

1 BETHESDA METRO CENTER

BETHESDA, MD 20814



PRIME 2,354 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



HOUSEHOLDS



EMPLOYEES



DAYTIME POPULATION



AVERAGE HH INCOME



HOTEL KEYS

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

13,864
64,674
8,054

45,086
130,864
38,425

55,931
198,563
43,198

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

1,679
2,677
873

SURROUNDING OFFICE,
RESIDENTIAL & HOTEL

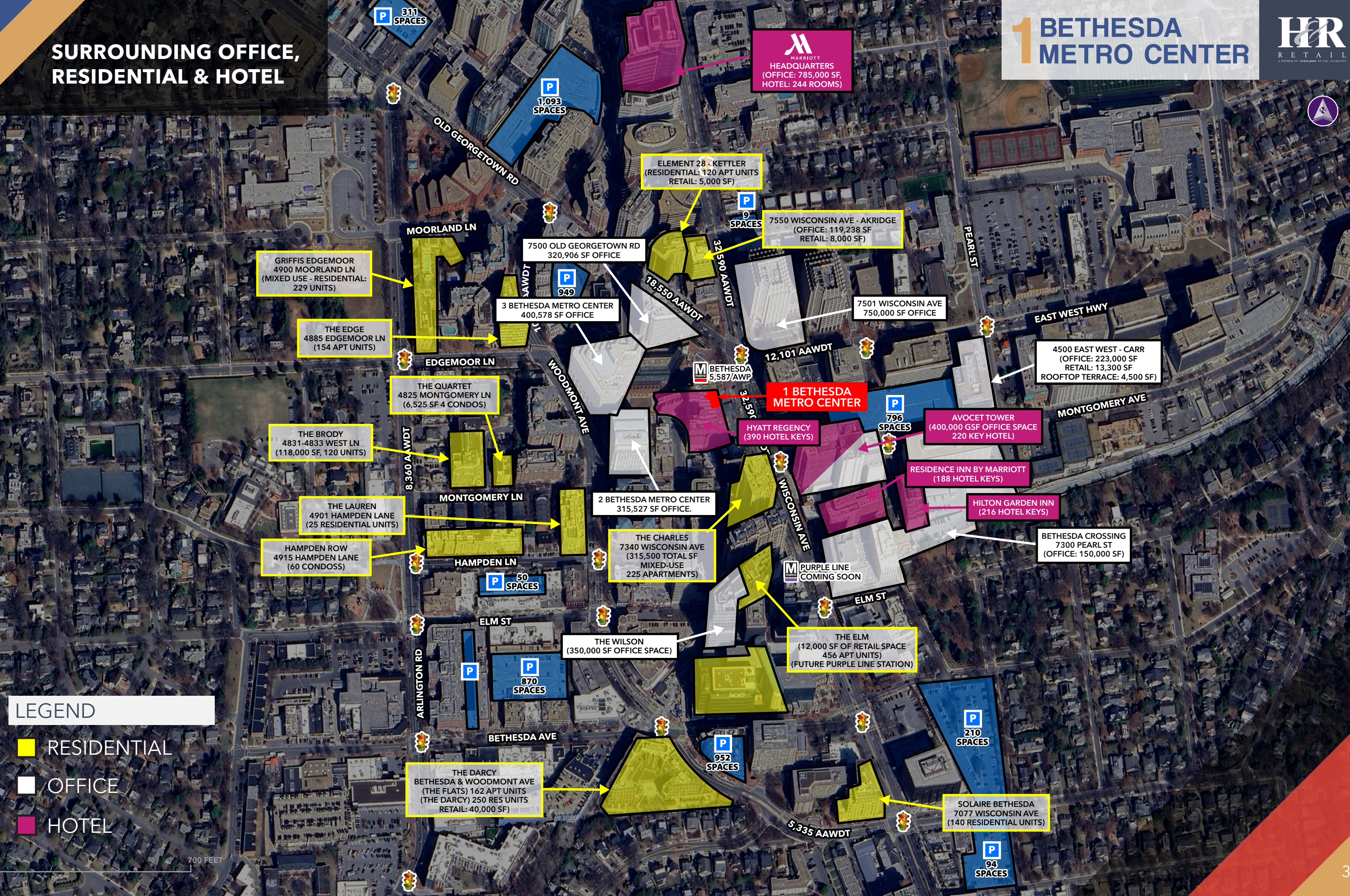
1 BETHESDA
METRO CENTER



LEGEND

- RESIDENTIAL
- OFFICE
- HOTEL

0 700 FEET



RETAIL MARKET

1 BETHESDA METRO CENTER

HR
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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

ONE BLOCK RADIUS

1 BETHESDA
METRO CENTER



EDGEMOORE LN

OLD GEORGETOWN RD
18,550 AAWDT

7500 OLD
GEORGETOWN RD
320,906 SF

EAST-WEST HWY (RT410)
12,101 AAWDT

WOODMONT AVE
10,370 AAWDT



3 BETHESDA
METRO CENTER
368,000 SF

4 BETHESDA
METRO CENTER
20,200 SF



BETHESDA
5,587 AWP



BROWN BAG

AVAILABLE
2,354 SF

1 BETHESDA
METRO CENTER
368,260 SF

HYATT REGENCY



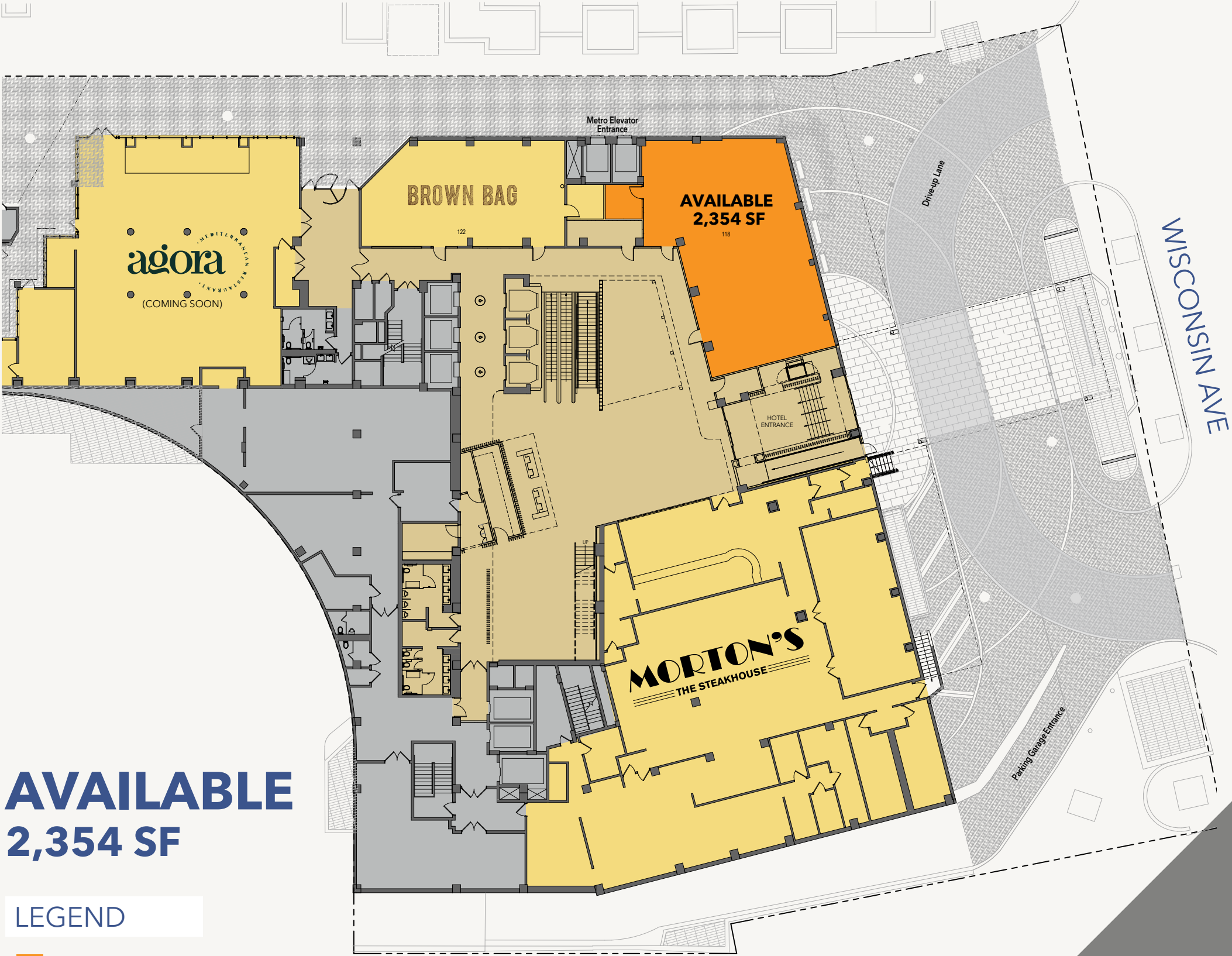
2 BETHESDA
METRO CENTER
315,527 SF

MONTGOMERY LN

WISCONSIN AVE
32,590 AAWDT

CEREMONY

SITE PLAN



**AVAILABLE
2,354 SF**

LEGEND

- AVAILABLE
- LEASED

view from **WISCONSIN AVENUE**

1 BETHESDA
METRO CENTER

HR
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1 BETHESDA METRO CENTER

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