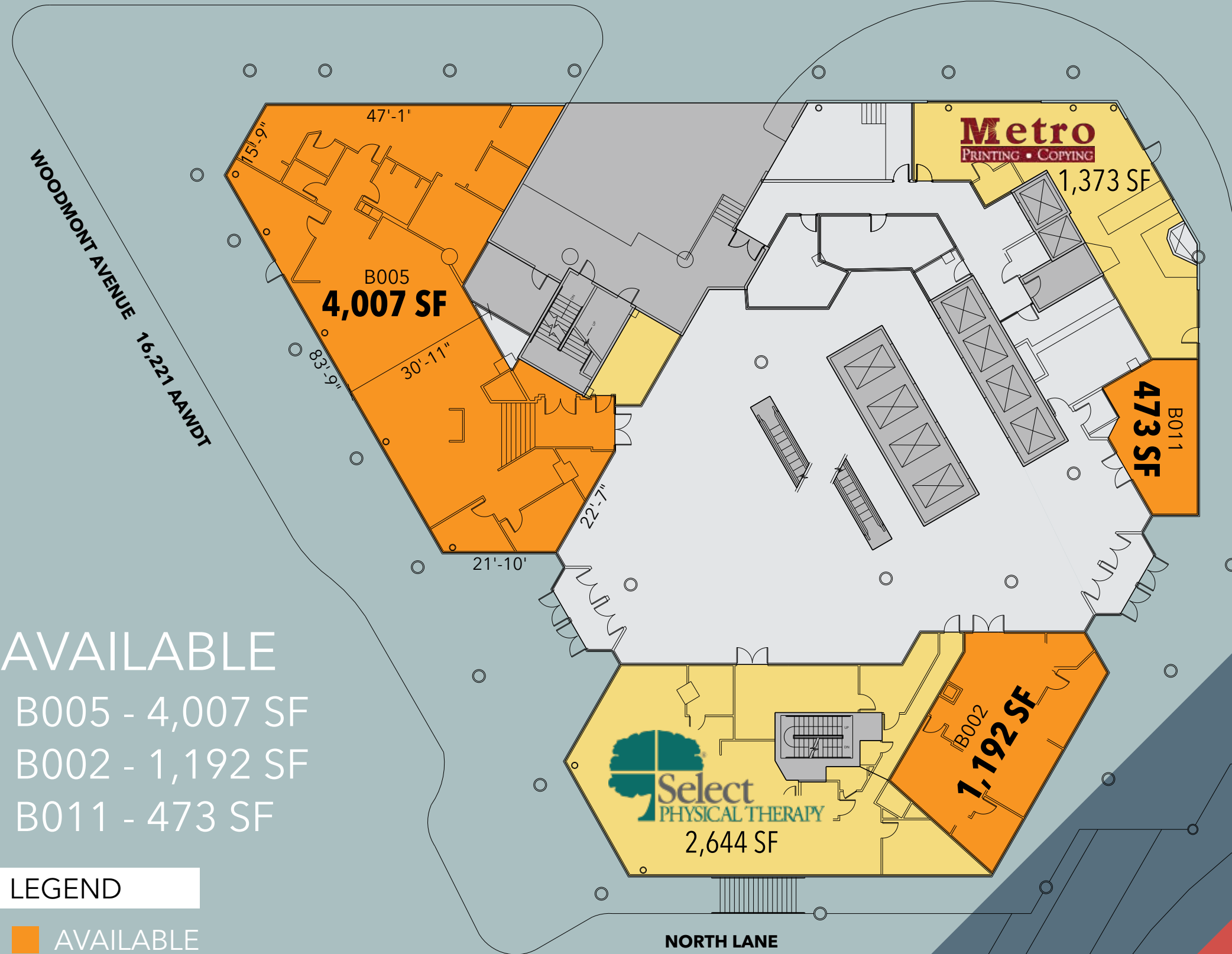


METRO RENTERS Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties 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.

SITE PLAN



BETHESDA METRO CENTER



AVAILABLE

- B005 - 4,007 SF
- B002 - 1,192 SF
- B011 - 473 SF

LEGEND

- AVAILABLE
- LEASED

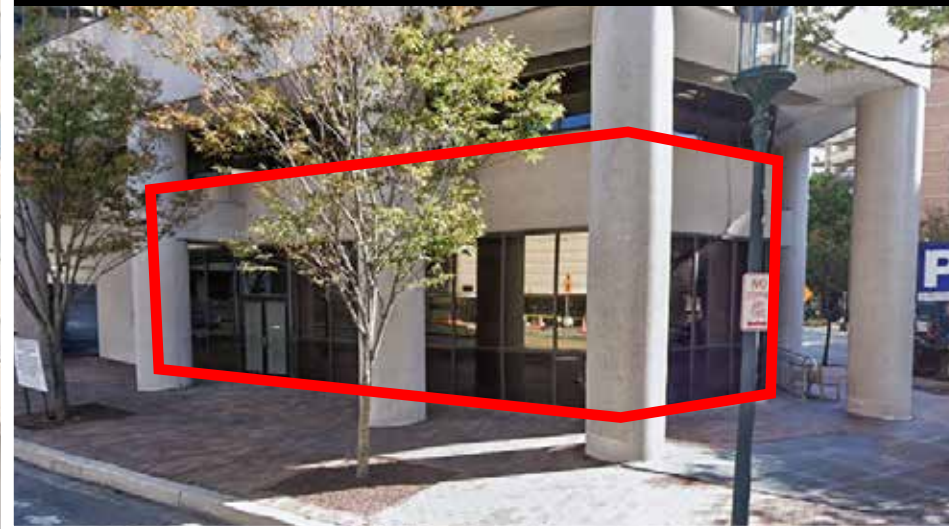


view from **WOODMONT AVENUE**

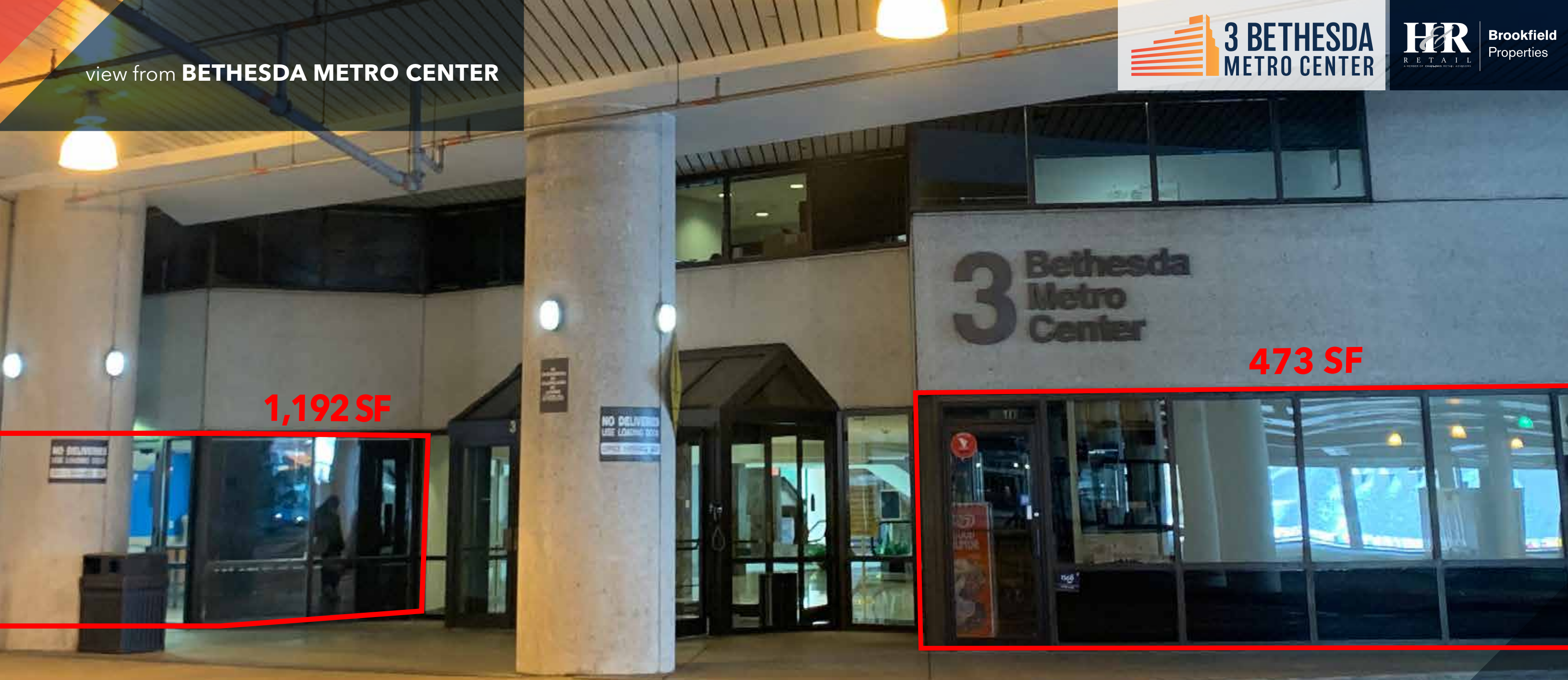
view from **WOODMONT AVENUE**



view from **BETHESDA METRO CENTER**



view from **BETHESDA METRO CENTER**



1,192 SF

473 SF

space **B002 - 1,192 SF**



space **B011 - 473 SF**



Leasing by:

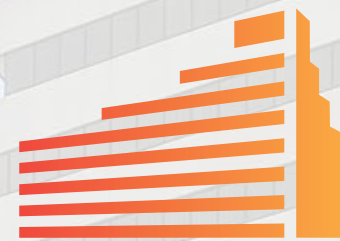
H&R

R E T A I L

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Managed by:

**Brookfield
Properties**



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METRO CENTER**

BETHESDA, MD 20814

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