



3 BETHESDA METRO CENTER

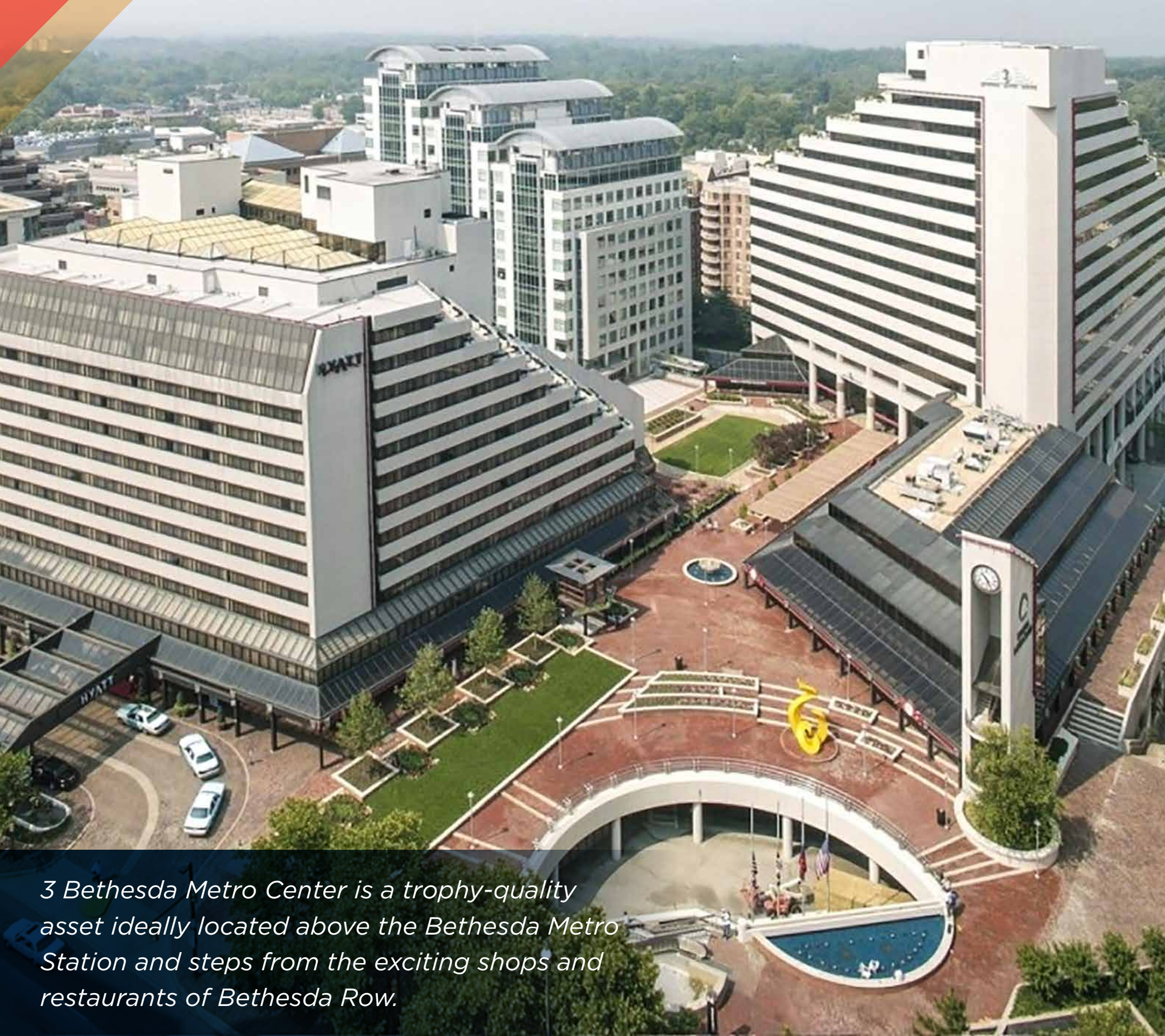
BETHESDA, MD 20814



473-2,644 SF OF RETAIL AVAILABLE

HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

In-Rel
PROPERTIES



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



157,590
RESIDENTS



\$202,283
MEDIAN HOUSEHOLD INCOME



126,584
TOTAL NUMBER OF EMPLOYEES



86.8%
BACHELOR'S DEGREE OR HIGHER

..... DOWNTOWN BETHESDA



9M SF
EXISTING OFFICE SPACE



3,180
APPROVED RESIDENTIAL UNITS



17
HOTELS



201
UNIQUE DINING DESTINATIONS



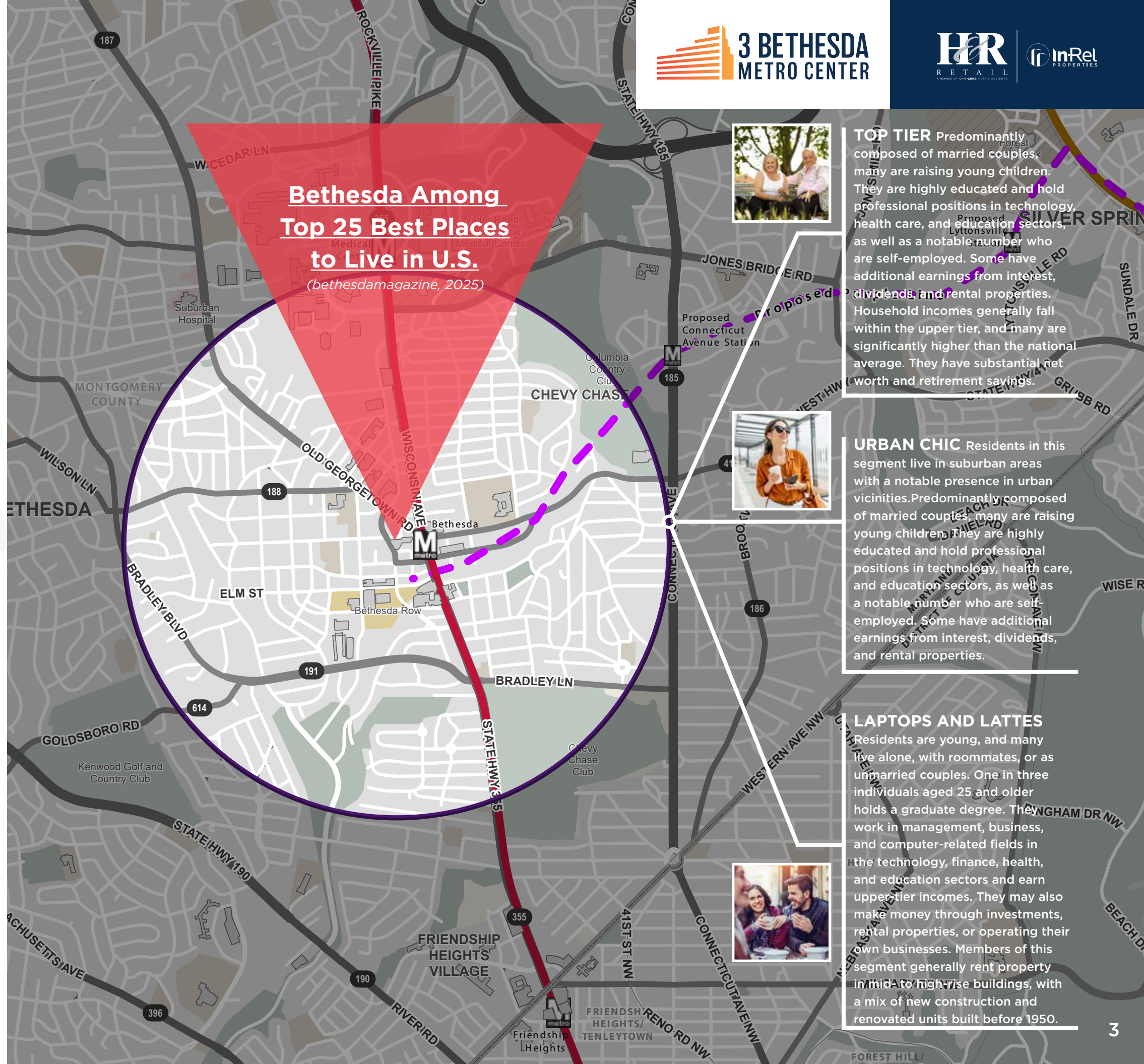
5,905
AVERAGE WEEKDAY PASSENGERS

..... WITHIN A 5 MINUTE WALK



2M+ SF
MIXED-USE | UNDER CONSTRUCTION

315,500 SF
MIXED-USE | PROPOSED



RETAIL MARKET



LEGEND

PLANNED

COMPLETED

0 700 FEET

7749 OLD GEORGETOWN RD
(17 STORIES; 270 APT UNITS
RETAIL: 6,000 SF)

GRIFFIS EDMOOR
4900 MOORLAND LN
(MIXED USE - 6 STORIES;
229 APT UNITS)

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

4824 EDMOOR LN
(12 STORIES; 76 APT UNITS
HOTEL: 65 ROOMS)

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

THE BRODY
4901 MONTGOMERY LN
(165,000 SF, 7 STORIES;
HEIGHT: 70', 112 UNITS)

THE LAUREN
4901 HAMPDEN LN
(29 CONDOS)

HAMPDEN ROW
4915 HAMPDEN LN
(7 STORIES; 55 CONDOS)

THE CHARLES
7340 WISCONSIN AVE
(315,500 TOTAL SF
MIXED USE - 26 STORIES;
301 APT UNITS
RETAIL: 3,296 SF)

4747 BETHESDA
(15 STORIES;
OFFICE: 287,183 SF
RETAIL: 7,000 SF)

THE DARCY
BETHESDA & WOODMONT AVE
(FLATS AT BETHESDA AVENUE)
5 STORIES; 162 APT UNITS
(THE DARCY) 9 STORIES; 88 CONDOS
RETAIL: 40,000 SF

MARRIOTT
HEADQUARTERS
(21 STORIES;
OFFICE: 785,000 SF
HOTEL: 245 ROOMS)

ELEMENT 28 - KETTLER
(14 STORIES; HEIGHT: 175'
120 APT UNITS
RETAIL: 5,000 SF)

7550 WISCONSIN AVE - AKRIDGE
(10 STORIES; OFFICE: 153,000 SF
RETAIL: 8,000 SF)

**7475 WISCONSIN AVE/
4650 EAST-WEST HWY**
(29 STORIES; 420 APT UNITS
RETAIL: GROUND FLOOR TBD)

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

AVOCET TOWER
(OFFICE: 370,000 SF
HOTEL: 220 ROOMS
DELIVERED FALL 2021)

BETHESDA CROSSING
7300 PEARL ST
(OFFICE: 150,000 SF
590 APT UNITS
RETAIL: 78,000 SF)

THE WILSON
(23 STORIES, HEIGHT: 290';
348,000 SF OFFICE SPACE)
THE ELM
(28 STORIES, HEIGHT: 295';
456 APT UNITS
RETAIL: 12,000 SF)
(FUTURE PURPLE LINE STATION
UNDER CONSTRUCTION)

SOLAIRE BETHESDA
7077 WISCONSIN AVE
(12 STORIES; 139 APT UNITS
RETAIL: 6,500 SF)



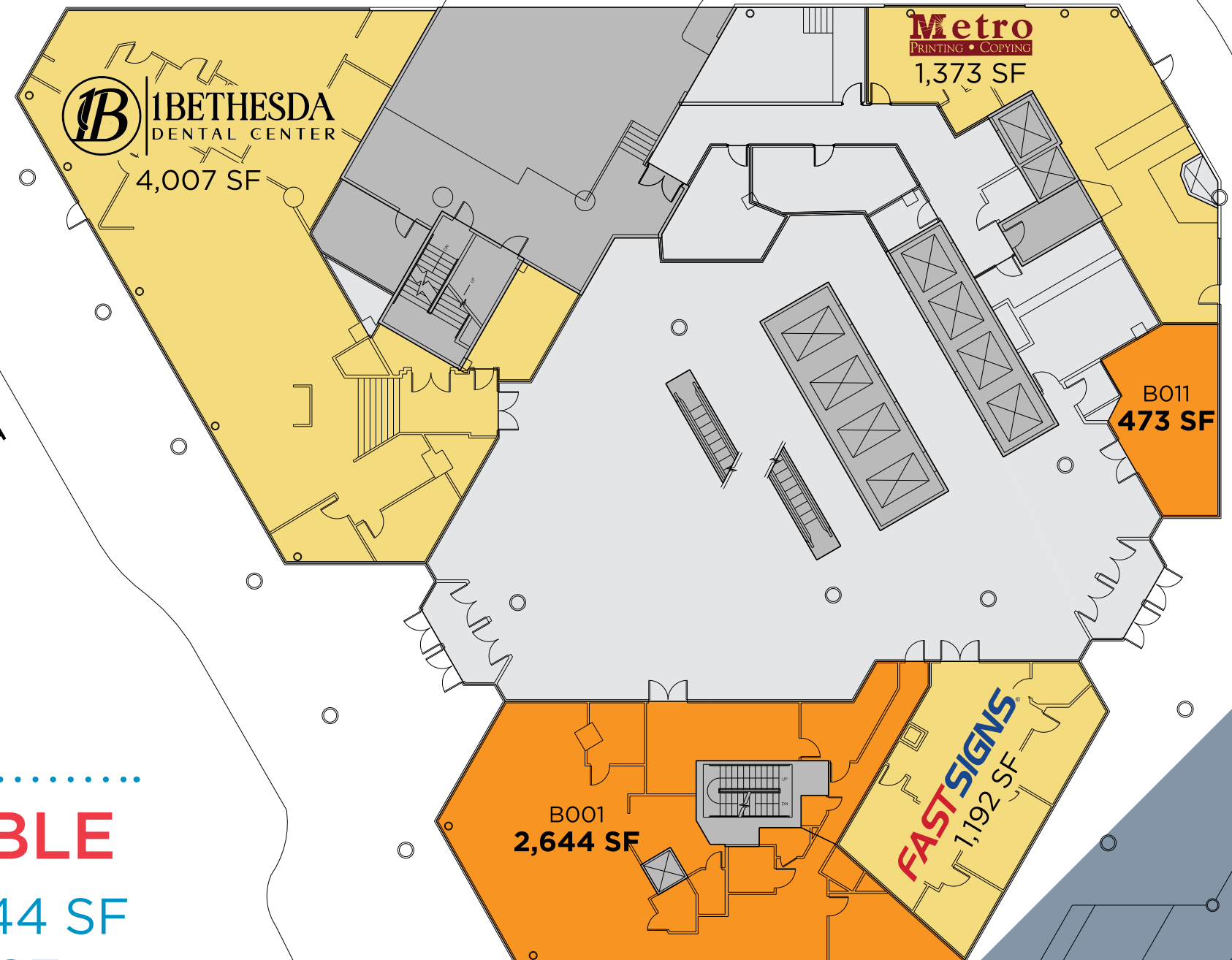
SITE PLAN



BETHESDA METRO CENTER



WOODMONT AVENUE 10,021 AAWDT



NORTH LANE

AVAILABLE

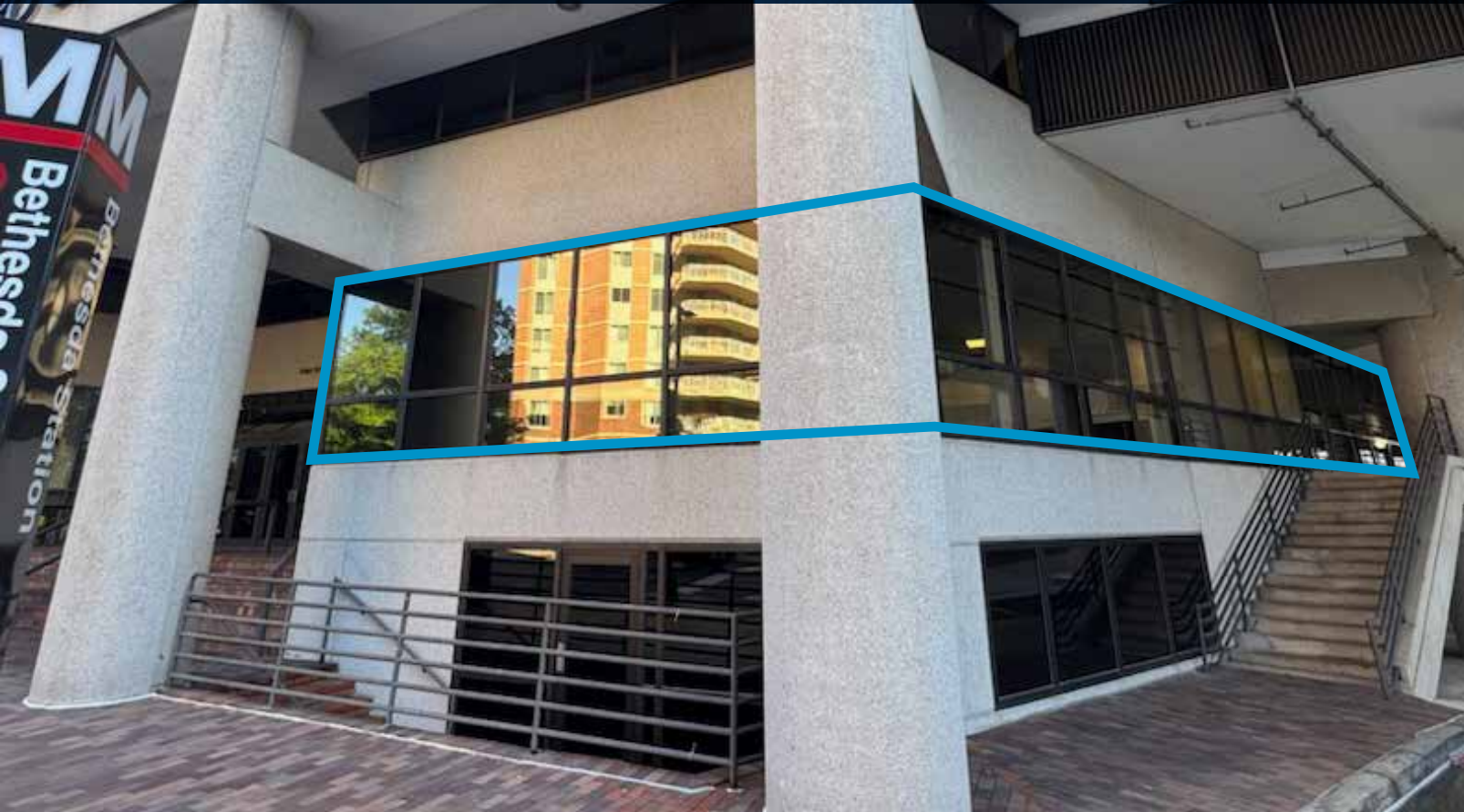
B001 - 2,644 SF

B011 - 473 SF

LEGEND

 AVAILABLE  LEASED

view from **WOODMONT AVENUE**



..... **BOO1 - 2,644 SF**



view from **BETHESDA METRO CENTER**



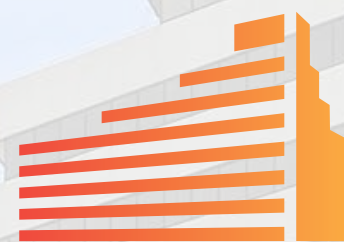
..... **BO11 - 473 SF**



LEASING BY:



MANAGED BY:



3 BETHESDA METRO CENTER

BETHESDA, MD 20814

FOR LEASING INFO, PLEASE CONTACT:

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