

1 BETHESDA METRO CENTER

BETHESDA, MD 20814

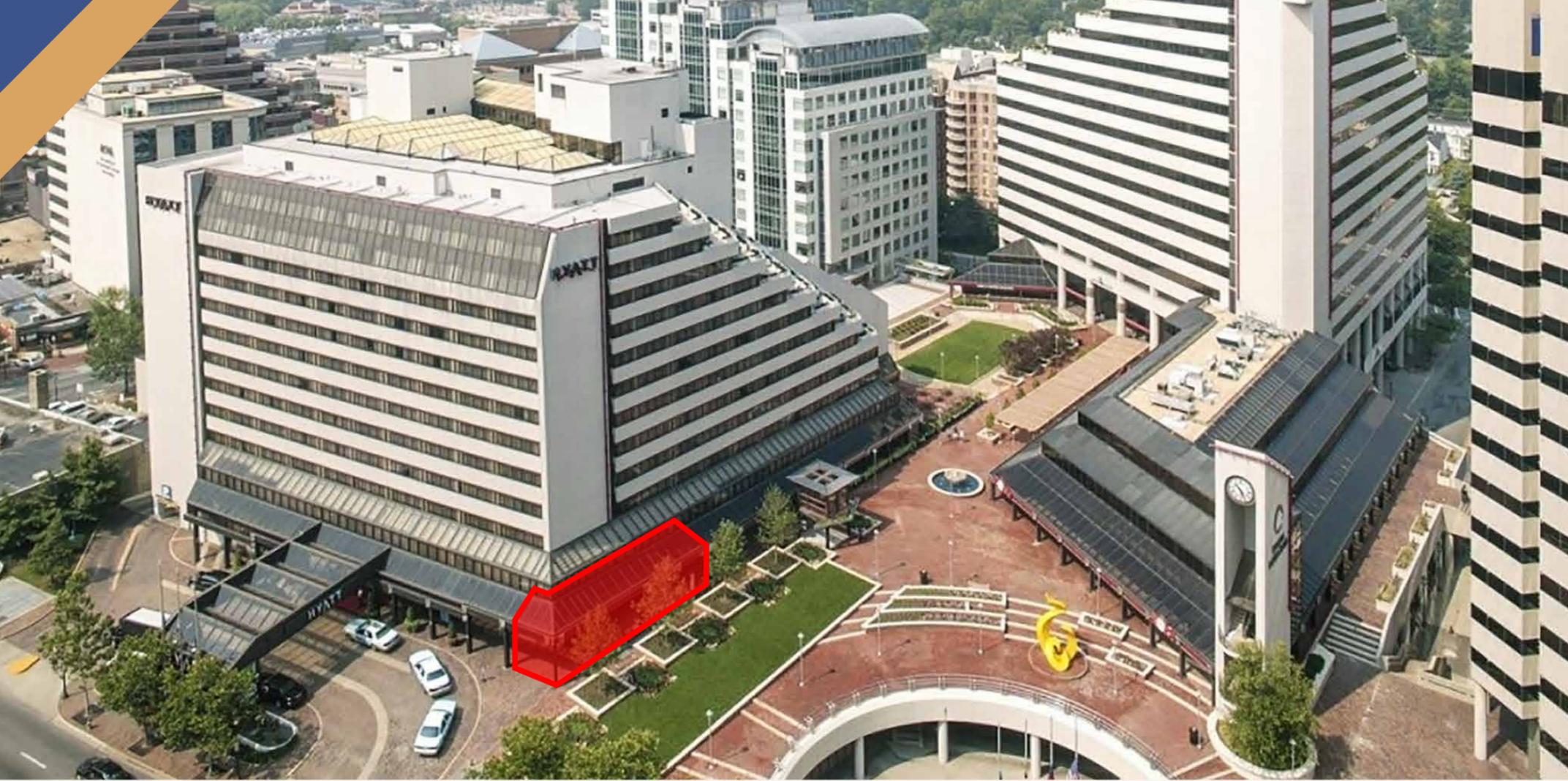


PRIME 2,363 SF SPACE AVAILABLE

HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS



**HYATT
REGENCY**



1 BETHESDA METRO CENTER



LOCATED IN THE HEART OF DOWNTOWN BETHESDA



DOWNTOWN



DIRECT ACCESS TO METRO (RED/PURPLE LINE)

METRO

ABUNDANT PARKING IN ON-SITE GARAGE



PARK

DRINK



EAT



PART OF HYATT, MORTON'S, BROWN BAG AND AGORA

AMENITY RICH NEIGHBORHOOD



RIDE

PROXIMATE TO CAPITAL CRESCENT TRAIL



HYATT REGENCY

390 HOTEL KEYS
75% OCCUPANCY
OVER 650 EVENTS PER YEAR

82 BIKE SCORE

99 WALK SCORE

Located at 1 Bethesda Metro Center, this second generation coffee space offers a unique opportunity in one of Bethesda's most visible and high traffic destinations. Positioned within the Hyatt Regency Bethesda, the project features prominent visibility along Wisconsin Avenue and immediate proximity to the shops and restaurants of Bethesda Row, with onsite dining options including Morton's The Steakhouse, Brown Bag, and Agora (coming soon).

2025 DEMOGRAPHICS



POPULATION

1 mile	28,359
3 miles	155,683
12 min walk	14,226



HOUSEHOLDS

13,864
64,674
8,054



EMPLOYEES

45,086
130,864
38,425



DAYTIME POPULATION

55,931
198,563
43,198



AVERAGE HH INCOME

\$249,095
\$286,910
\$193,822



HOTEL KEYS

1,679
2,677
873

SURROUNDING OFFICE, RESIDENTIAL & HOTEL

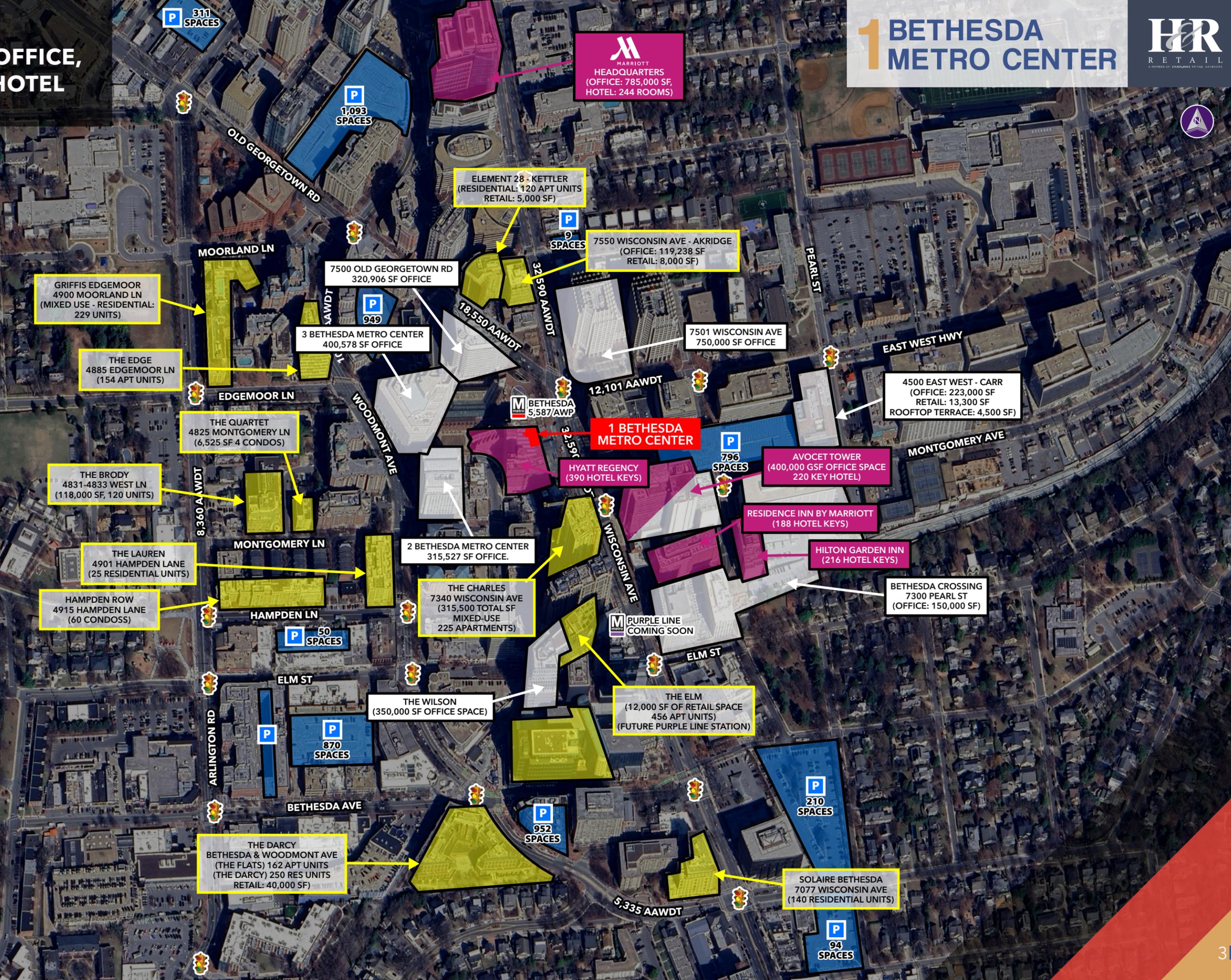
1 BETHESDA METRO CENTER



LEGEND

- RESIDENTIAL
- OFFICE
- HOTEL

0 700 FEET



RETAIL MARKET

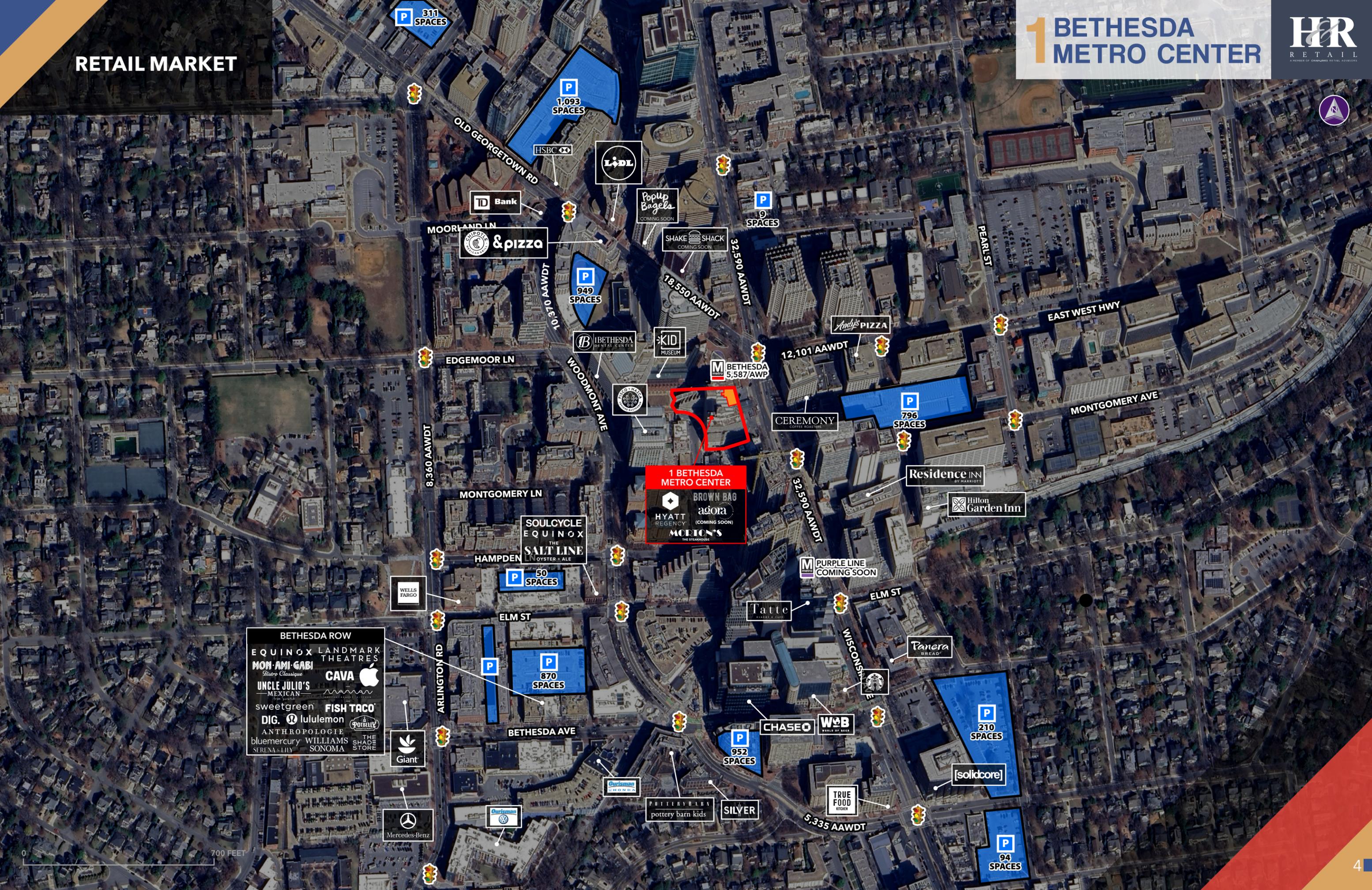
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BETHESDA ROW

EQUINOX	LANDMARK THEATRES
MON-AMI-GABI	CAVA
UNCLE JULIO'S MEXICAN	Apple
sweetgreen	FISH TACO
DIG.	lululemon
ANTHROPOLOGIE	POTBELLY
bluemercury	WILLIAMS SONOMA
SERENA+LILY	THE STORE

0 700 FEET



ONE BLOCK RADIUS

1 BETHESDA METRO CENTER



OLD GEORGETOWN RD
18,550 AAWDT

7500 OLD GEORGETOWN RD
320,906 SF

EDGEMOORE LN



WOODMONT AVE
10,370 AAWDT

3 BETHESDA METRO CENTER
368,000 SF



4 BETHESDA METRO CENTER
20,200 SF



BETHESDA
5,587 AWP



EAST-WEST HWY (RT410)
12,101 AAWDT

CEREMONY

BROWN BAG

AVAILABLE
2,363 SF

1 BETHESDA METRO CENTER
368,260 SF

HYATT REGENCY



WISCONSIN AVE
32,590 AAWDT

2 BETHESDA METRO CENTER
315,527 SF

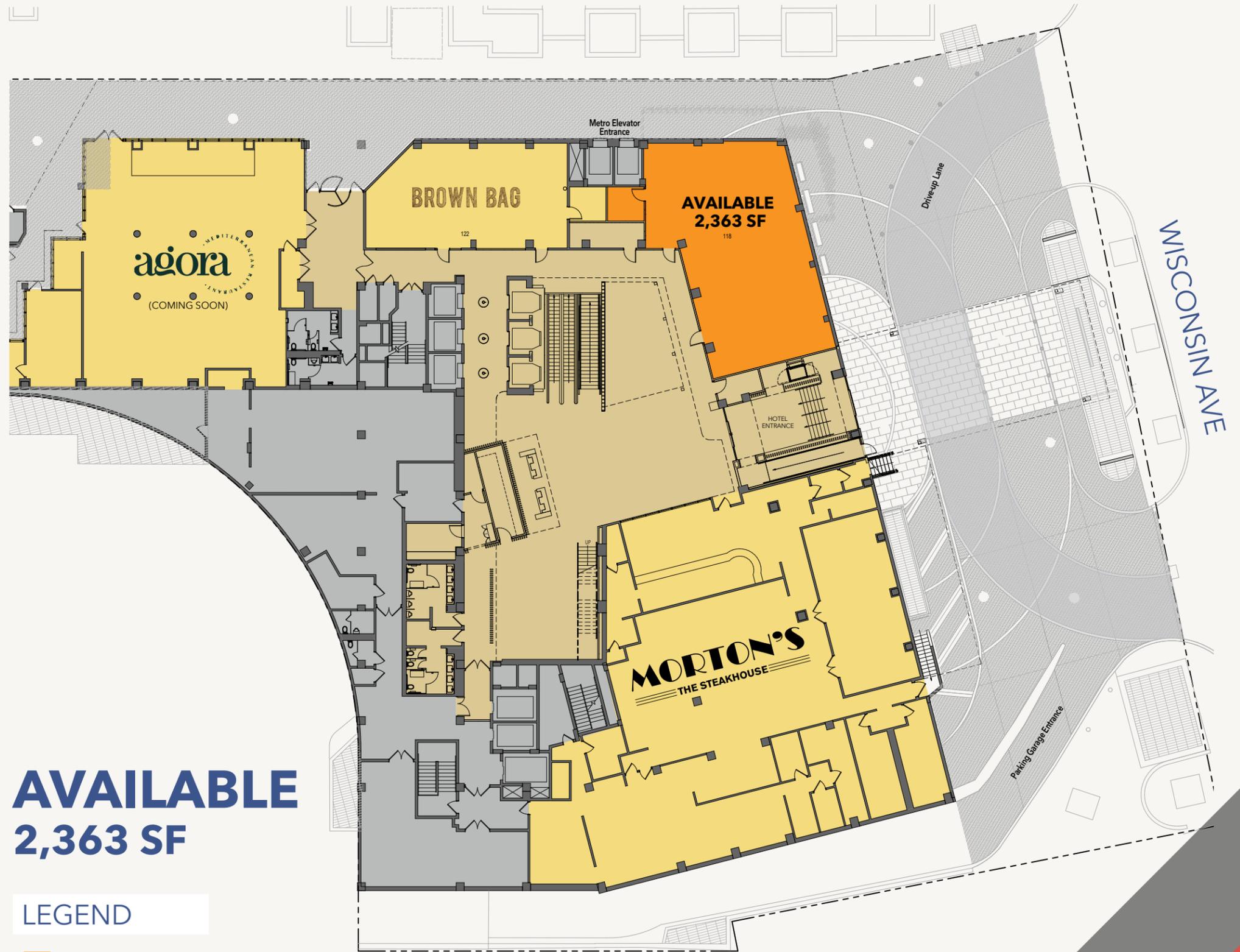


MONTGOMERY LN



SITE PLAN

1 BETHESDA METRO CENTER



AVAILABLE 2,363 SF

LEGEND

- AVAILABLE
- LEASED



view from **WISCONSIN AVENUE**

1 BETHESDA METRO CENTER





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BETHESDA, MD 20814

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