



# 3 BETHESDA METRO CENTER

BETHESDA, MD 20814



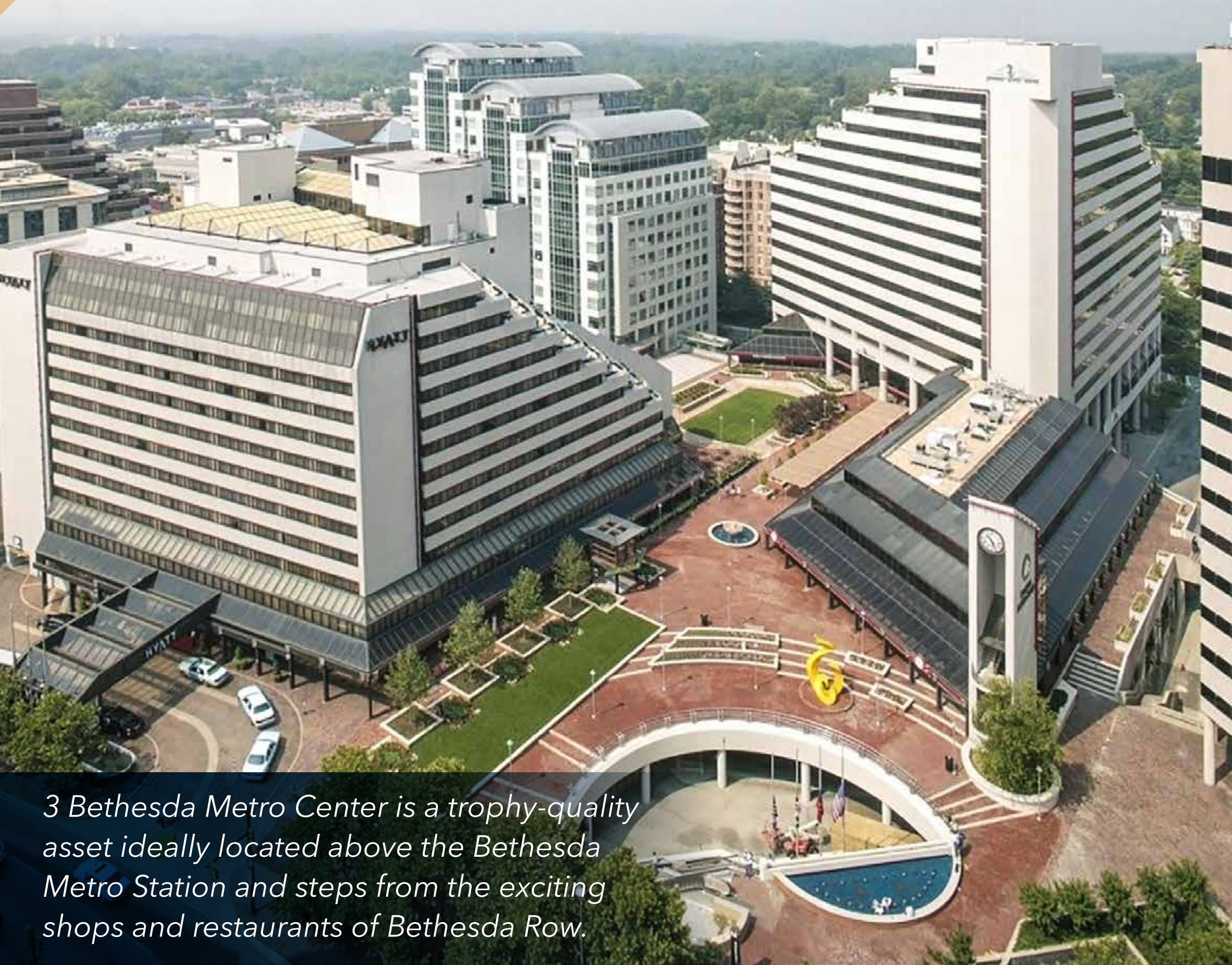
## PRIME SPACE AVAILABLE



**Brookfield  
Properties**



# 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 &  
MORTON'S

**BIKE**

CAPITAL  
BIKESHARE  
ON PLAZA

**RIDE**

PROXIMATE  
TO CAPITAL  
CRESCENT TRAIL



ON-SITE BIKE  
LOCKERS



## WITHIN 3 MILES



**157,280**  
Residents



**\$194,681**  
Median Household Income



**131,108**  
Total Number of Employees



**86.5%**  
Bachelor's Degree or Higher

## DOWNTOWN BETHESDA



**9M SF**  
Existing Office Space



**3,180**  
Approved Residential Units



**17**  
Hotels



**201**  
Unique Dining Destinations



**5,587**  
Average Weekday Passengers

## WITHIN A 5 MINUTE WALK



**2M+ SF**  
MIXED-USE | Under Construction

**315,500 SF**  
MIXED-USE | Proposed

## Bethesda Among Top 25 Best Places to Live in U.S.

(bethesdamagazine, 2025)

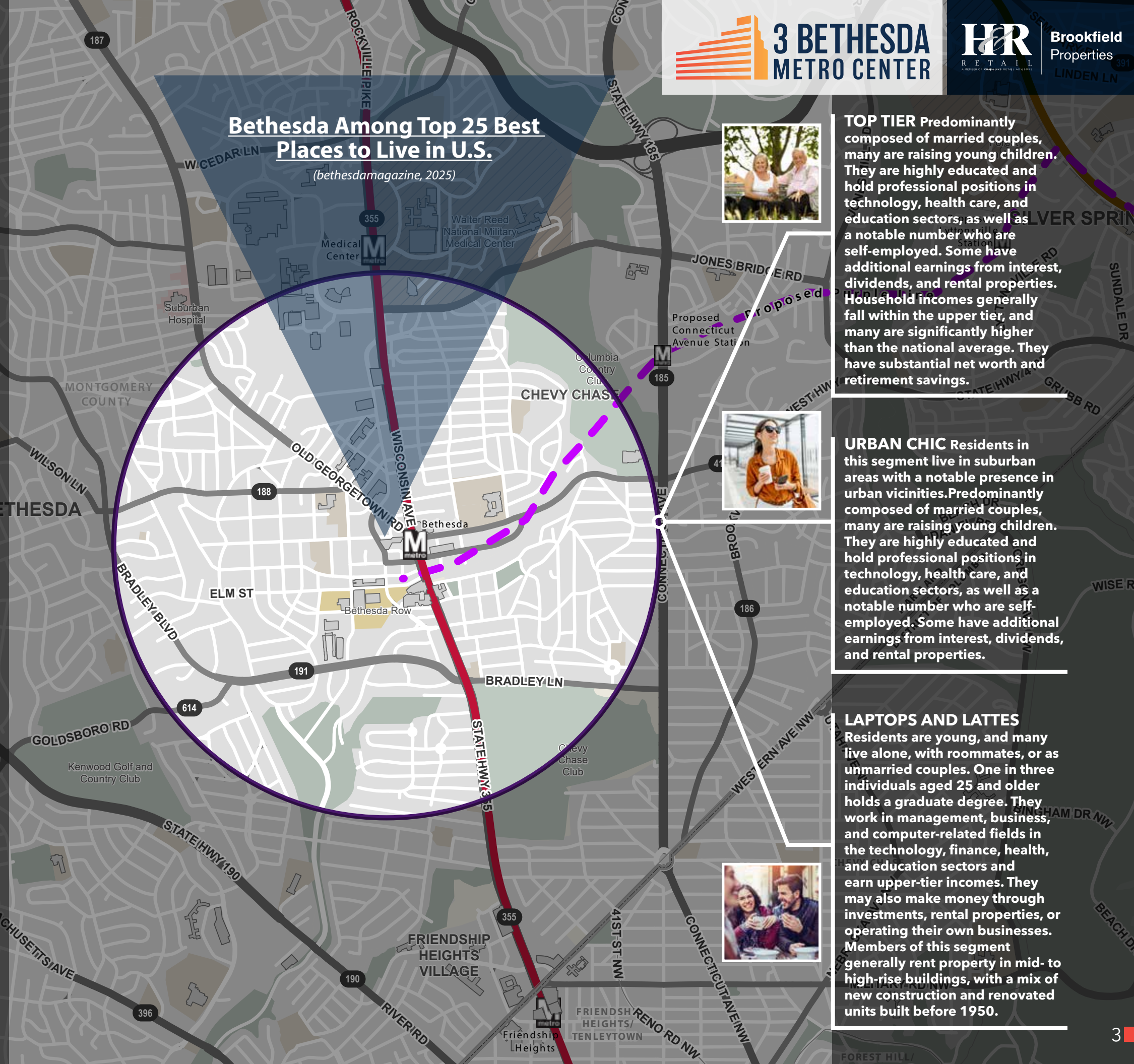
**TOP TIER** Predominantly composed of married couples, many are raising young children. They are highly educated and hold professional positions in technology, health care, and education sectors, as well as a notable number who are self-employed. Some have additional earnings from interest, dividends, and rental properties. Household incomes generally fall within the upper tier, and many are significantly higher than the national average. They have substantial net worth and retirement savings.



**URBAN CHIC** Residents in this segment live in suburban areas with a notable presence in urban vicinities. Predominantly composed of married couples, many are raising young children. They are highly educated and hold professional positions in technology, health care, and education sectors, as well as a notable number who are self-employed. Some have additional earnings from interest, dividends, and rental properties.

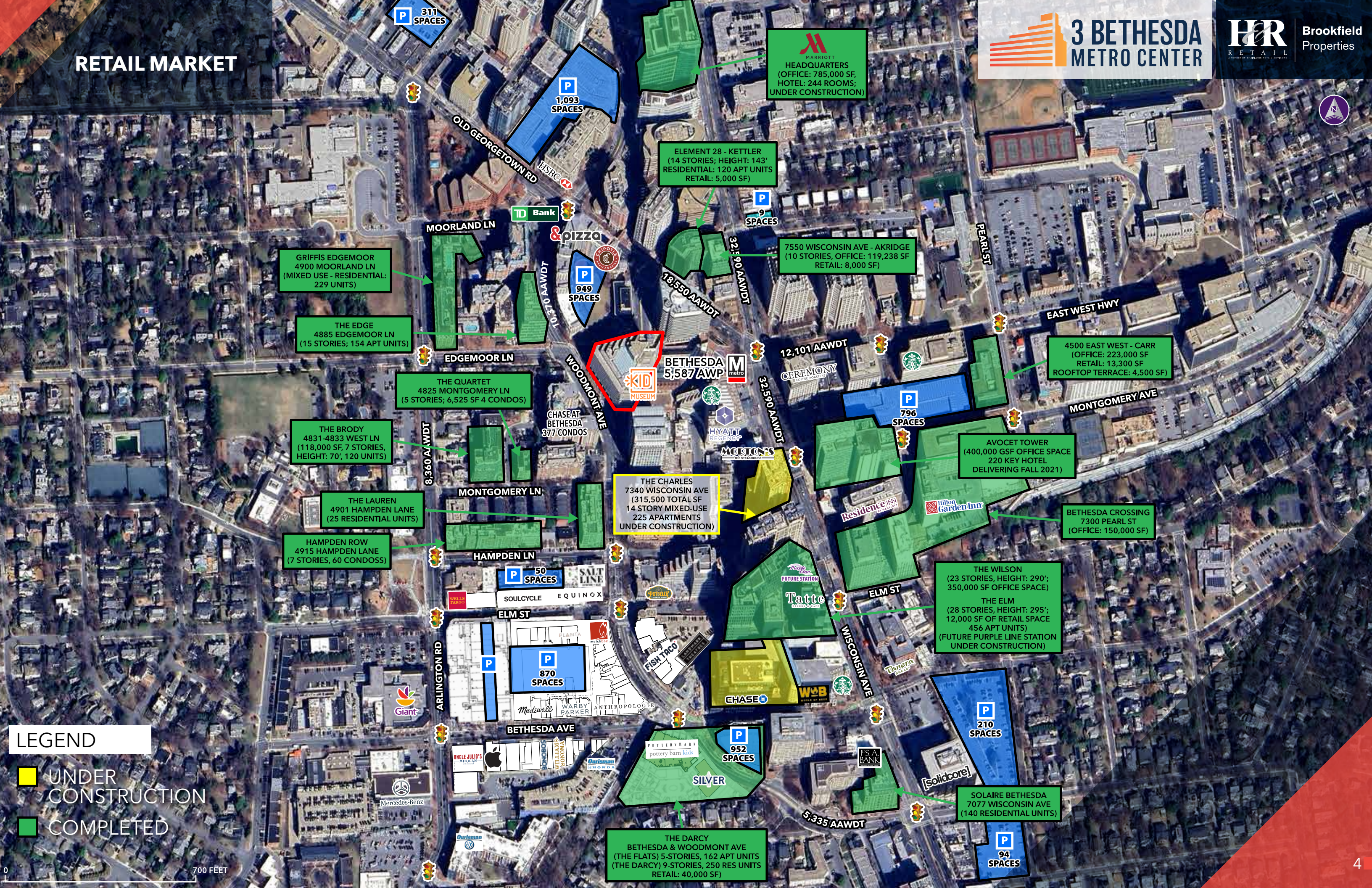


**LAPTOPS AND LATTES** Residents are young, and many live alone, with roommates, or as unmarried couples. One in three individuals aged 25 and older holds a graduate degree. They work in management, business, and computer-related fields in the technology, finance, health, and education sectors and earn upper-tier incomes. They may also make money through investments, rental properties, or operating their own businesses. Members of this segment generally rent property in mid- to high-rise buildings, with a mix of new construction and renovated units built before 1950.





# RETAIL MARKET



**LEGEND**

- UNDER CONSTRUCTION
- COMPLETED

700 FEET

**MARRIOTT HEADQUARTERS**  
(OFFICE: 785,000 SF, HOTEL: 244 ROOMS; UNDER CONSTRUCTION)

**ELEMENT 28 - KETTLER**  
(14 STORIES; HEIGHT: 143' RESIDENTIAL: 120 APT UNITS RETAIL: 5,000 SF)

**7550 WISCONSIN AVE - AKRIDGE**  
(10 STORIES, OFFICE: 119,238 SF RETAIL: 8,000 SF)

**4500 EAST WEST - CARR**  
(OFFICE: 223,000 SF RETAIL: 13,300 SF ROOFTOP TERRACE: 4,500 SF)

**AVOCET TOWER**  
(400,000 GSF OFFICE SPACE 220 KEY HOTEL DELIVERING FALL 2021)

**BETHESDA CROSSING**  
7300 PEARL ST (OFFICE: 150,000 SF)

**THE WILSON**  
(23 STORIES, HEIGHT: 290'; 350,000 SF OFFICE SPACE)

**THE ELM**  
(28 STORIES, HEIGHT: 295'; 12,000 SF OF RETAIL SPACE 456 APT UNITS) (FUTURE PURPLE LINE STATION UNDER CONSTRUCTION)

**SOLAIRE BETHESDA**  
7077 WISCONSIN AVE (140 RESIDENTIAL UNITS)

**THE DARC**  
BETHESDA & WOODMONT AVE (THE FLATS) 5-STORIES, 162 APT UNITS (THE DARC) 9-STORIES, 250 RES UNITS RETAIL: 40,000 SF)

**THE CHARLES**  
7340 WISCONSIN AVE (315,500 TOTAL SF 14 STORY MIXED-USE 225 APARTMENTS UNDER CONSTRUCTION)

**THE QUARTET**  
4825 MONTGOMERY LN (5 STORIES; 6,525 SF 4 CONDOS)

**THE BRODY**  
4831-4833 WEST LN (118,000 SF, 7 STORIES, HEIGHT: 70'; 120 UNITS)

**THE LAUREN**  
4901 HAMPDEN LANE (25 RESIDENTIAL UNITS)

**HAMPDEN ROW**  
4915 HAMPDEN LANE (7 STORIES, 60 CONDOS)

**GRIFFIS EDMOOR**  
4900 MOORLAND LN (MIXED USE - RESIDENTIAL: 229 UNITS)

**THE EDGE**  
4885 EDMOOR LN (15 STORIES; 154 APT UNITS)

**BETHESDA**  
5,587 AWP

**CHASE AT BETHESDA**  
377 CONDOS

**THE DARC**  
BETHESDA & WOODMONT AVE (THE FLATS) 5-STORIES, 162 APT UNITS (THE DARC) 9-STORIES, 250 RES UNITS RETAIL: 40,000 SF)

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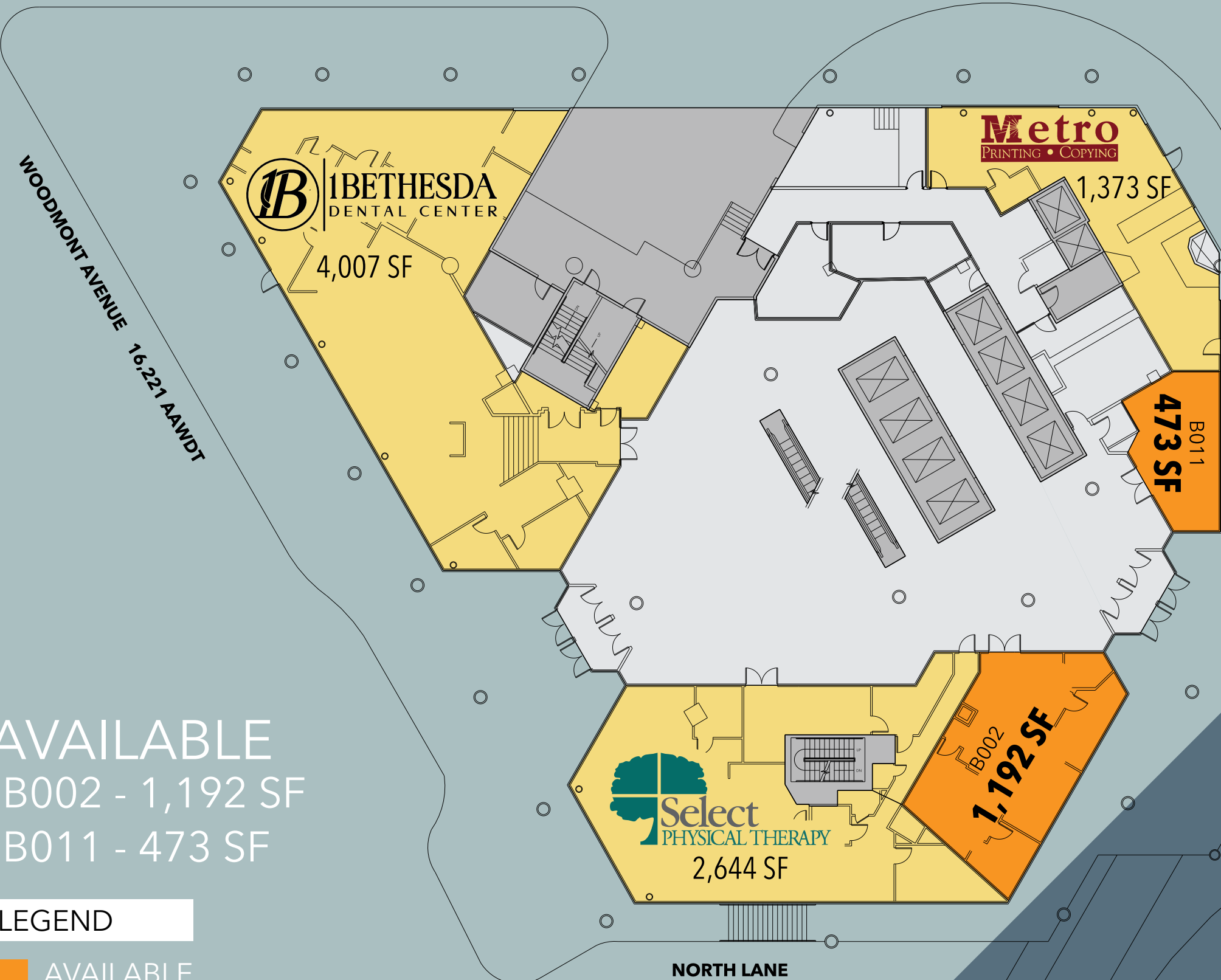
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SITE PLAN



BETHESDA METRO CENTER



AVAILABLE  
B002 - 1,192 SF  
B011 - 473 SF

LEGEND

 AVAILABLE

 LEASED



view from **BETHESDA METRO CENTER**

**1,192 SF**

**473 SF**

space **B002 - 1,192 SF**

space **B011 - 473 SF**



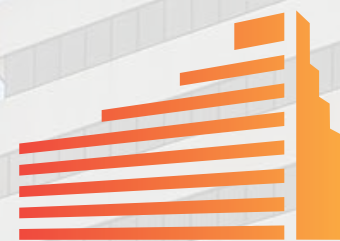
Leasing by:

**H&R**

R E T A I L  
A MEMBER OF CHAINLINKS RETAIL ADVISORS

Managed by:

**Brookfield  
Properties**



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METRO CENTER**

BETHESDA, MD 20814

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