



Bethesda
Towers

Where Bethesda Does Business



**CUSHMAN &
WAKEFIELD**

SUCCESS STARTS HERE

OUTSTANDING AMENITIES & OWNERSHIP



NEW FITNESS CONCEPT COMING SOON
+ building partnership with Sport & Health



CONNECTED & CONVENIENT

Secure Campus Setting with
Beautiful Entry Fountain,
Seating & Landscaping

New Spec Suites

High-end
conference
center

RENOVATED MULTI-TENANT
LOBBIES & CORRIDORS



 **PARKING STAT:** **1.8/1,000**

WITH AN UNDERGROUND STRUCTURED GARAGE



SPROUT CAFÉ

located in the 4340 E/W building (240) 630-8662



FREE SHUTTLE

WITH GPS APP
METRO/WOODMONT
TRIANGLE/BETHESDA ROW

Equipped with Ride Systems tracking, giving you the real time location for the shuttle via computer or mobile app, no matter where you are.



Steps from Red Line Metro
and Purple Line Light Rail.
Over 200 Restaurant &
Retail Offerings



Reagan National Airport: **20 Miles**
Dulles International Airport: **27 Miles**
Baltimore/Washington International **34 Miles**



AMENITIES MAP

- &PIZZA - BETHESDA
- BARREL & CROW
- BETHESDA BAGELS
- BETHESDA ROW CINEMA
- BLACK'S BAR & KITCHEN
- CAVA
- CEREMONY COFFEE
- DOG HAUS
- DUCK DUCK GOOSE
- FISH TACO
- GEORGETOWN CUPCAKE
- GUARDADO'S RESTAURANT
- HANARO SUSHI
- HARDY'S BARBECUE
- HAWKERS ASIAN STREET FOOD
- HOUSE OF MILAE
- JOE & THE JUICE
- KADHAI BOUTIQUE INDIAN CUISINE
- LUKE'S LOBSTER BETHESDA
- MON AMI GABI
- MORTONS STEAK HOUSE
- OLAZZO
- PETER'S CARRY OUT
- PHILZ COFFEE
- PITA ON THE PLAZA
- PIZZERIA DA MARCO
- Q BY PETER CHANG
- RAKU
- SILVER
- SPANISH DINER
- STARBUCKS
- SWEETGREEN
- TACOMBI
- TATTE BAKERY & CAFE
- TERRAIN CAFE
- THE ORIGINAL PANCAKE HOUSE
- THE SALT LINE
- TOUT DE SWEET PASTRY SHOP
- TRADER JOE'S
- TRUE FOOD KITCHEN
- VACE
- WOODMONT GRILL
- WORLD OF BEER
- ZAO STAMINO RAMEN
- & MORE



BETHESDA

MARYLAND'S VIBRANT LIFESTYLE NEIGHBORHOOD

 **90** WALKER'S PARADISE

 **60** WITHIN 1 MILE SUBWAY TRANSIT STATIONS: **2**

11 HOTELS

55 RETAIL



THE URBAN CORE OF MONTGOMERY COUNTY

 **1** MILE

 **5** MILE

- 164** RESTAURANTS
- 55** SHOPPING / RETAIL
- 11** HOTELS
- 2** SUBWAY/TRANSIT STATION
- 53** BUS STOPS

- 1,039** RESTAURANTS
- 515** SHOPPING / RETAIL
- 45** HOTELS
- 15** SUBWAY/TRANSIT STATION
- 866** BUS STOPS



POPULATION GROWTH RATE WITHIN 1 MILE OF BETHESDA TOWERS **3.21%**



AVERAGE HOUSEHOLD INCOME IN BETHESDA, MARYLAND NEARLY **\$225,781**



86.6% OF RESIDENTS IN BETHESDA, MARYLAND HAVE A BACHELOR'S DEGREE OR HIGHER

DRIVE TIMES/DISTANCE



Reagan National Airport: **20 Miles**
 Dulles International Airport: **27 Miles**
 Baltimore/Washington International **34 Miles**

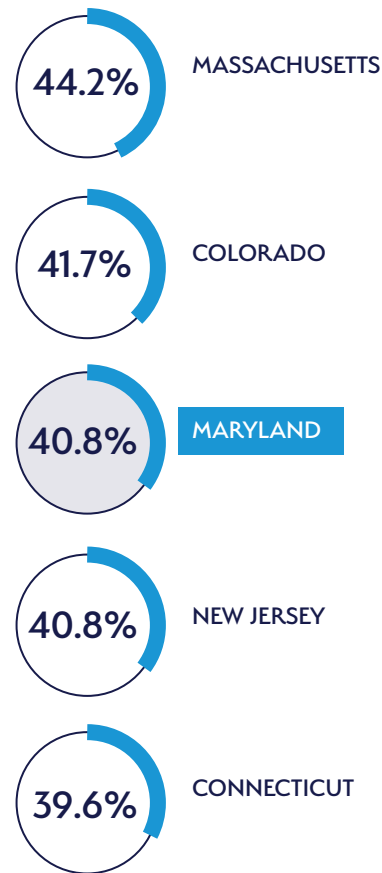
BALTIMORE 31 MIN

TYSONS 25 MIN

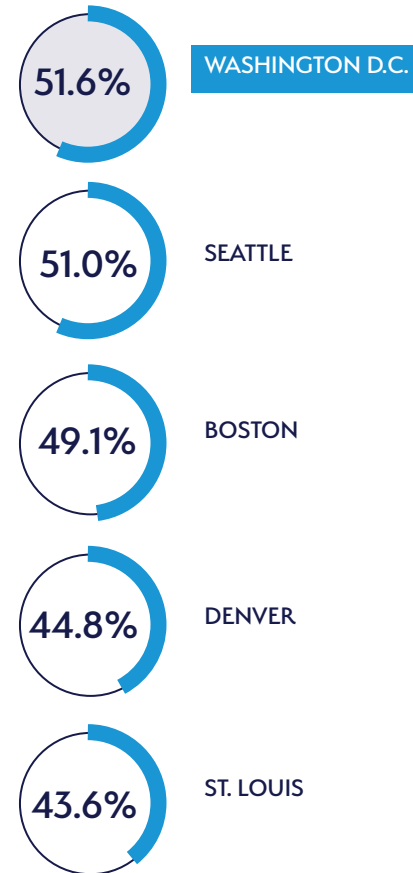
WASHINGTON DC 29 MIN

HIGHLY EDUCATED WORKFORCE

RANK BY STATE



RANK BY CITY



U.S. AVERAGE: 32.6%

86.6%

OF BETHESDA RESIDENTS HAVE EARNED A BACHELORS DEGREE OR HIGHER

BETHESDA BY THE NUMBERS

2022

65,495

BETHESDA POPULATION

34,803

BETHESDA LABOR FORCE



3.21%

POPULATION GROWTH RATE WITHIN 1 MILE OF



AFFLUENT POPULATION



\$225,781

AVERAGE HOUSEHOLD INCOME

YOUNGER THAN AVG.



MEDIAN AGE

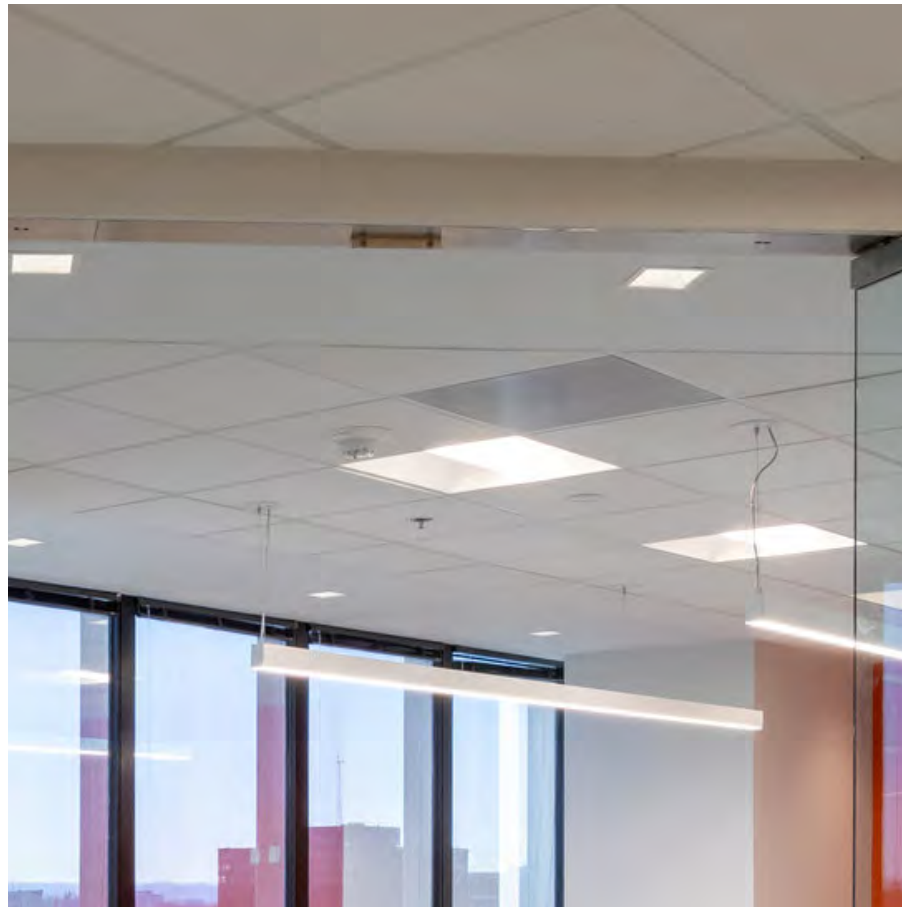
44.2

INFLUX OF TALENT



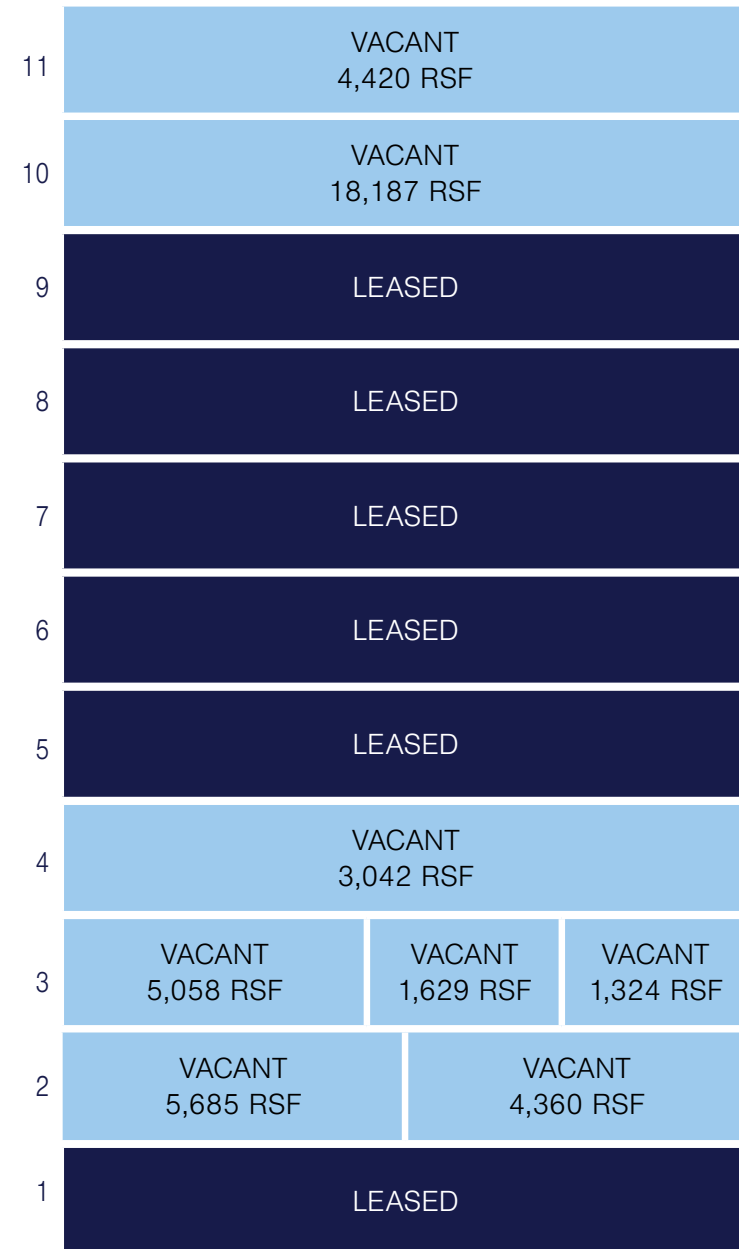
THIS YEAR, MARYLAND'S JOB GROWTH HAS BEEN FASTER THAN BOTH WASHINGTON, DC AND VIRGINIA'S. MARYLAND'S UNEMPLOYMENT RATE RANKS 42ND NATIONALLY.

BETHESDA IS ONE OF THE MOST AFFLUENT AND DYNAMIC COMMUNITIES, KNOWN FOR IT'S WALKABILITY AND CLOSE PROXIMITY TO NATIONAL INSTITUTIONS. A HUB FOR COMMERCE, RETAIL, DINING, ARTS AND CULTURE IN THE HEART OF THE DMV.

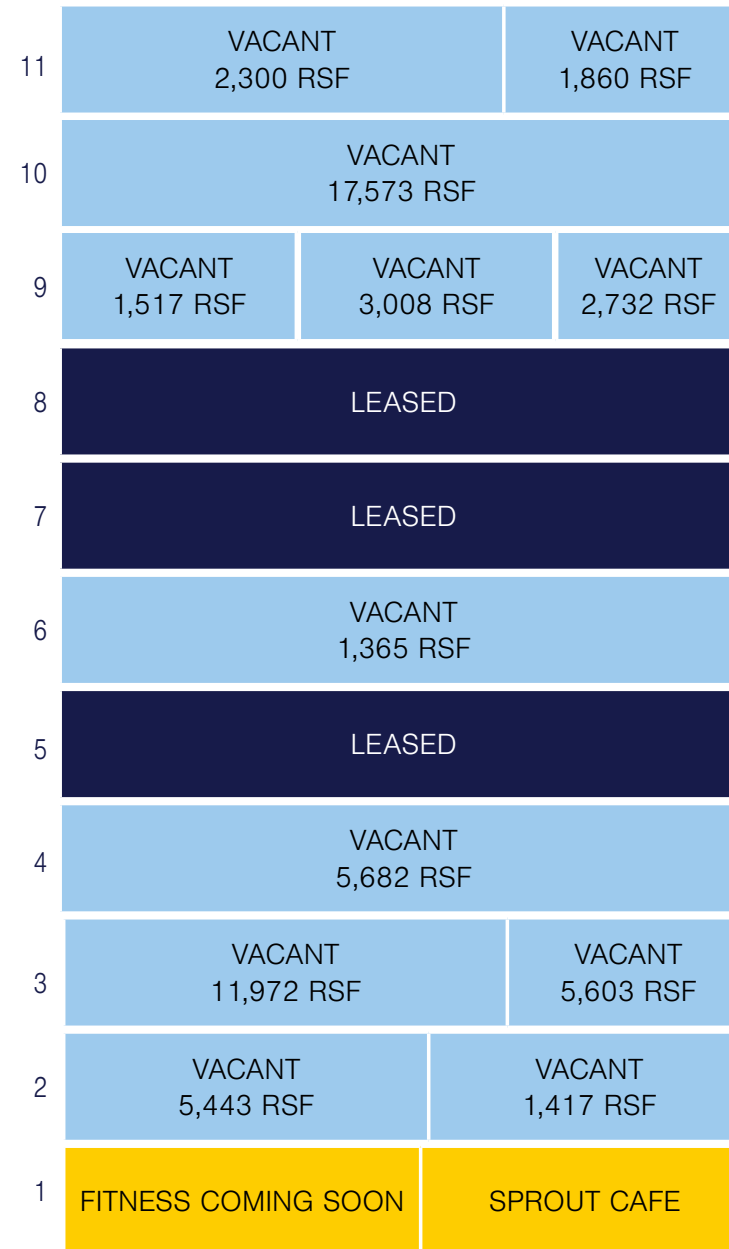


STACKING PLANS

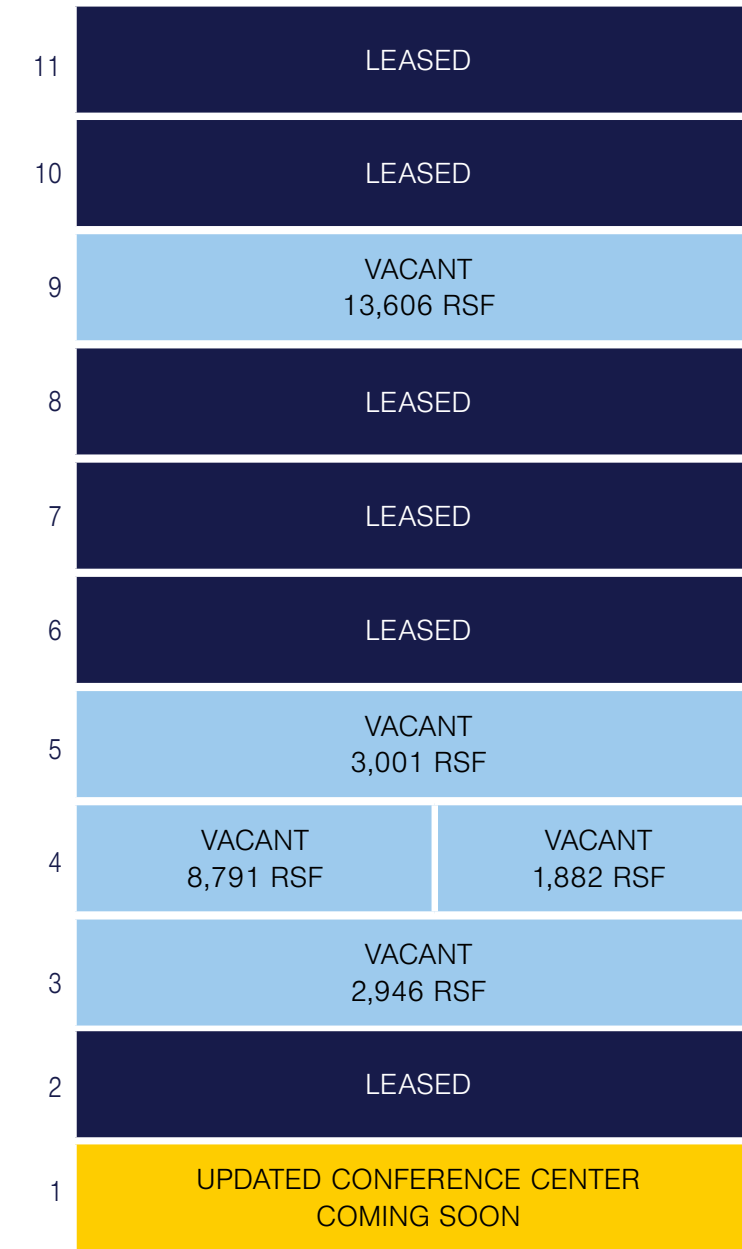
BETHESDA TOWERS NORTH



BETHESDA TOWERS SOUTH



BETHESDA TOWERS WEST





NORTH TOWER 4330

SUITE 210

5,685 RSF



BEN POWELL
+1 301 634 2379

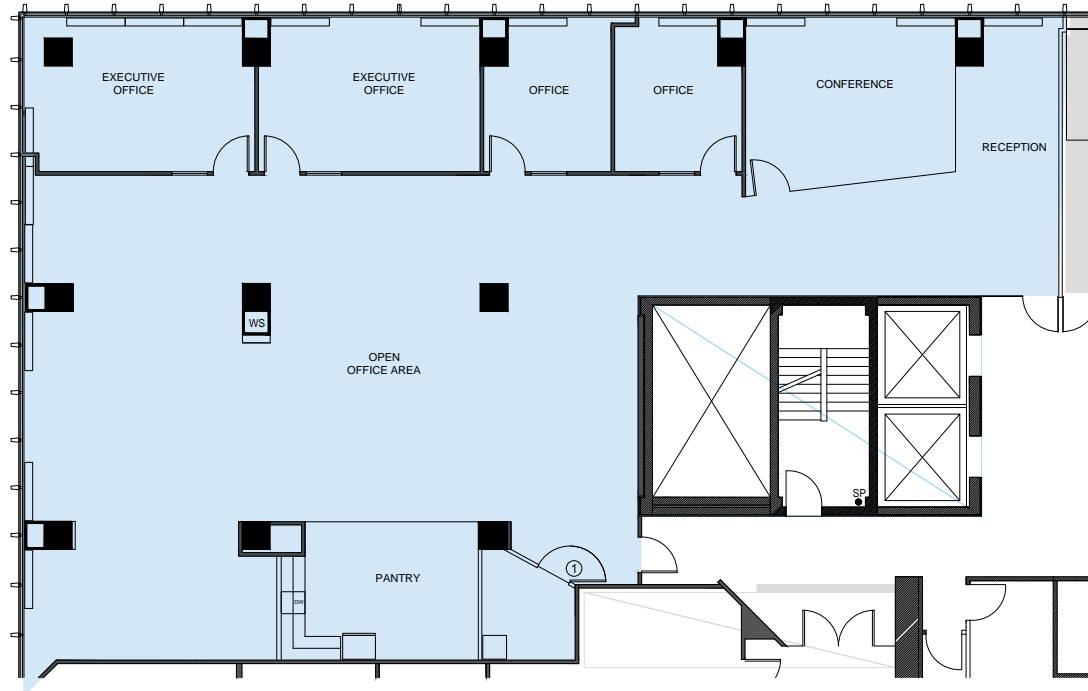
GWEN DOMINGUEZ
+1 301 634 2383

NORTH TOWER 4330



SUITE 220

4,360 RSF

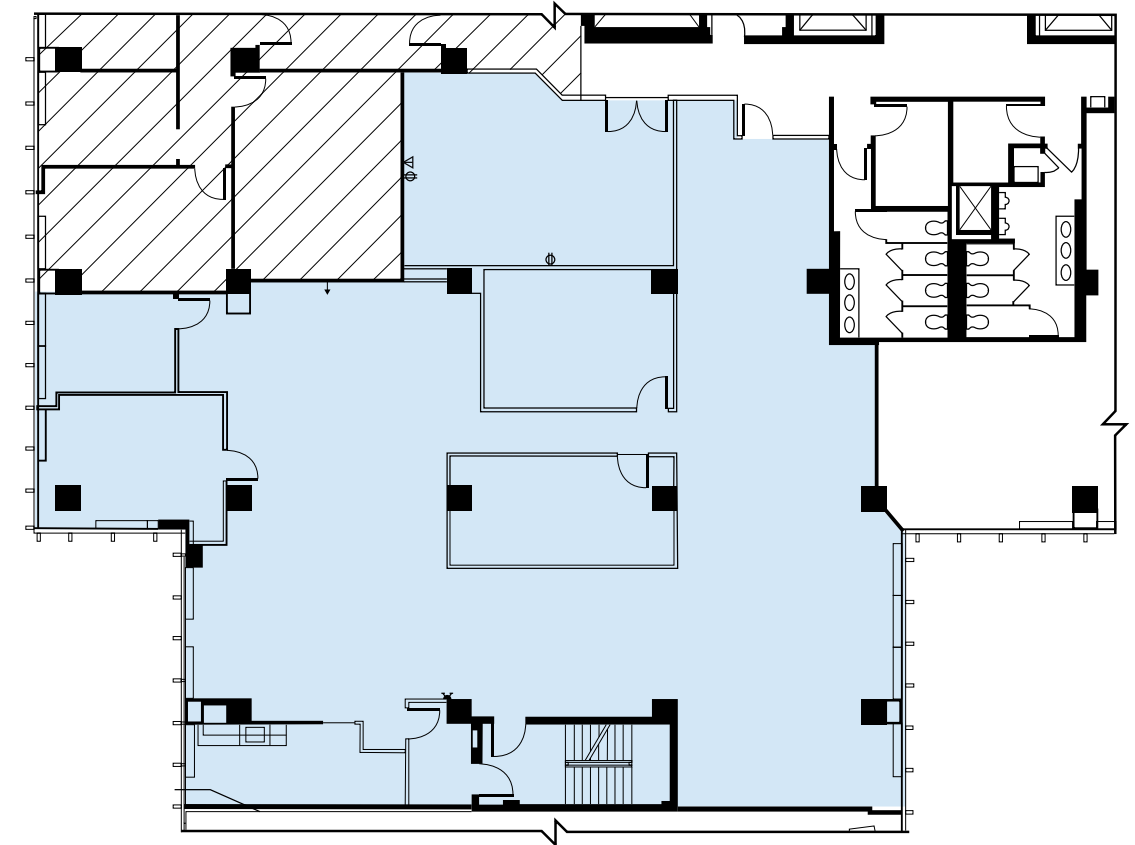


NORTH TOWER 4330



SUITE 300

5,058 RSF



BEN POWELL
+1 301 634 2379

GWEN DOMINGUEZ
+1 301 634 2383



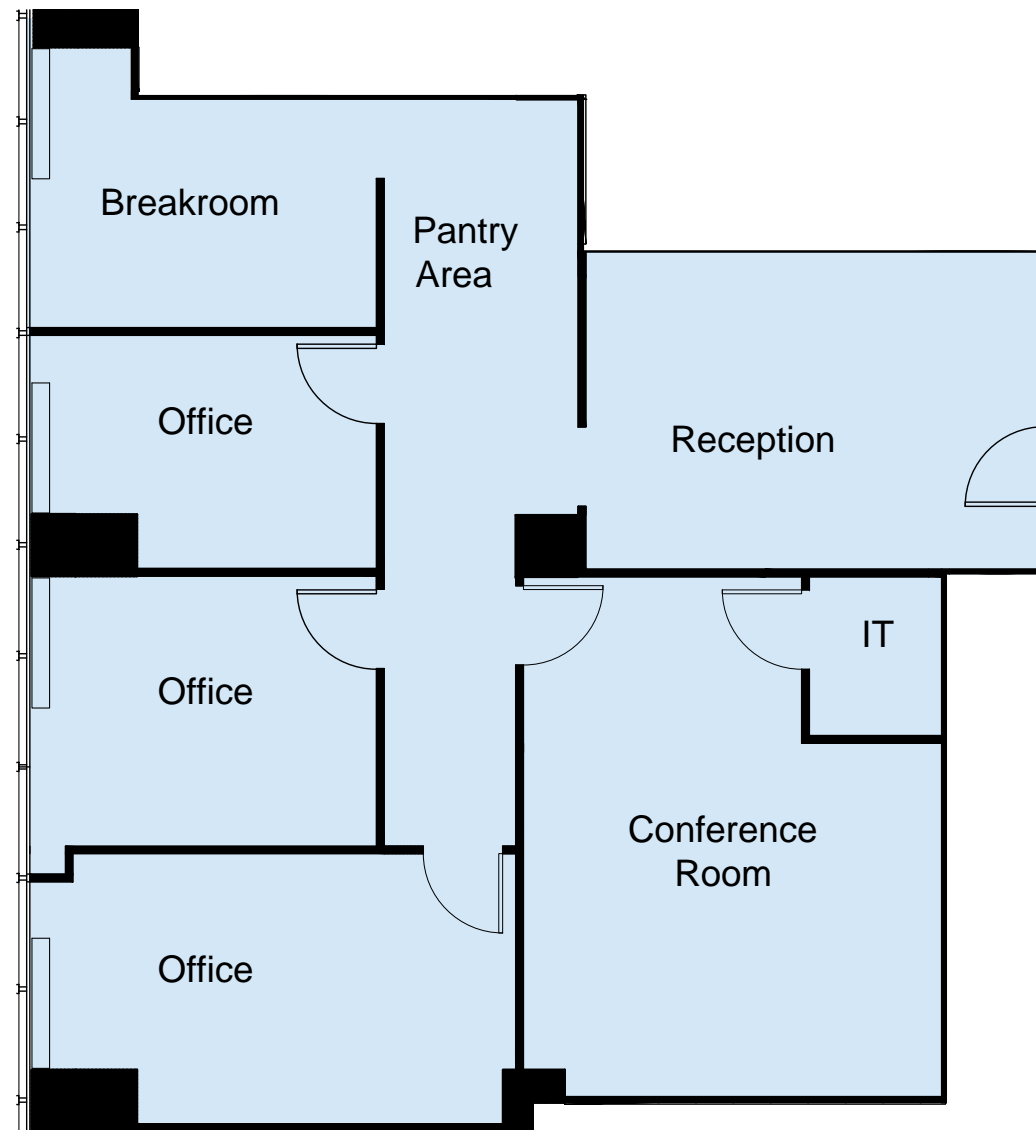
BEN POWELL
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GWEN DOMINGUEZ
+1 301 634 2383



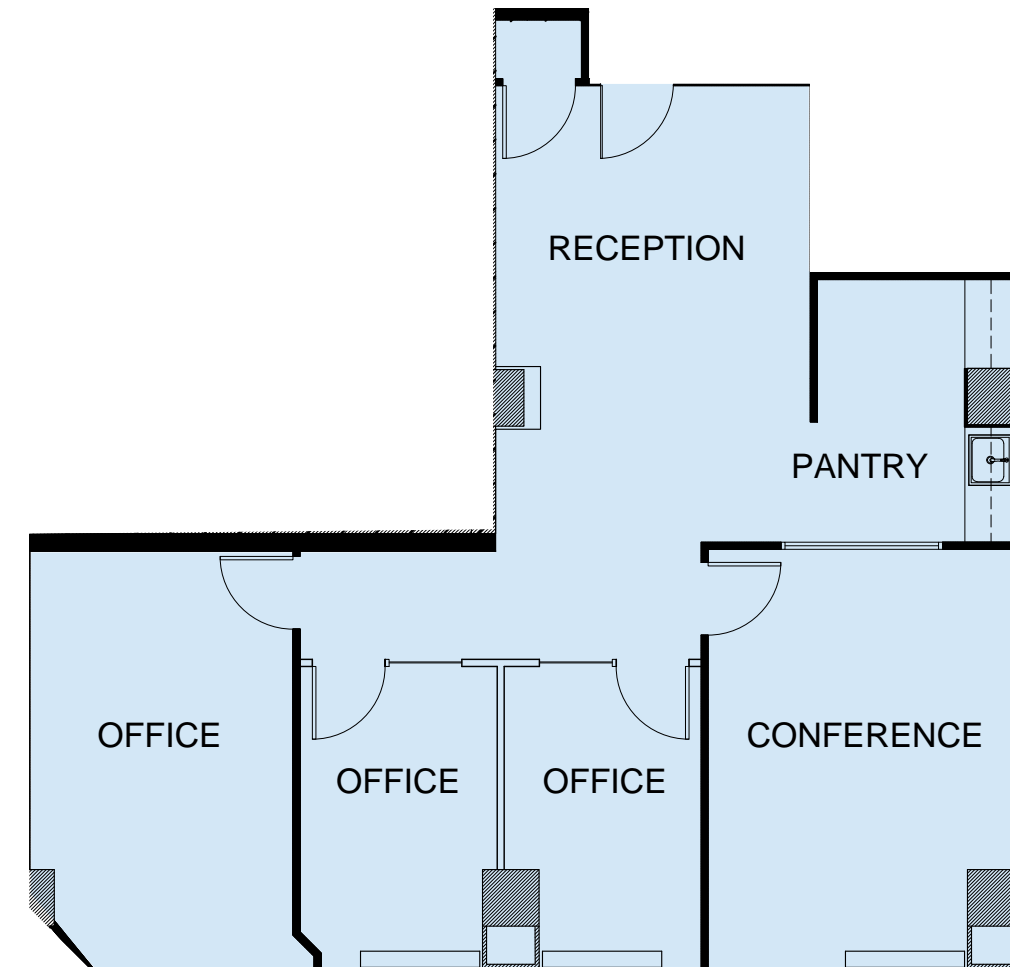
SUITE 301

1,629 RSF



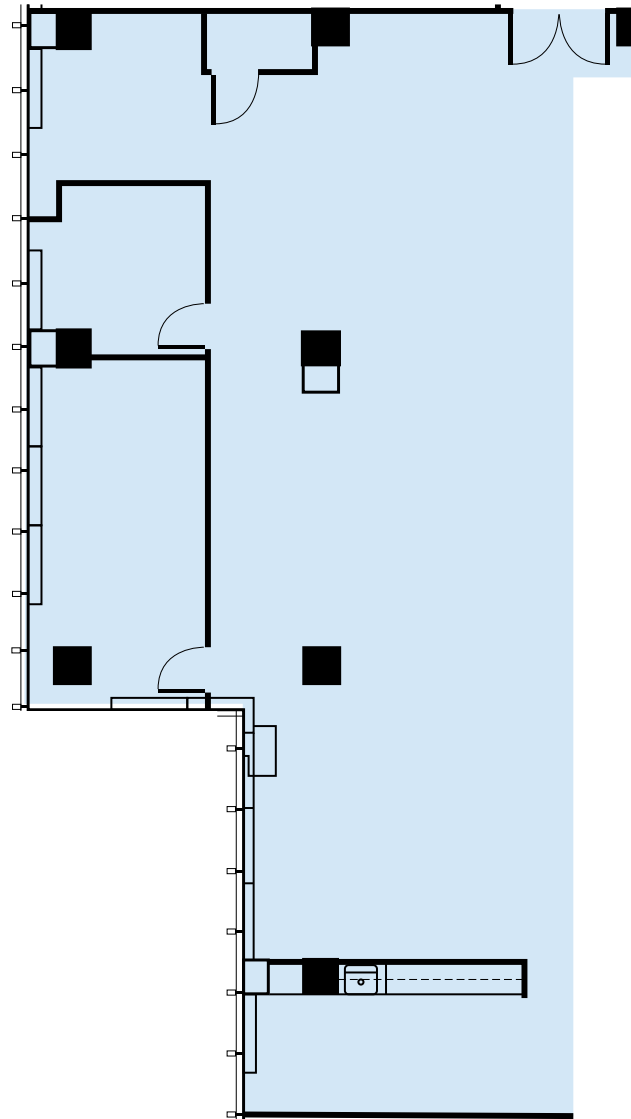
SUITE 304

1,324 RSF



SUITE 425

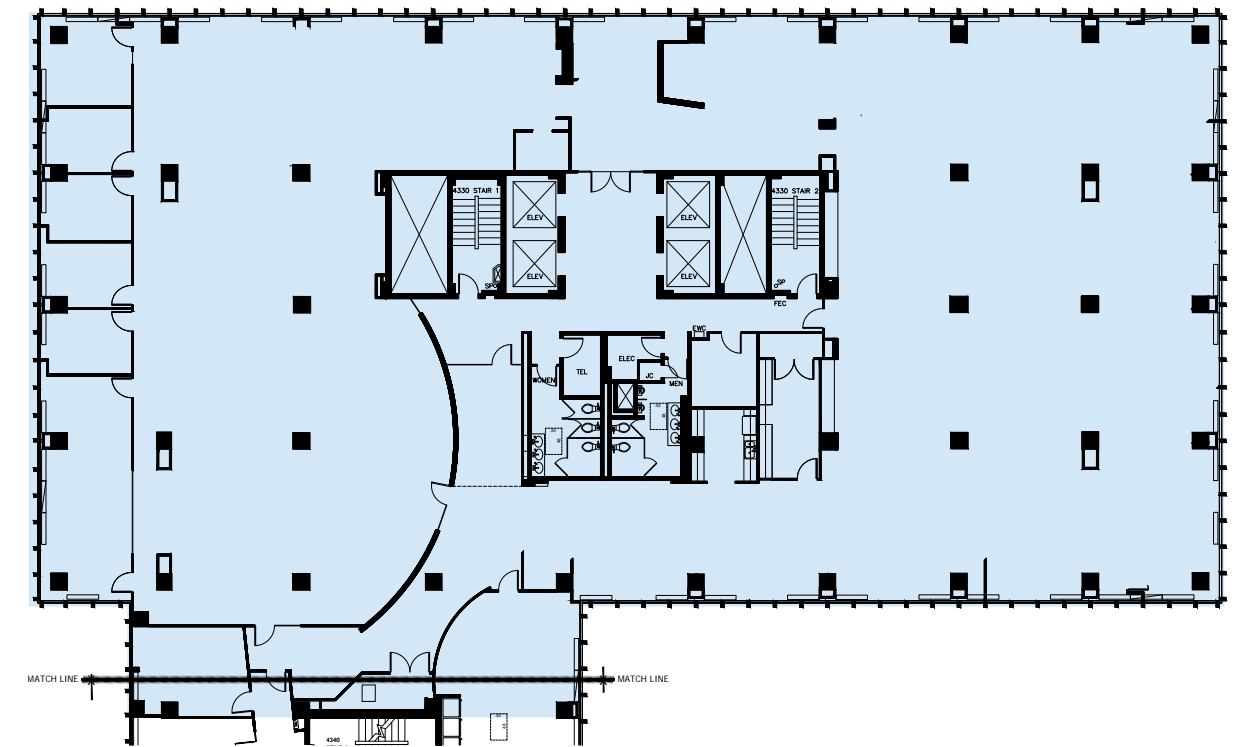
3,042 RSF



SUITE 1000

18,187 RSF

PART OF FULL FLOOR 35,760 RSF
CONTIGUOUS VACANT BLOCK

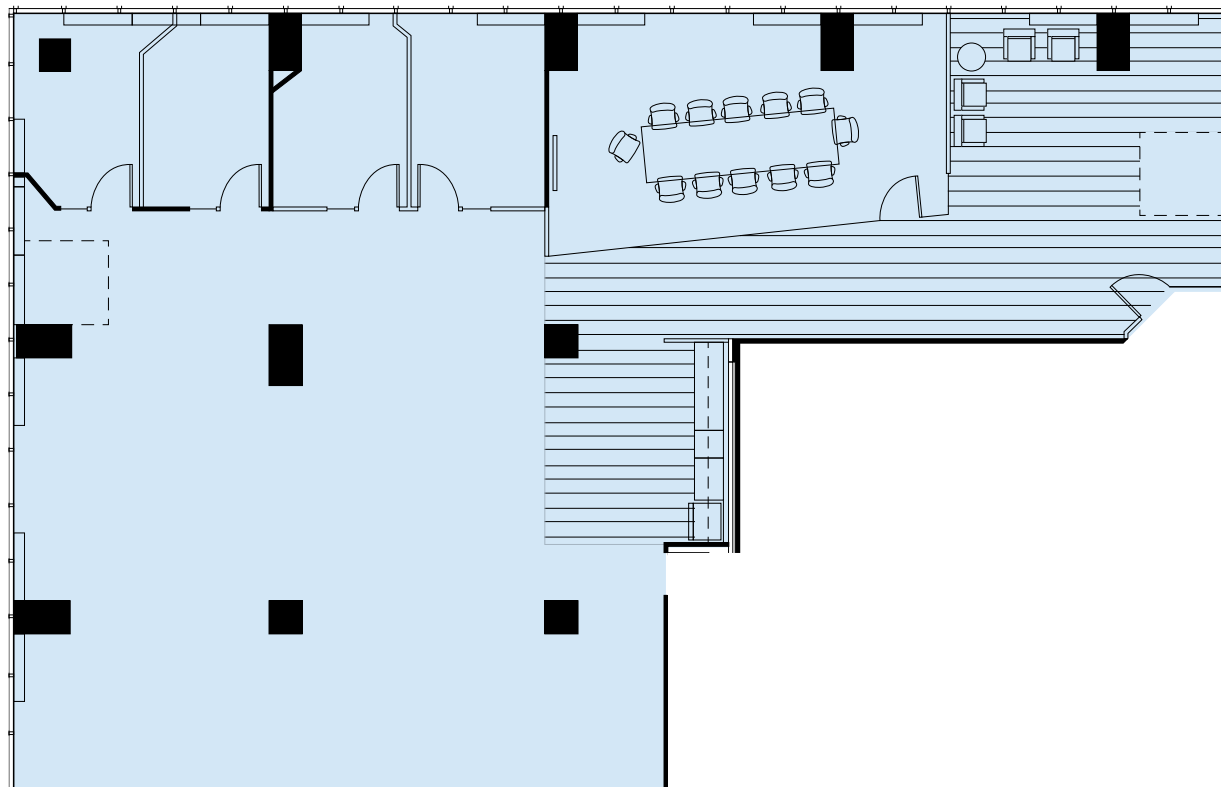


NORTH TOWER 4330



SUITE 1100

4,420 RSF



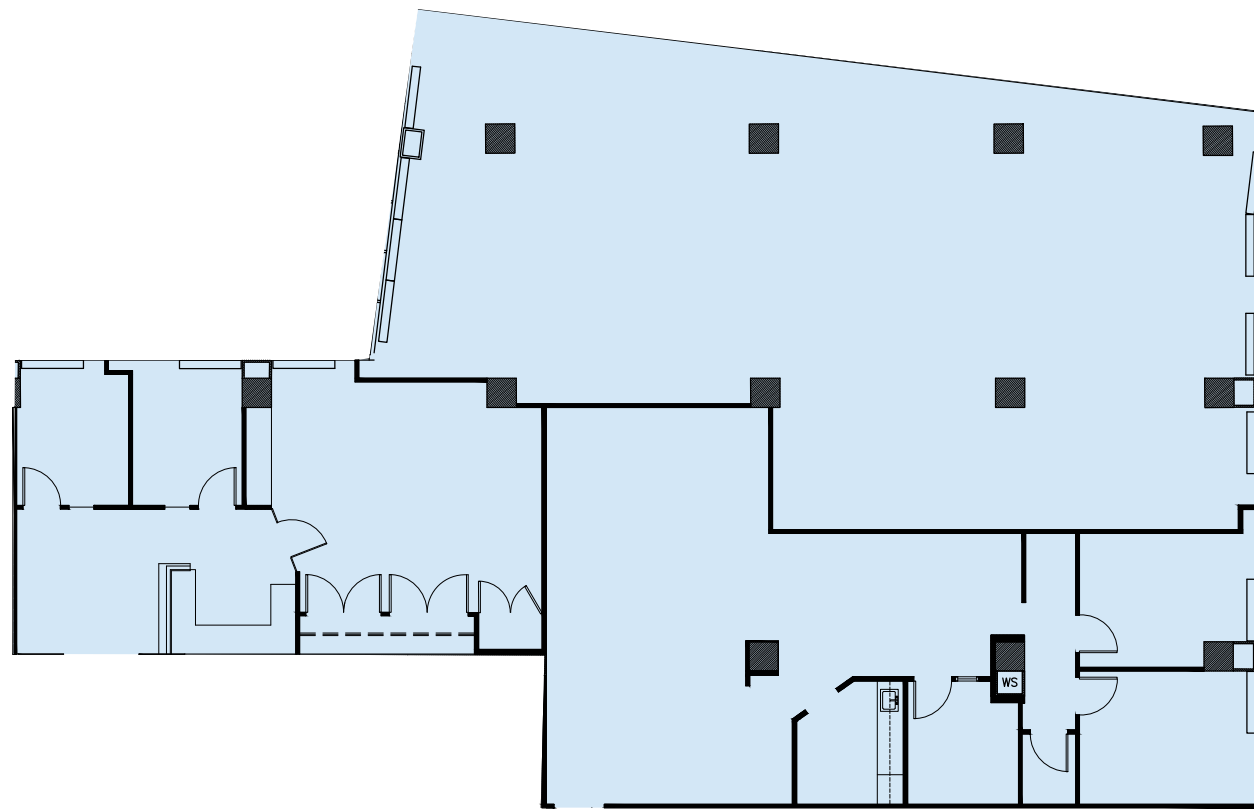
BEN POWELL
+1 301 634 2379

GWEN DOMINGUEZ
+1 301 634 2383



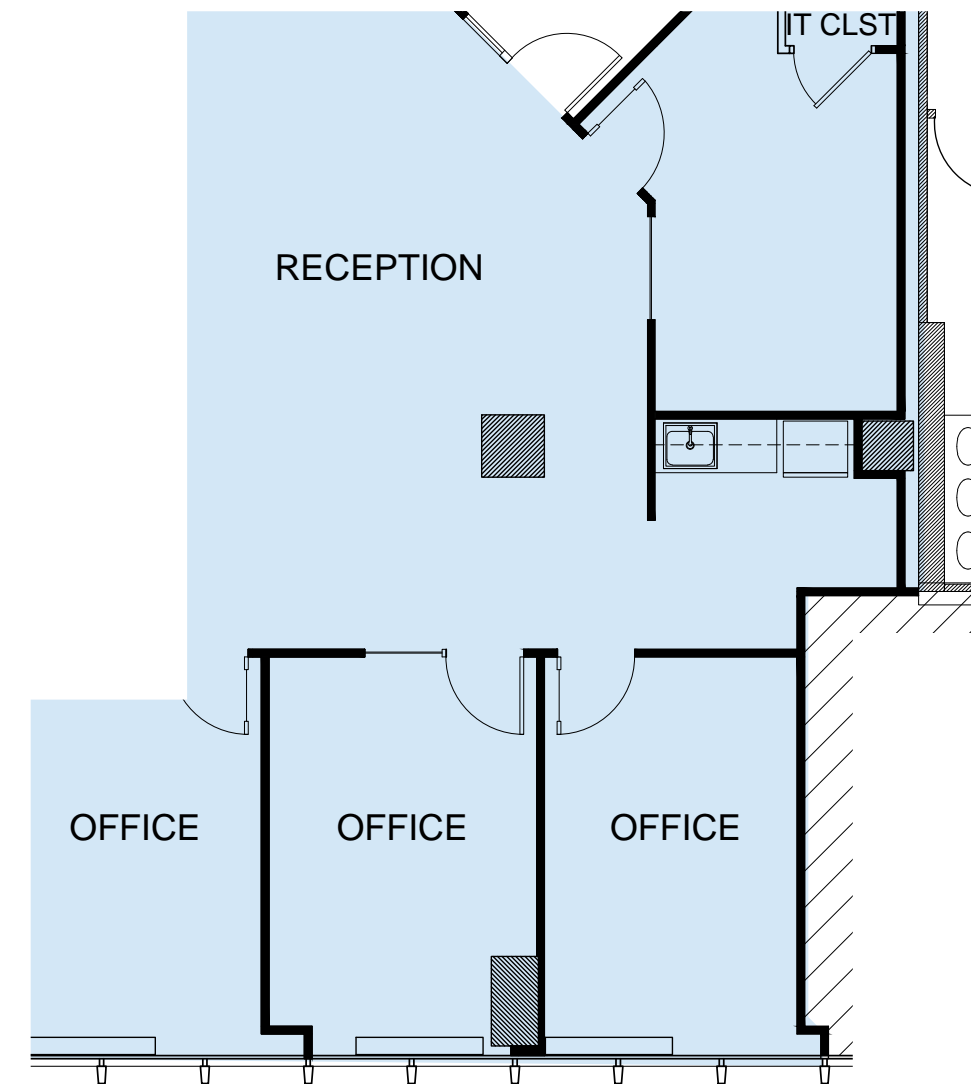
SUITE 200

5,443 RSF



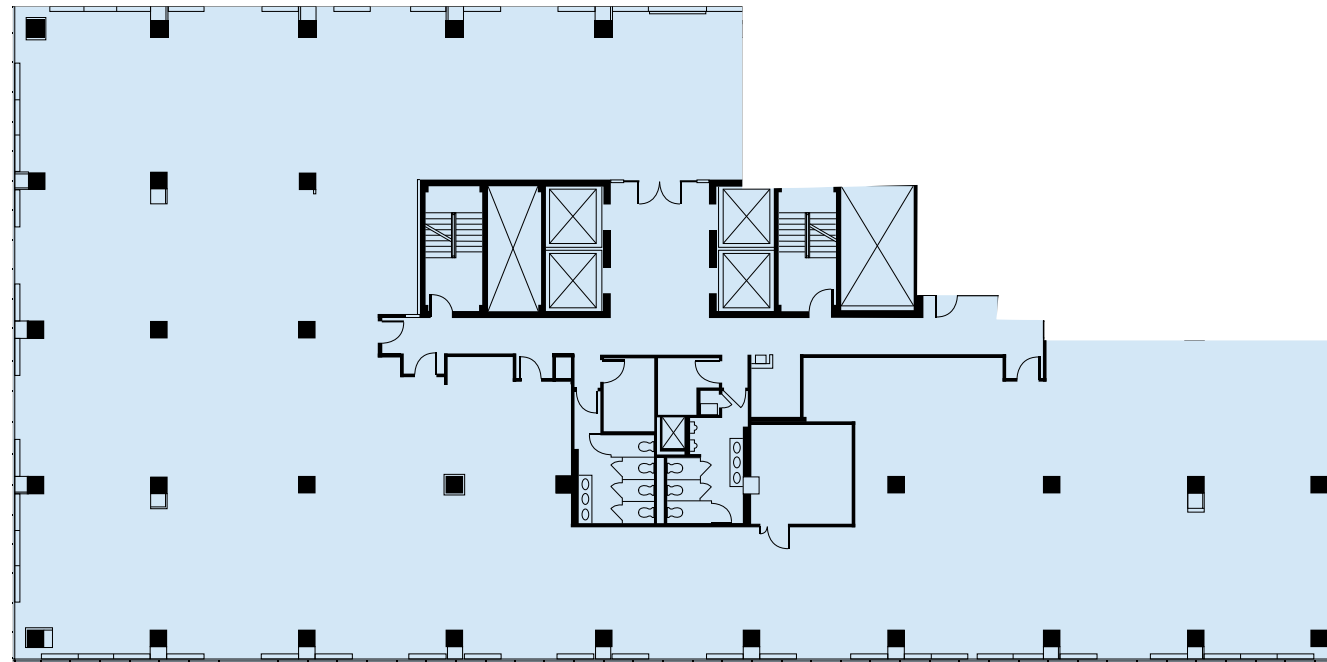
SUITE 202

1,417 RSF



SUITE 300

11,972 RSF



SUITE 350

5,603 RSF

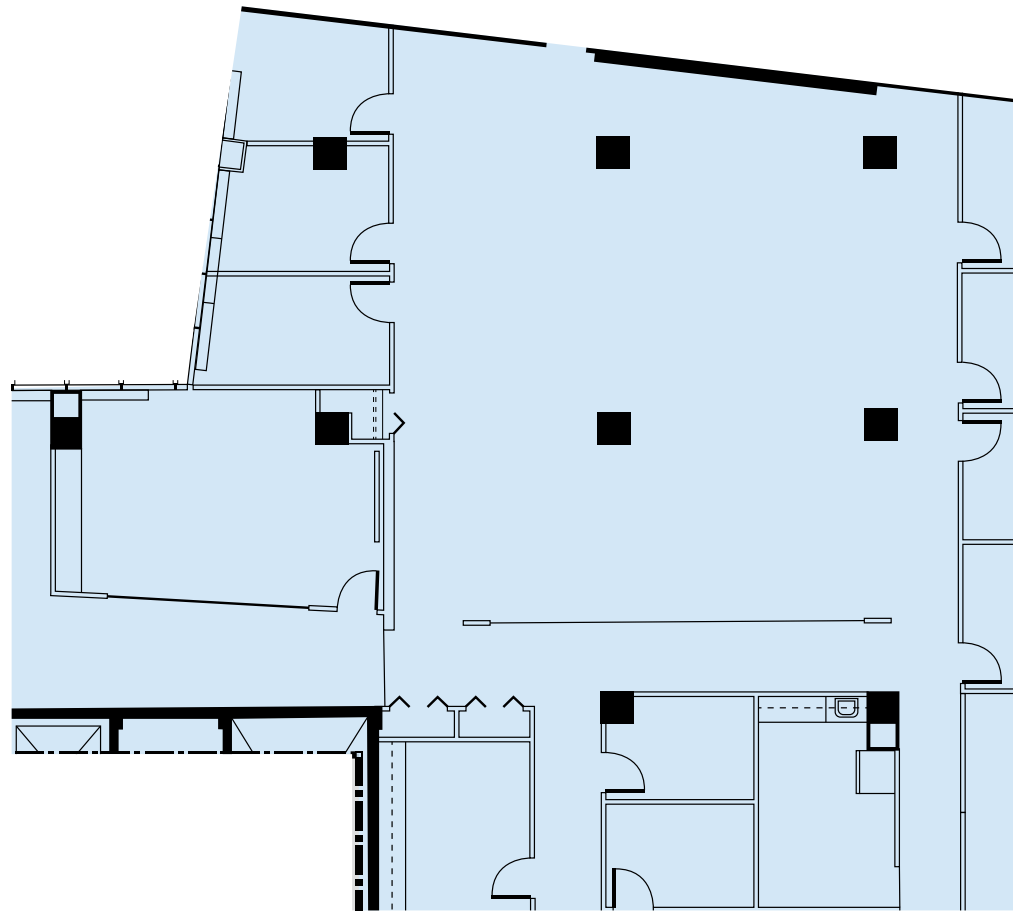


SOUTH TOWER 4340



SUITE 400

5,682 RSF

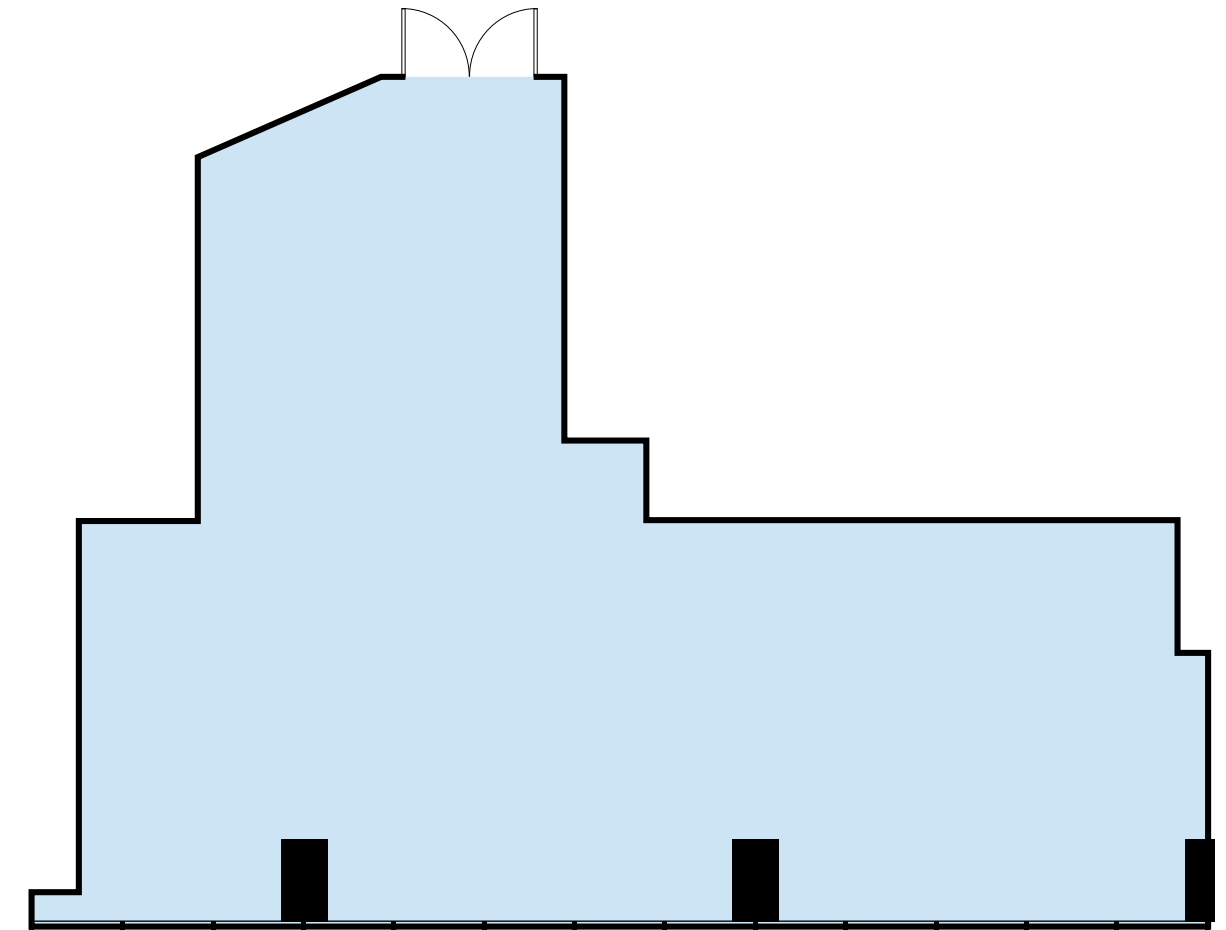


SOUTH TOWER 4340



SUITE 630

1,365 RSF
SHELL CONDITION



BEN POWELL
+1 301 634 2379

GWEN DOMINGUEZ
+1 301 634 2383



BEN POWELL
+1 301 634 2379

GWEN DOMINGUEZ
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SUITE 1000

10th As-Built

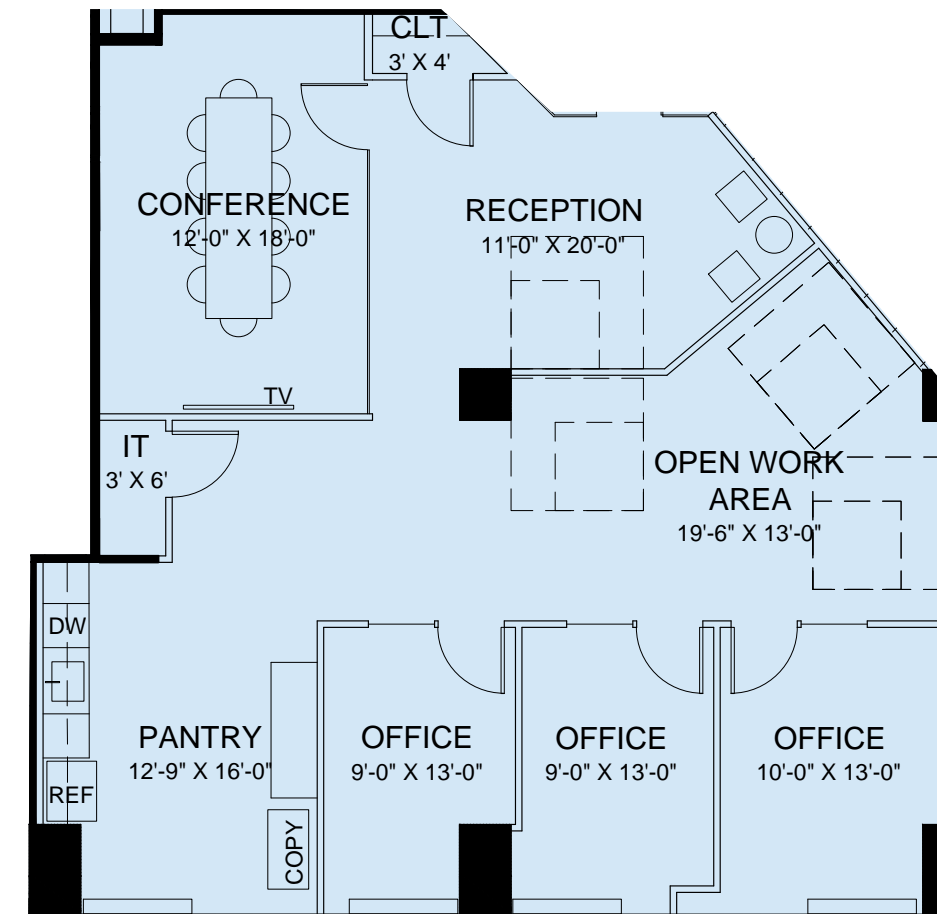
17,573 RSF

PART OF FULL FLOOR 35,760 RSF
CONTIGUOUS VACANT BLOCK



SUITE 1120

1,860 RSF

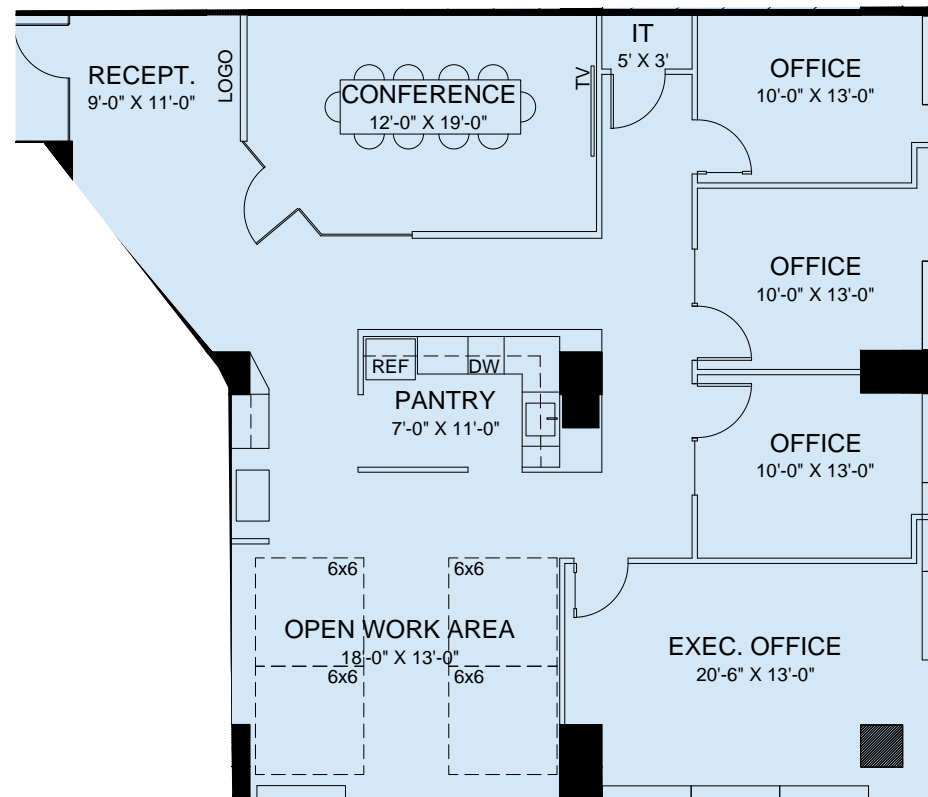


SOUTH TOWER 4340



SUITE 1130

2,300 RSF



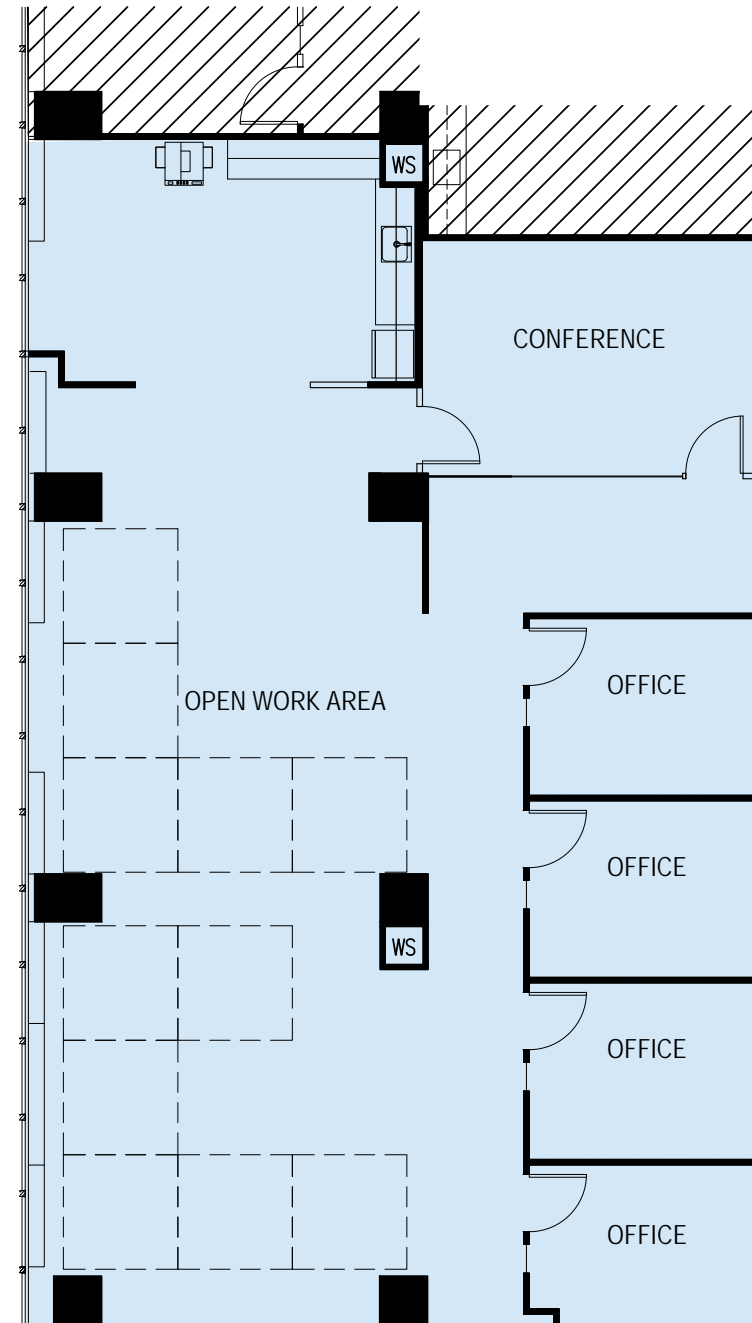
BEN POWELL
+1 301 634 2379

GWEN DOMINGUEZ
+1 301 634 2383



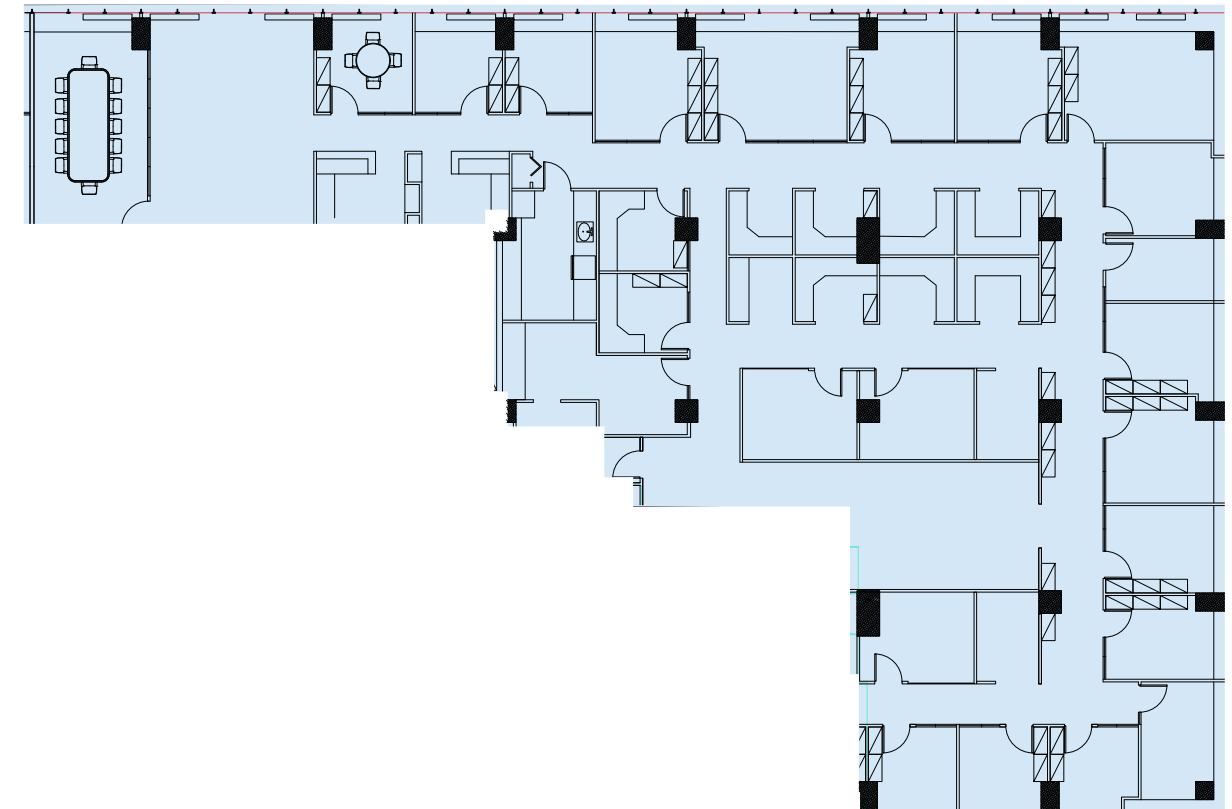
SUITE 360

2,946 RSF



SUITE 400

8,791 RSF

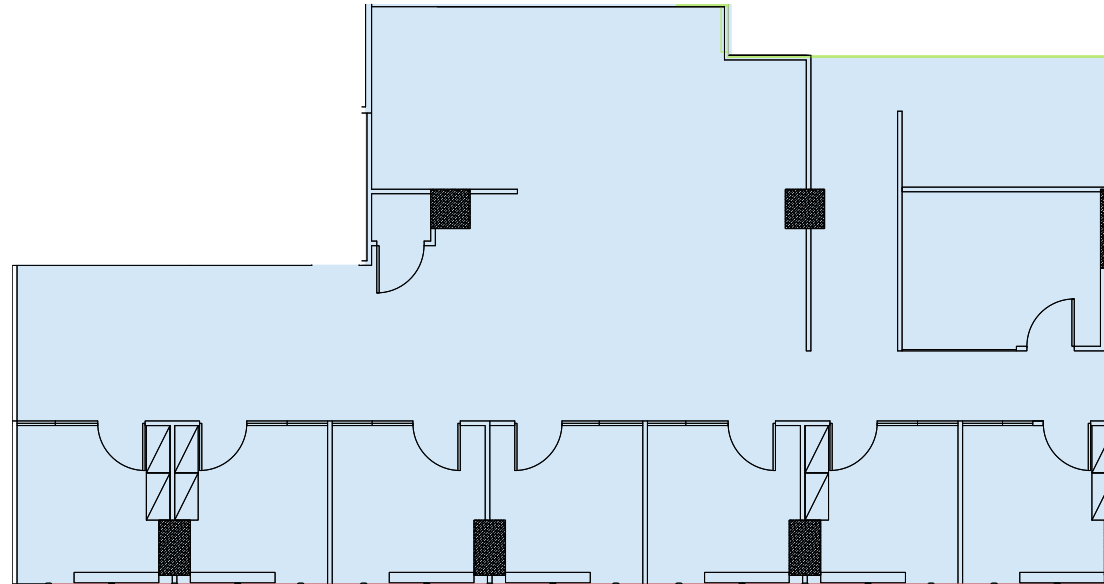


WEST TOWER 4350



SUITE 420

1,882 RSF

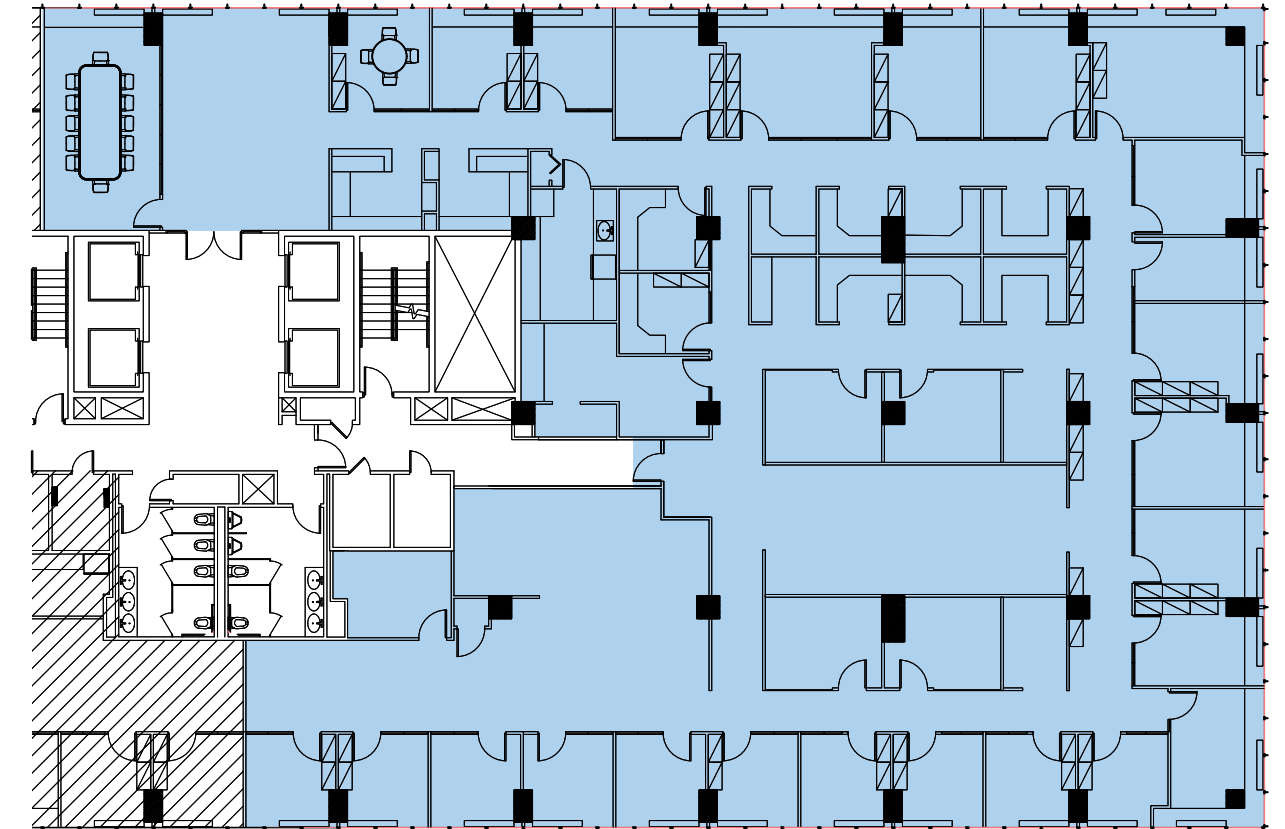


WEST TOWER 4350



SUITE 400 + 420

10,673 RSF



BEN POWELL
+1 301 634 2379

GWEN DOMINGUEZ
+1 301 634 2383



BEN POWELL
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GWEN DOMINGUEZ
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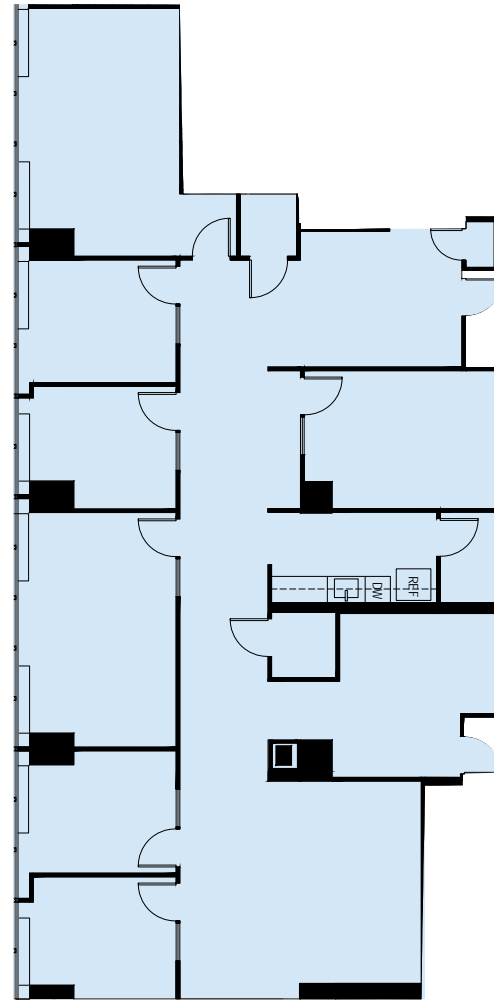


WEST TOWER 4350



SUITE 550

3,001 RSF

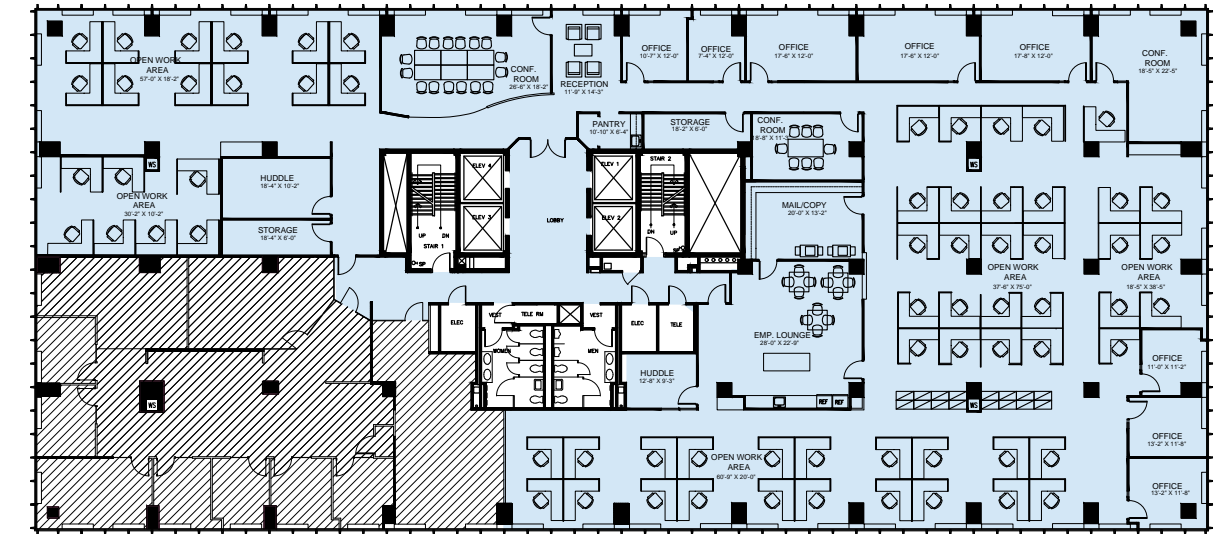


WEST TOWER 4350



SUITE 900

13,606 RSF



BEN POWELL
+1 301 634 2379

GWEN DOMINGUEZ
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**Bethesda
Towers**

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GWEN DOMINGUEZ
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