



3BMC

@ IN-REL PLAZA

BETHESDA, MD

**473-2,644 SF
RETAIL SPACE
AVAILABLE**

HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

InRel
PROPERTIES



3 Bethesda Metro Center is a Class A office building located at In-Rel Plaza above the Bethesda Metro Station, just steps from the exciting shops and restaurants of Bethesda Row.

LOCATED IN
THE HEART OF
DOWNTOWN
BETHESDA



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

ABUNDANT
PARKING
IN ON-SITE
GARAGE **P** **PARK**

DRINK



EAT
ADJACENT
TO HYATT:
MORTON'S &
AGORA

AMENITY RICH
NEIGHBORHOOD

BIKE
CAPITAL
BIKESHARE
ON PLAZA



RIDE
PROXIMATE
TO CAPITAL
CRESCENT TRAIL



ON-SITE BIKE
LOCKERS



RETAIL
@ 7500 OGR

- ParCiti GOLF
- BlueBell Hair Salon & Spa
- Maten's
- Terrace Deli
- georgia leith skin

..... 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

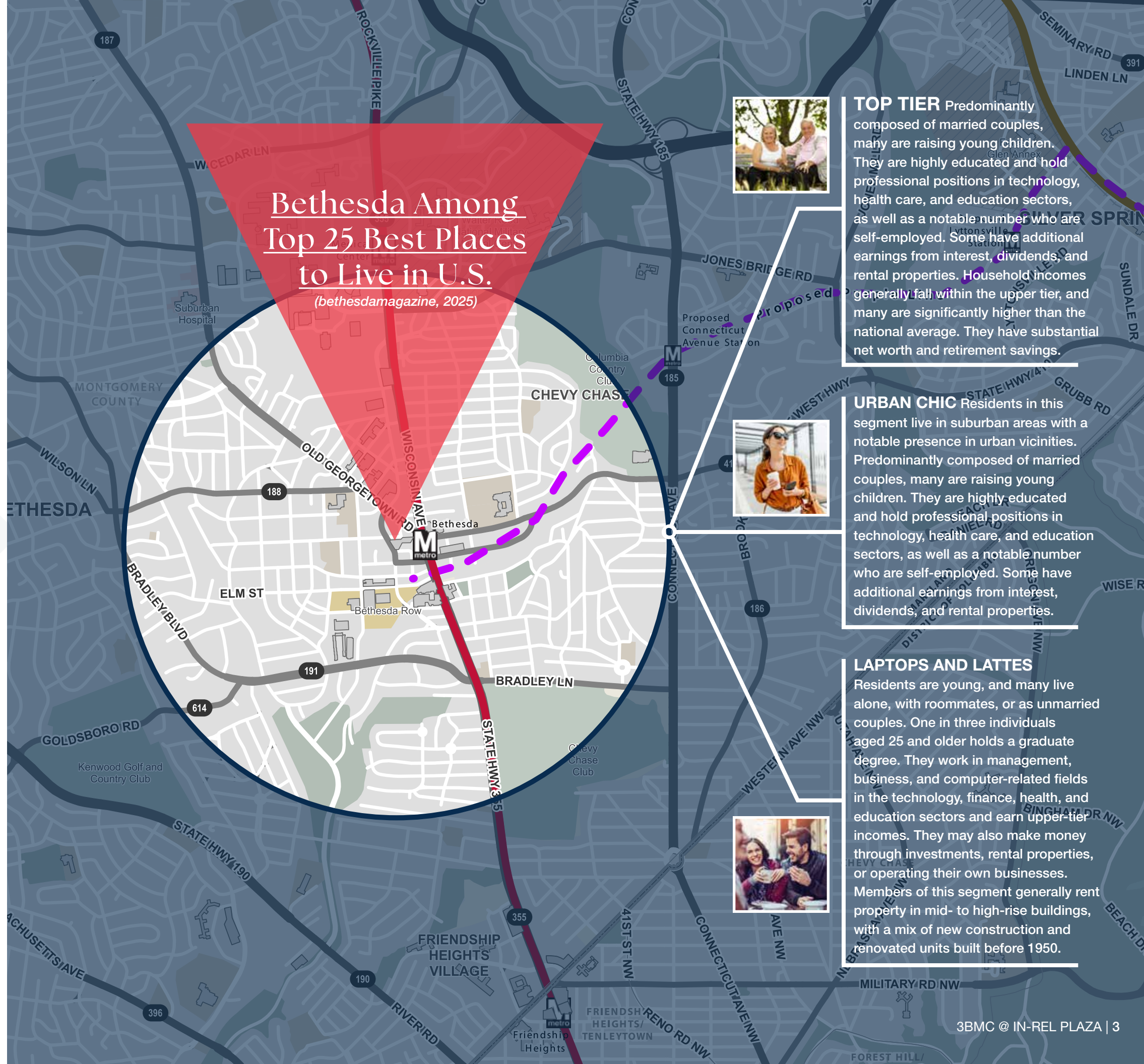


2M+ SF

MIXED-USE | UNDER CONSTRUCTION

315,500 SF

MIXED-USE | PROPOSED



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.

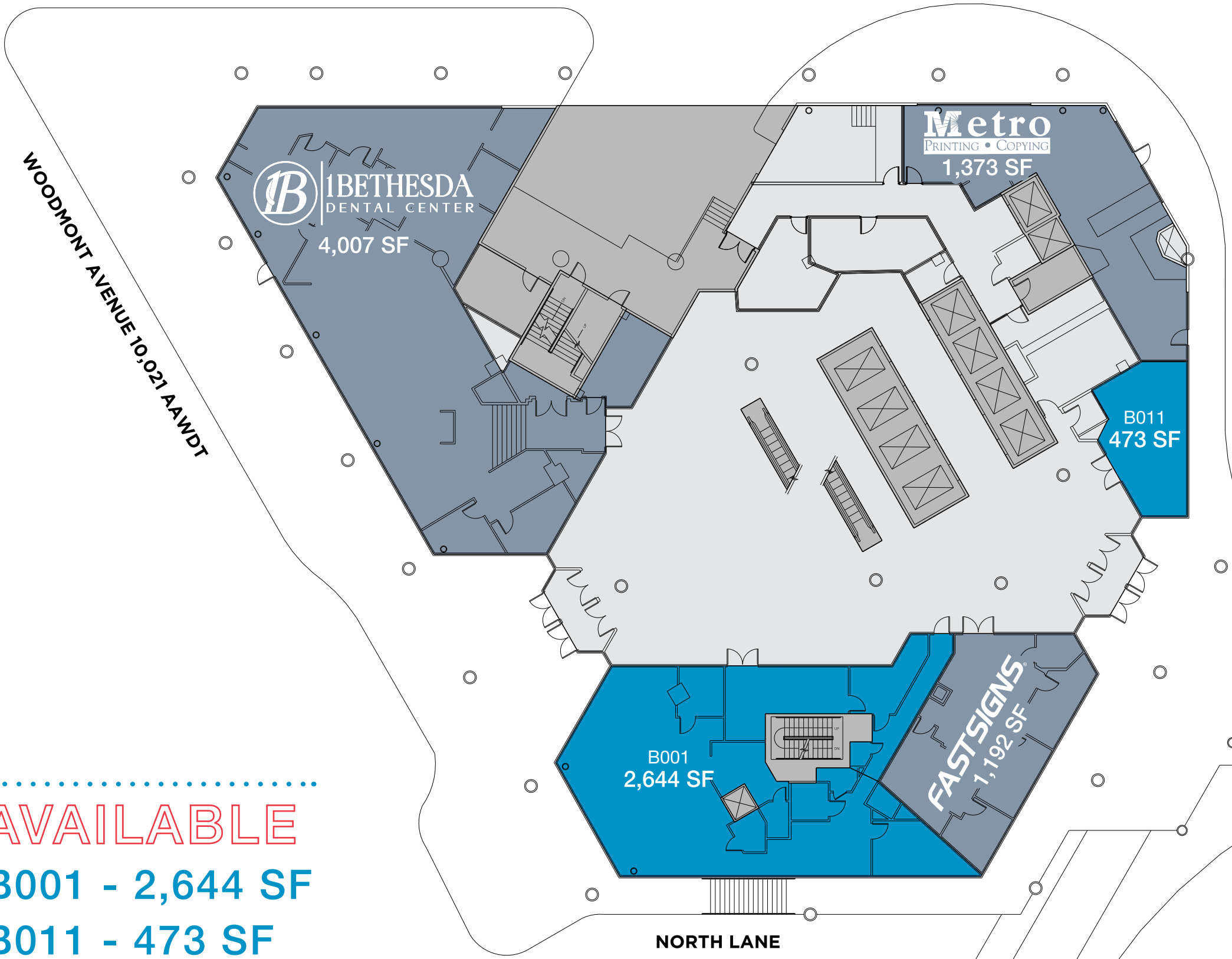


3BMC @ IN-REL PLAZA | 4

SITE PLAN



BETHESDA METRO CENTER



.....

AVAILABLE

: B001 - 2,644 SF

: B011 - 473 SF

.....

LEGEND

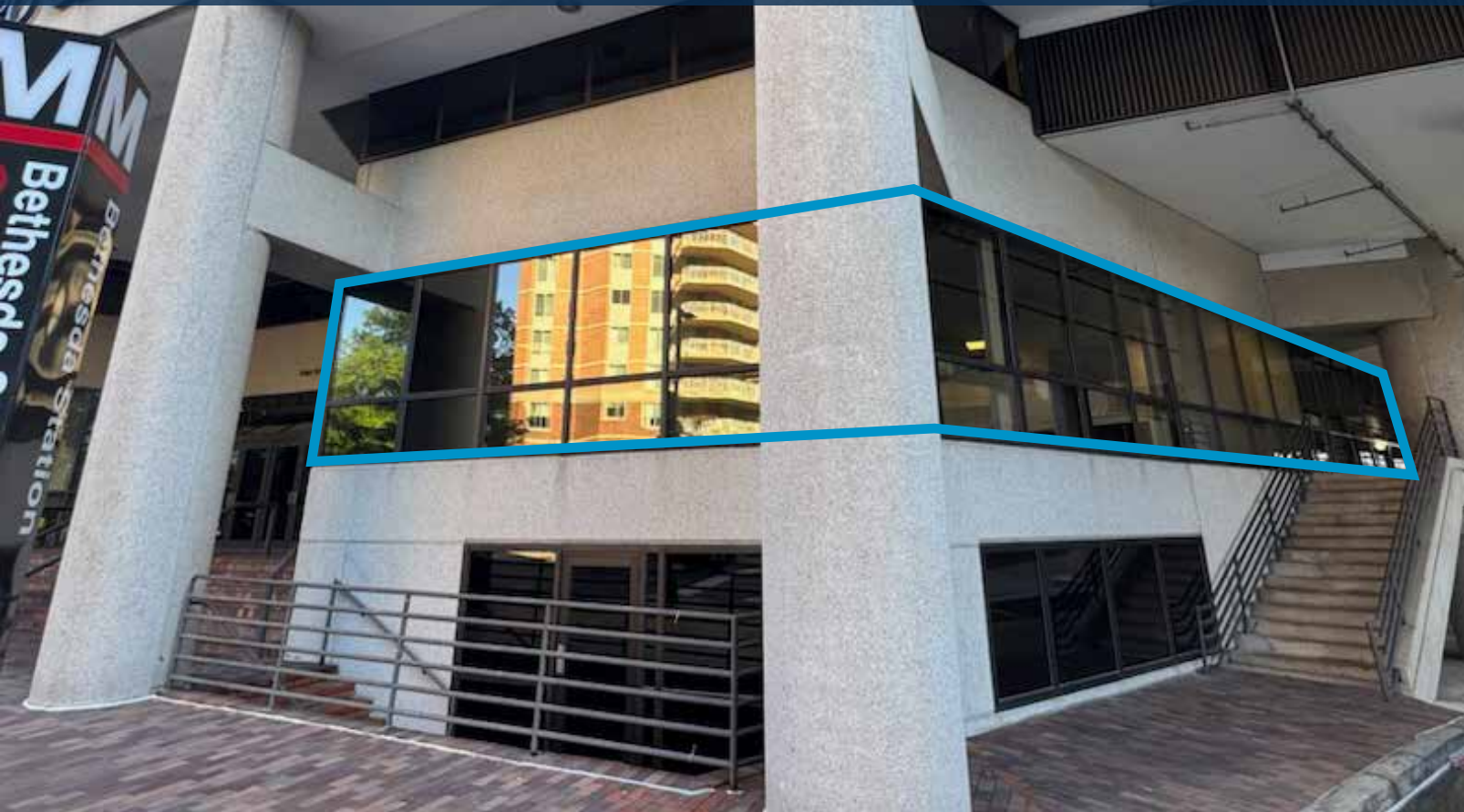
■

 AVAILABLE

■

 LEASED

view from **WOODMONT AVENUE**



..... **BO01 - 2,644 SF**



view from **BETHESDA METRO CENTER**



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





3BMC

@ IN-REL PLAZA

BETHESDA, MD

FOR LEASING INFORMATION, PLEASE CONTACT:

BRADLEY BUSLIK

240.482.3609 (direct)

bbuslik@hrretail.com

3 Bethesda Metro Center
Suite 620

Bethesda, MD 20814

Telephone 301.656.3030

PETE BARNARD

240.616.9901 (direct)

pbarnard@hrretail.com

2 Hamill Road
Suite 348W

Baltimore, MD 21210

Telephone 410.308.0800

www.hrretail.com

LEASING BY:



MANAGED BY:



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