

WOODMONT CRESCENT

7766 & 7770 WOODMONT AVENUE | BETHESDA, MD



STARBUCKS COFFEE

1,975 & 3,639 SF SPACE AVAILABLE

WITHIN 3 MILES



158,148
Residents



\$169,466
Median Household Income



136,832
Total Number of Employees



85.7%
Bachelor's Degree or Higher

DOWNTOWN BETHESDA



9M SF
Existing Office Space



3,180
Approved Residential Units



17
Hotels



193
Unique Dining Destinations



9,277
Average Weekday Passengers





Harris Teeter
Your Neighborhood Food Market

ROCK BOTTOM
RESTAURANT & BREWERY
GRINGOS & MARIACHIS
OLAZZO
JETTIES
BLACK'S
Caddies

TRADER JOE'S
Orangetheory
FITNESS

CVS

ANTHONY'S
COAL FIRED PIZZA
PIZZA WELL DONE

WOODMONT GRILL

WOODMONT
CRESCENT



MARRIOTT
Headquarters
- 726,000 SF Class A Office
- 244 Room Hotel
- 4,000+ Employees

BETHESDA ROW
Apple
NIKE
EQUINOX
PLANTA
bluemercury

M metro
BETHESDA
9,277 AWP

Tatte
BAKERY & CAFE

CHASEO
AVENTINO
TACOMBI

THE DARCY
POTTERY BARN
pottery barn kids
SILVER

Giant

BRADLEY SC
STROSNIDERS
HARDWARE ACE

CVS

SHOPS OF
WISCONSIN
TRADER JOE'S
TARGET

SAFEGWAY

CORNERSTONE
OF BETHESDA
PETSMART
STAPLES



GLENBROOK RD

AUBURN AVE



OLD GEORGETOWN RD

DEL REY AVE

WILSON LN

RUGBY AVE

CORDELL AVE

Tommy Joe's
BETHESDA
DUNKIN'

GLO30
YOUR PERFECT FACIAL EVERY 30 DAYS

Caddy's
ALABRI BROS.
GRINGOS & MARIACHIS

ST ELMO AVE

FAIRMONT AVE

Capital One

WOODMONT AVE

BARREL + CROW
California TORTILLA
PLAZZO
Soulfire COLLECTIVE
Doot TAPS
BIER GARTEN

PUREFIRE
YOGA

EUROPEAN
INWAY
CENTER
Pitango

ANTHONY'S
COAL FIRED PIZZA
PIZZA WELD DAVE

MEDIUM
RARE
BLACK'S
BAR & KITCHEN

HIGHLAND AVE

WEST VIRGINIA AVE

PAINT
A LUXURY NAIL AFFAIR
NAIL BAR
TRADER JOE'S
Orangetheory
FITNESS

CHASE AVE

WISCONSIN AVE

HARLING LN

WOODMONT CRESCENT

CHELtenham DR

SLEAFORD RD
















WOODMONT GRILL
La COLOMBE
COFFEE ROASTERS

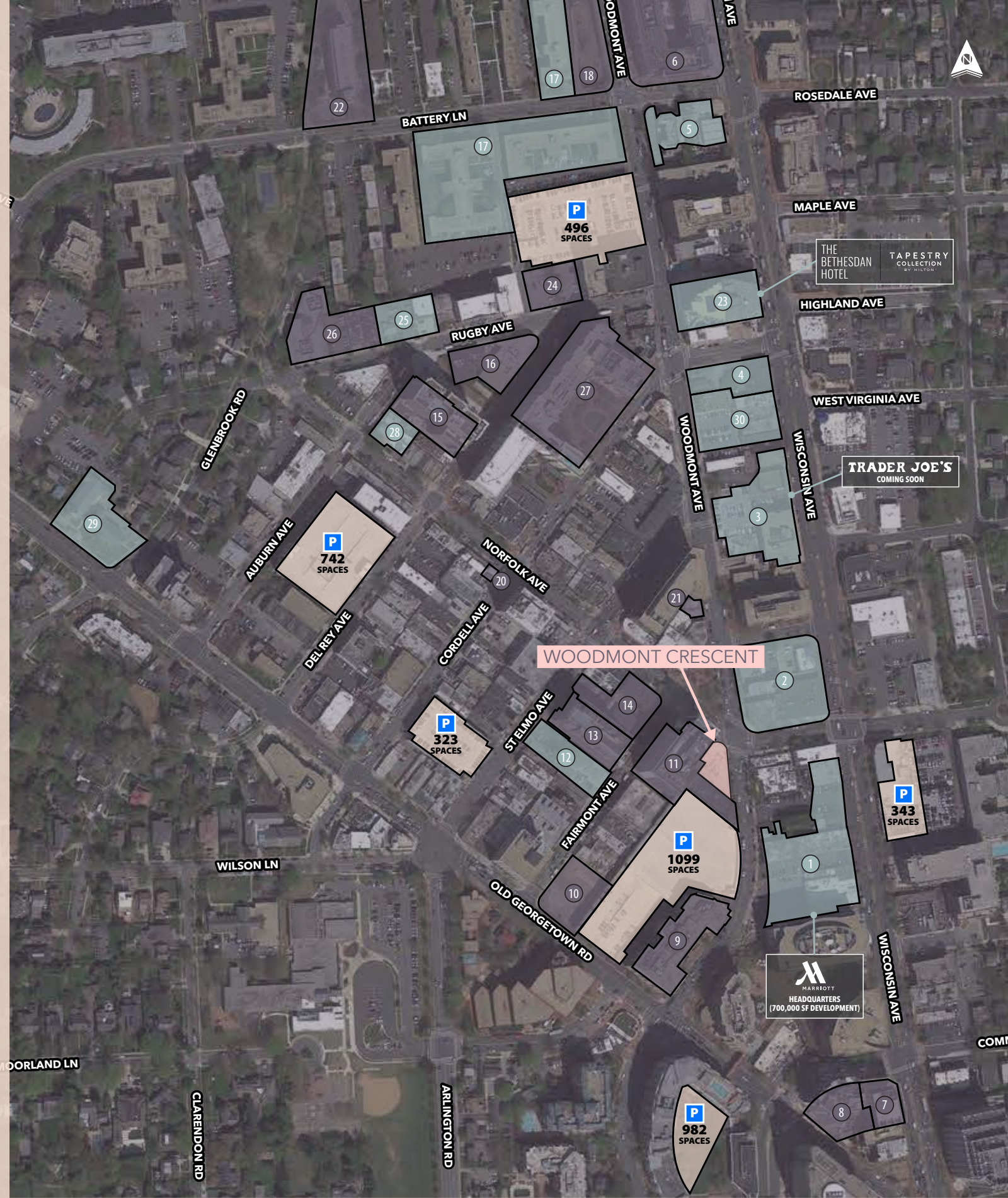
HIP FLASK
ROOFTOP BAR
SEVENTH
STATE

THE SHOP SALON



DEVELOPMENTS

 11 7770 NORFOLK JBG/Ross Development 17 Stories Residential: 200 Apartment Units Retail: 6,000 SF	 6 FLATS 8300 Stonebridge Carras 9 Stories; Height: 90' Residential: 359 Apartment Units Retail: 50,000 SF Grocery	 12 ST. ELMO APARTMENTS Lenkin Co. Height: 225' Residential: 210 Apartment Units Retail: 15,500 SF
 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	 7 7550 WISCONSIN AVENUE Alkridge 10 Stories Office: 153,000 SF Retail: 8,000 SF	 13 BAINBRIDGE BETHESDA Bainbridge Cos. 17 Stories Residential: 200 Apartment Units Retail: 7,500 SF
 3 7900 WISCONSIN AVENUE JBG 17 Stories; Height: 175' Residential: 475 Apartment Units Retail: 21,600 SF	 8 ELEMENT 28 Kettler 14 Stories; Height: 175' Residential: 120 Apartment Units Retail: 5,000 SF	 14 LOT 667 Greenhill Capital Height: 250' Restaurant: 25,259 SF Retail: 4,090 SF
 4 8008 WISCONSIN AVENUE Douglas Development 14 Stories; Height: 175' Residential: 106 Condos Retail: 5,793 SF	 9 LIONSGATE CONDOMINIUM Duball LLC 12 Stories; Height: 175' Residential: 158 Condos Retail: 13,000 SF	 15 GALLERY BETHESDA Donohoe 18 Stories; Height: 175' Residential: 234 Apartment Units Retail: 4,661 SF
 5 8280 WISCONSIN AVENUE Donohoe Height: 145' Office: 91,600 SF Retail: 10,500 SF	 10 CHEVAL BETHESDA Duball LLC 17 Stories; Height: 175' Residential: 71 Condos Retail: Approx. 3,000 SF	 16 GALLERY BETHESDA II Donohoe 16 Stories; Height: 175' Residential: 219 Apartment Units Retail: 12,425 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
 17 GLENS ALDON ON BATTERY Aldon Management Height: 175' Residential: 694 Apartment Units	 26 BRIGHTVIEW BETHESDA 8 Stories Residential: 120 Units
 18 STONEHALL BETHESDA Duball LLC 9 Stories; Height: 120' Residential: 46 Condos Retail: 3,200 SF	 27 THE PALISADES OF BETHESDA 14 Stories Residential: 314 Apartment Units
 19 4500 EAST WEST HIGHWAY Carr Properties 9 Stories Office: 210,000 SF Retail: 13,300 SF	 28 THE CLAIBORNE Residential: 58 Condos Retail: 2,800 SF
 20 4901 CORDELL EICHBERG JBG 3 Story Renovation with Outdoor Ground Level with Rooftop Patron Area 9,975 GSF	 29 8015 OLD GEORGETOWN ROAD Christ Lutheran Church: 53,000 SF Residential: 107 Condos
 21 7904 WOODMONT AVENUE Papadopoulos Properties 2,208 SF Available	 30 ARTENA BETHESDA Height: 175' Residential: 460 Apartment Units Retail: 25,000 SF
 22 BRIGHTVIEW SENIOR LIVING 5 Stories; Height: 120' Residential: 92 Condos Retail: 3,200 SF	 23 THE BETHESDA - A TAPESTRY BY HILTON Hotel: 270 Rooms Retail: 2,090 SF

ACTIVE DEVELOPMENTS

COMPLETE
 UNDER CONSTRUCTION/PLANNING
 WOODMONT CRESCENT
 P PARKING STRUCTURES



WOODMONT GRILL

AVAILABLE SPACE C
3,639 SF

AVAILABLE SPACE B
1,975 SF



ELEV.

ELEV. LOBBY

UP

ELECTRIC ROOM

VESTIBULE

UP

WOODMONT AVENUE 16,881 AAWDT

NORFOLK AVENUE

Site Plan Key

- AVAILABLE
- LEASED



PHOTOS



WOODMONT CRESCENT | 7



PROPOSED



CURRENT

PAST





BETHESDA, MD
 DEMOGRAPHIC PROFILE (2023)
 Woodmont Crescent
 5 mile ring

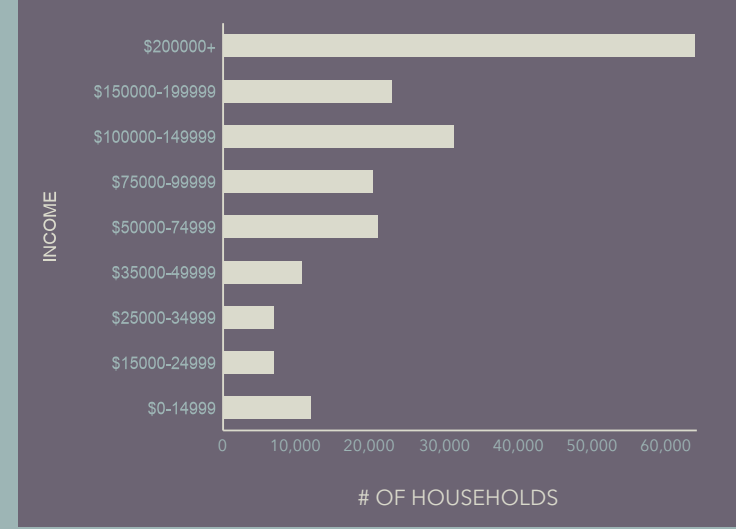
465,064 Population	41.0 Median Age	194,550 Households
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\$128,210
Median Household Income

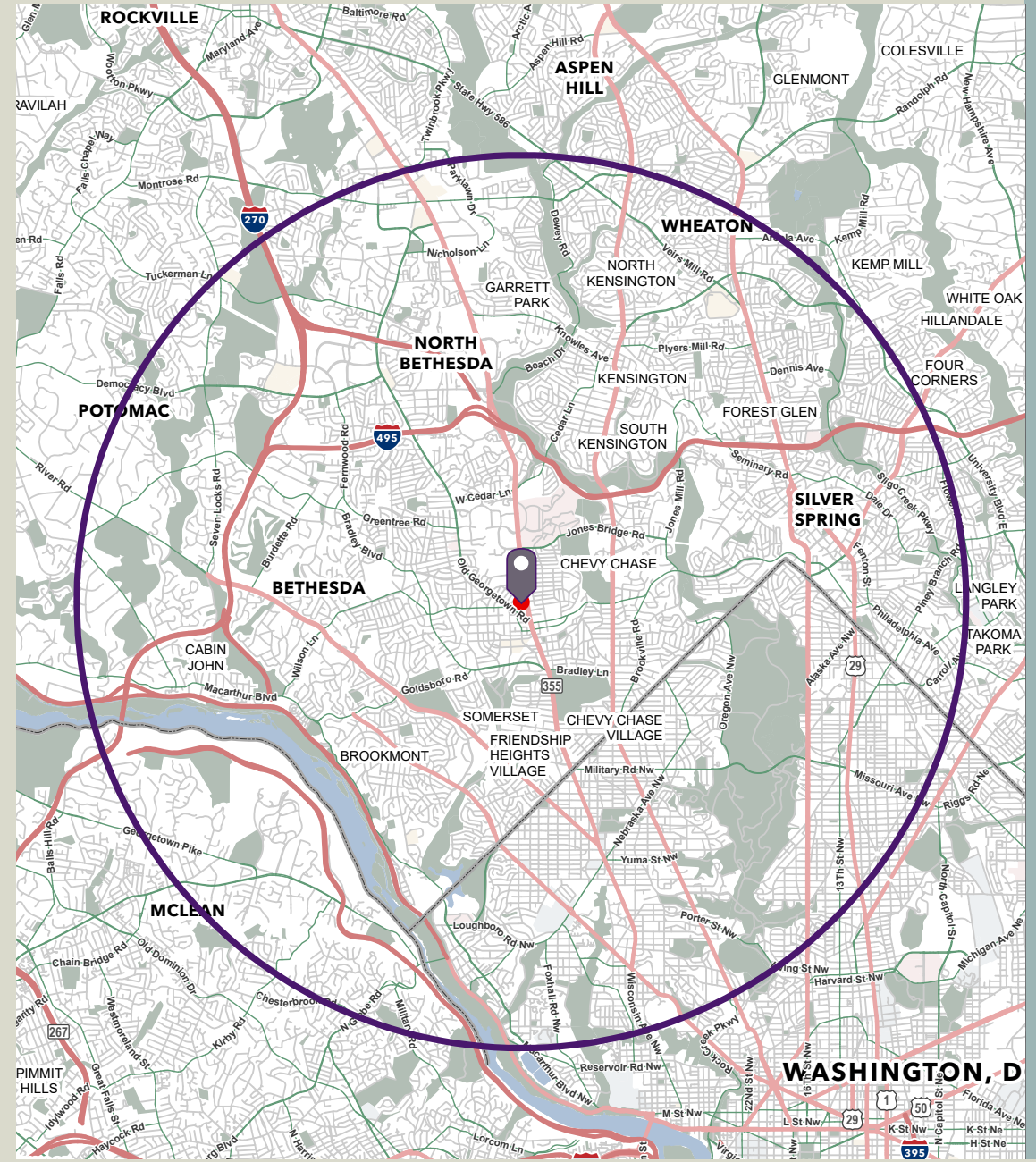
\$84,965
Per Capita Income

7% High School Diploma	28% Bachelor's Degree	48% Graduate/Professional Degree
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\$202,691
AVERAGE HH INCOME (\$)



19,952 Total Businesses	515,911 Daytime Population	1,072 Food Srv & Drinking Places
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TAPESTRY SEGMENTS

1A Top Tier
43,448 (22.3%) of households

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. Residents fill their weekends and evenings with opera, classical music concerts, charity dinners, and shopping. These highly educated professionals have reached their corporate career goals. With an accumulated average net worth of over 1.5 million dollars and income from a strong investment portfolio, many of these older residents have moved into consulting roles or operate their own businesses.

- These are the nation's wealthiest consumers. They hire financial advisers to manage their diverse investment portfolios but stay abreast of current financial trends and products.

3B Metro Renters
36,603 (18.8%) of households

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. Computers and cell phones are an integral part of everyday life and are used interchangeably for news, entertainment, shopping, and social media. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

- Become well informed before purchasing the newest technology.
- Prefer environmentally safe products.
- Socializing and social status very important.
- Very interested in the fine arts and strive to be sophisticated; value education and creativity.

3A Laptops and Lattes
28,712 (14.8%) of households

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. Although single householders technically outnumber couples, this market includes a higher proportion of partner households, including the highest proportion of same-sex couples. Residents are more interested in the stock market than the housing market. Laptops and Lattes residents are cosmopolitan and connected—technologically savvy consumers. They are active and health conscious, and care about the environment.

- 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.



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