

2 BETHESDA METRO



THE BEST IN BETHESDA

\$25 MILLION CLASS A OFFICE RENOVATION LOCATED IN THE HEART OF BETHESDA



WATCH PROPERTY



VIDEO



WORLD-CLASS OFFERINGS & AMENITIES

THE PINNACLE OF WORKPLACE LUXURY IN BETHESDA

2 Bethesda Metro makes an immediate impression with its commanding presence along Woodmont Avenue, striking entrance lobby and refined modern design. The tenant experience is further elevated by a state-of-the-art amenity center, complete with a rooftop conference center and outdoor terrace that offers sweeping, panoramic views of the city. With every detail meticulously crafted for elegance, comfort, and productivity, 2 Bethesda Metro is not just a workplace, but a destination that embodies the future of a thriving community from the heart of Bethesda.

2 Bethesda Metro



AN ELEGANT
ENTRANCE

AN ELEVATED PRESENCE ON WOODMONT AVENUE
AND MODERNIZED BUILDING ACCESS



ON-SITE DAYCARE
& CONCIERGE



OUTDOOR COURTYARD
WITH SEATING



STEPS TO TRENDY BETHESDA
ROW AND ADDITIONAL RETAIL



DIRECT ACCESS TO BETHESDA
METRO & METRO BUS STATION



LEED GOLD
CERTIFICATION



HIGH VISIBILITY
SIGNAGE OPPORTUNITY



THOUGHTFULLY RENOVATED LOBBY

EXPANDED LOBBY WITH
GATHERING AREAS,
ADDED SECURITY &
HOST CONCIERGE



LOCATED AT THE RETAIL LEVEL OF THE BUILDING



Pisco y Nazca brings the bold flavors and rich culinary traditions of Peru to Bethesda. This vibrant gastrobar blends authentic Peruvian cuisine with a modern twist, offering an exciting menu featuring standout dishes like Ceviche Mixto and Lomo Saltado. With its chic decor, attentive service, and a standout selection of Pisco cocktails, Pisco y Nazca is the perfect destination for a flavorful lunch, a lively happy hour, or a memorable dinner experience.

ROOFTOP



TAKE THE 360° TOUR

REFRESHING ROOFTOP PATIO

VERSATILE OPEN-AIR COLLABORATION SPACE FOR
CLIENT MEETINGS, TENANT RELAXATION & MORE



AMENITY CENTER

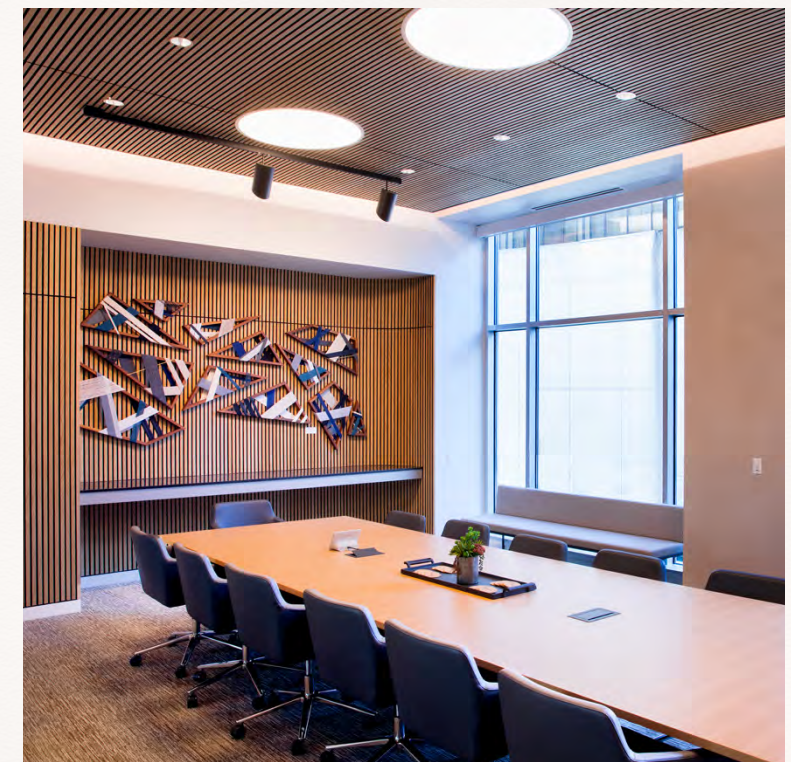


TAKE THE 360° TOUR



CONFERENCE CENTER WITH CUTTING EDGE TECHNOLOGY

FEATURING CONFERENCE ROOMS
WITH AV/WIRELESS CAPABILITIES





WELLNESS FOCUSED FITNESS CENTER

EQUIPPED WITH LOCKER ROOMS,
A FITNESS ROOFTOP PATIO AND
YOGA/GROUP CLASS ROOM

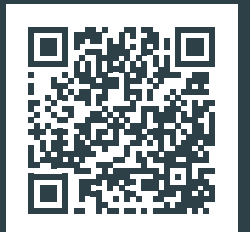


UNWIND IN THE TENANT LOUNGE

TAKE A BREATHER IN THE TENANT LOUNGE
FEATURING SEATING AREAS AND A POOL TABLE



FITNESS CENTER



TAKE THE 360° TOUR



MEZZANINE



TAKE THE 360° TOUR

ABUNDANT AMENITIES STEPS FROM BETHESDA ROW & WOODMONT TRIANGLE



Just steps from Bethesda Row and Woodmont Triangle, you’re surrounded by dining, shopping, and entertainment—with nearby Metro access and an on-site 18-rack bike room for a seamless, easy commute.

BETHESDA ROW RETAIL

- | | | | | |
|--|---|--|--|---|
| <ul style="list-style-type: none"> • Anine Bing • Anthropologie • Apple Store • Aveda • Bethesda Bagels • Berries & Bowls • Bluemercury • Boll and Branch • BondVet • Bonobos • CAVA • Chip City • Club Pilates • DIG INN • Dolcezza Gelato • Eat Sprout • Equinox • Ernesta | <ul style="list-style-type: none"> • Evereve • Faherty • Farrow & Ball • Fish Taco • Five Guys • FP Movement • Framebridge • Georgetown Cupcake • Giant • Gorjana • Hair Cuttery • Hawkers • Hey Day • Ideal Image • Indigo Octopus • J Mc Laughlin • Jeni’s Ice Creams • Jenni Kayne | <ul style="list-style-type: none"> • Joe & The Juice • Johnny Was • Kendra Scott • Landmark Theaters • Lens Crafters • Levain Bakery • Lululemon • Luke’s Lobster • Madewell • Madison Reed • Maman • Mamma Lucia • Marine Layer • Matchbox • Mejuri • Mon Ami Gabi • Morley • Neuhaus | <ul style="list-style-type: none"> • New Balance • Nike • Paper Source • Pampillonia • Pink Chicken • Planta • Poke Dojo • Puree Artisan Juice • Quartermain Coffee • Rails • Raku • Reformation • Room & Board • Roosters • Rowan • Salt Line • Sassanova • Sephora | <ul style="list-style-type: none"> • Serena & Lily • Simon Pearce • Soul Cycle • Strech Lab • Sweetgreen • Symmetry • Teazzi Tea Shop • The Halal Guys • The Shade Store • The Sill • Uncle Julio’s • Urban Country • Veronica Beard • Vuori • Warby Parker • Williams Sonoma • Wylie Grey • Yogitopi |
|--|---|--|--|---|



- Benihana
- Barrel & Crow
- Chipotle
- Gringos & Mariachis
- Guapo's
- Jetties
- Hip Flask
- Medium Rare
- Pizzeria De Marco
- The Big Greek Cafe
- Trader Joe's
- AND MORE!

ROOM TO GROW



EFFICIENT FLOOR PLATES



SWEEPING VIEWS OF DOWNTOWN BETHESDA



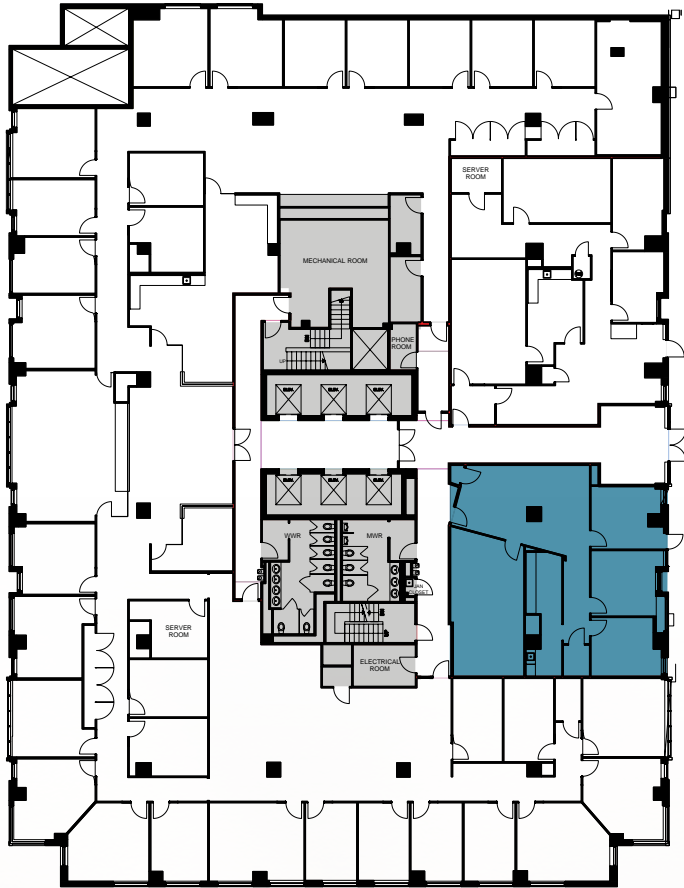
DOUBLE GLASS ENTRIES



AMPLE BRANDING OPPORTUNITIES

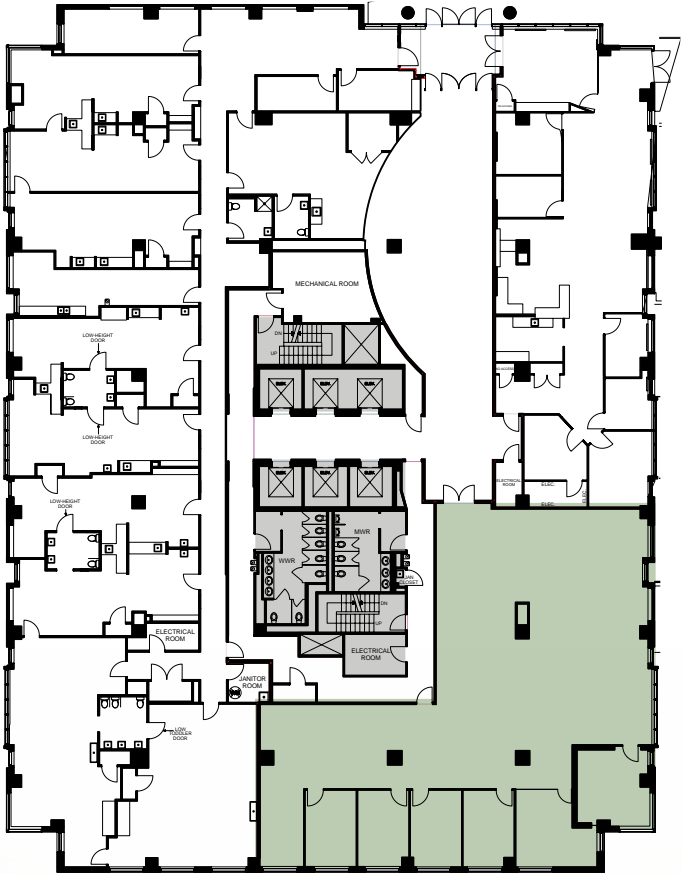


MEZZANINE



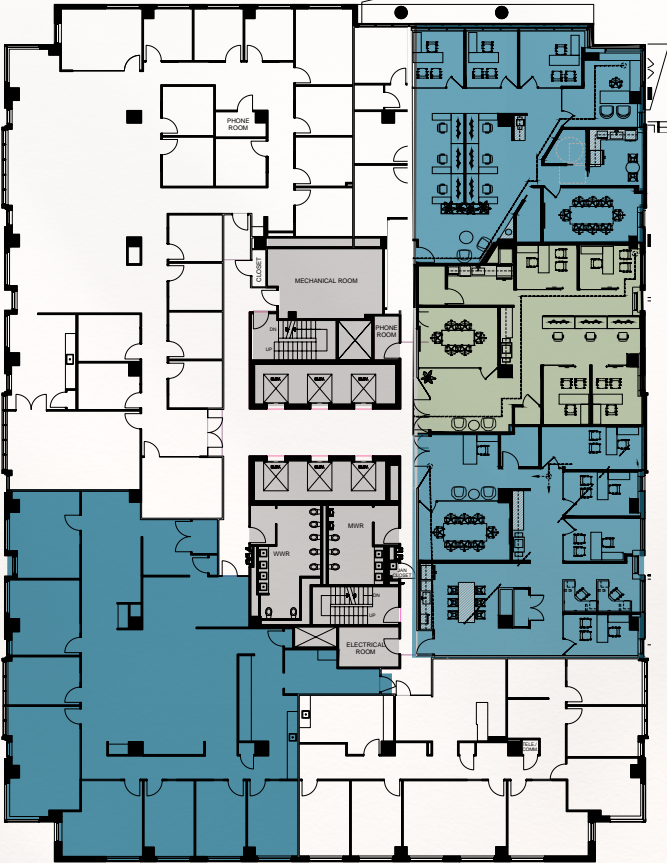
SUITE 200
2,057 SF

PLAZA



SUITE 320
5,221 SF

4TH FLOOR



SUITE 420
4,988 SF

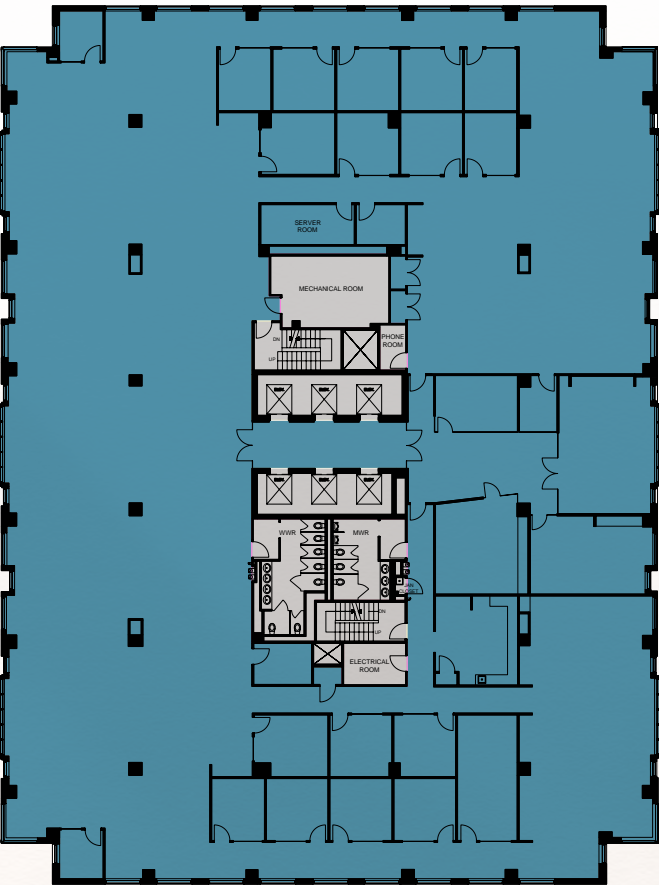
SPEC SUITES
COMING SOON

SUITE 450
2,612 SF

SUITE 460
1,984 SF

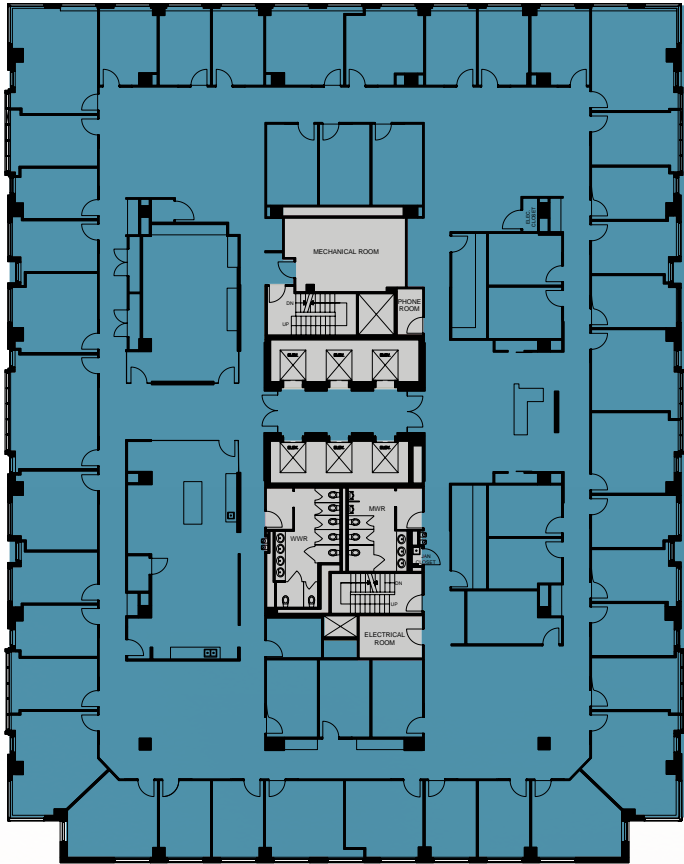
SUITE 470
2,465 SF

10TH FLOOR

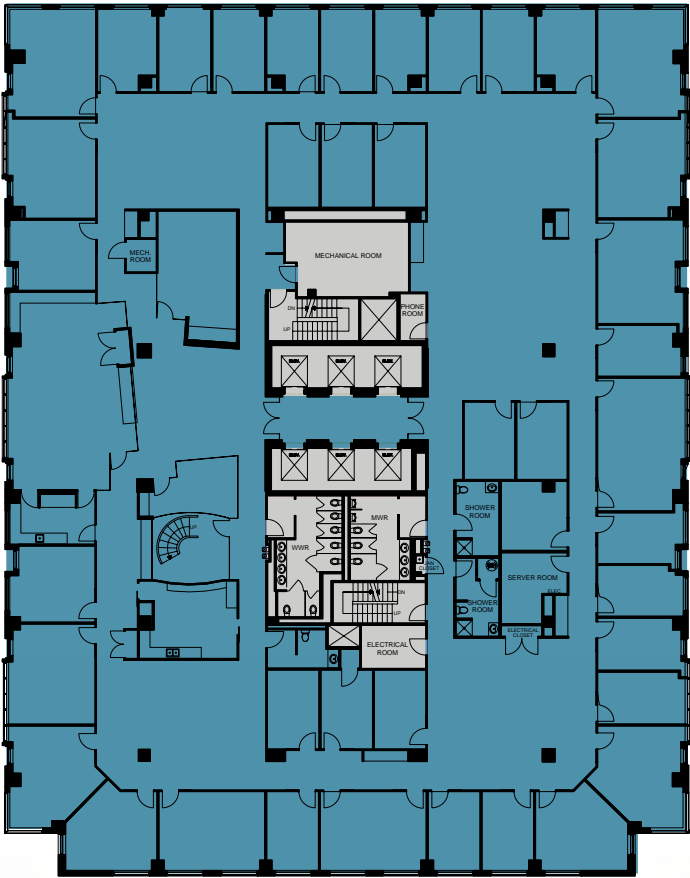


FULL FLOOR
23,275 SF

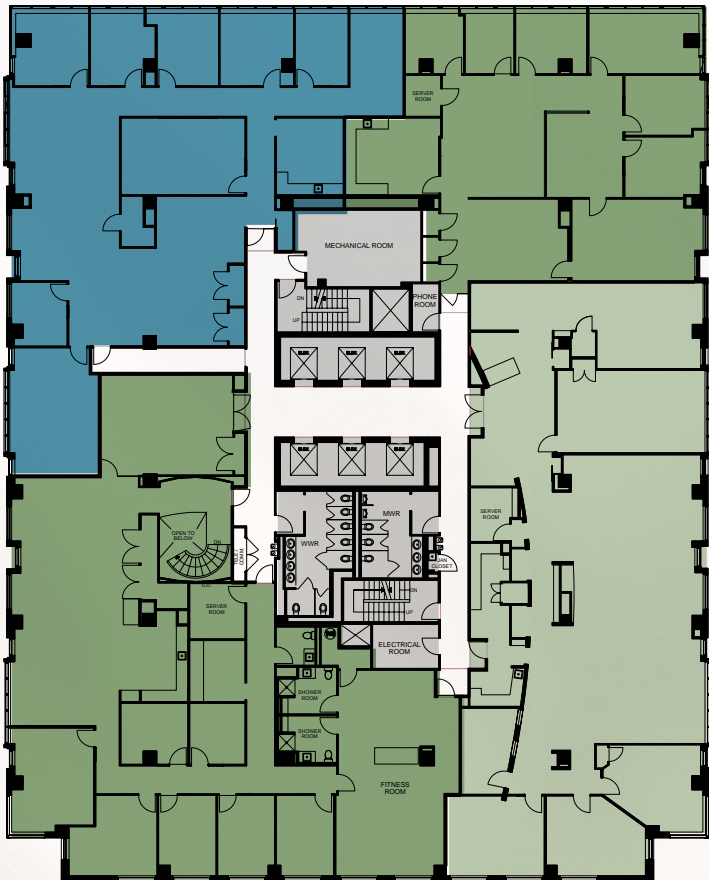
11TH FLOOR
FULL FLOOR
22,318 SF



12TH FLOOR
FULL FLOOR
22,321 SF



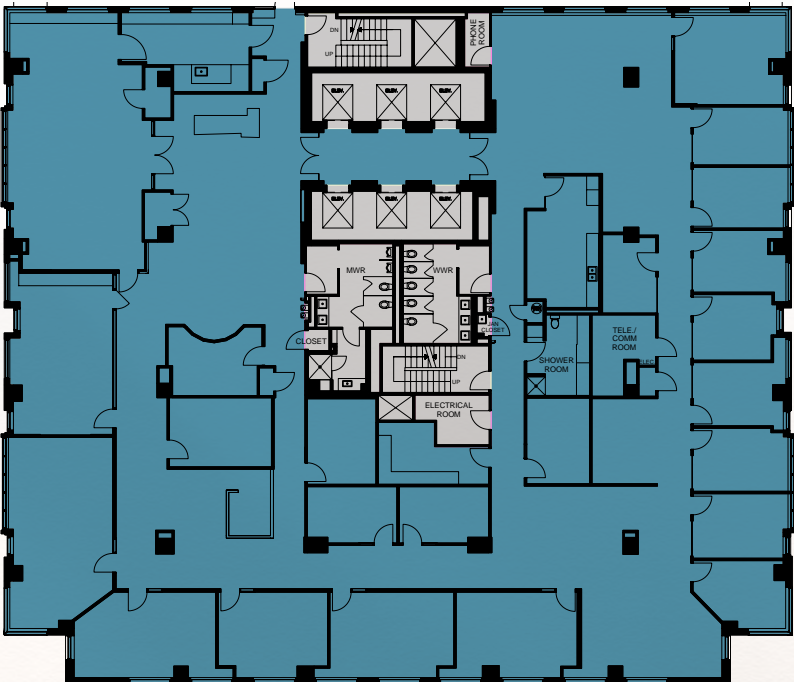
13TH FLOOR
SUITE 1330
5,353 SF



SUITE 1320
3,769 SF

SUITE 1300
6,052 SF

14TH FLOOR
FULL FLOOR
14,556 SF





elevate every day

Ascend, created by CCLC, is a shared amenity program designed to enhance the work environment and provide convenient access to various amenities and experiences across the DC metro area.

With Ascend, employees have access to a variety of events and environments that promote creativity, wellness, and collaboration. From state-of-the-art fitness centers to tranquil rooftop retreats, every aspect of Ascend spaces are crafted to elevate the team's performance and enjoyment within—and outside of—the office. Powered by the CBRE Host app, Ascend provides workspaces that are more than just places to work.



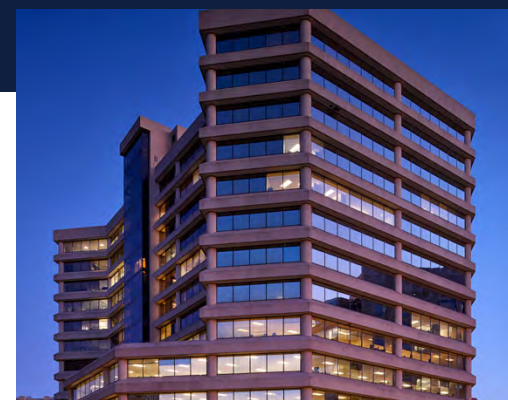
WORKPLACE AMENITIES



FITNESS & WELLNESS



COMMUNITY ACTIVATIONS



2 wisconsin circle

- New Fitness Center with Pelotons
- Outdoor Seating
- Host Concierge Services
- Seasonal Community Events



5425 wisconsin avenue

- Conference Center with 60-Person Training Room
- Tenant Lounge with Golf Simulator
- Fitness Center
- Outdoor Seating
- Host Concierge Services
- Seasonal Community Events



2 bethesda metro

- 20-Person Conference Room
- Tenant Lounge with Pool Table
- Fitness Center with Yoga Room and Pelotons
- Expansive Rooftop Terrace
- Host Concierge Services



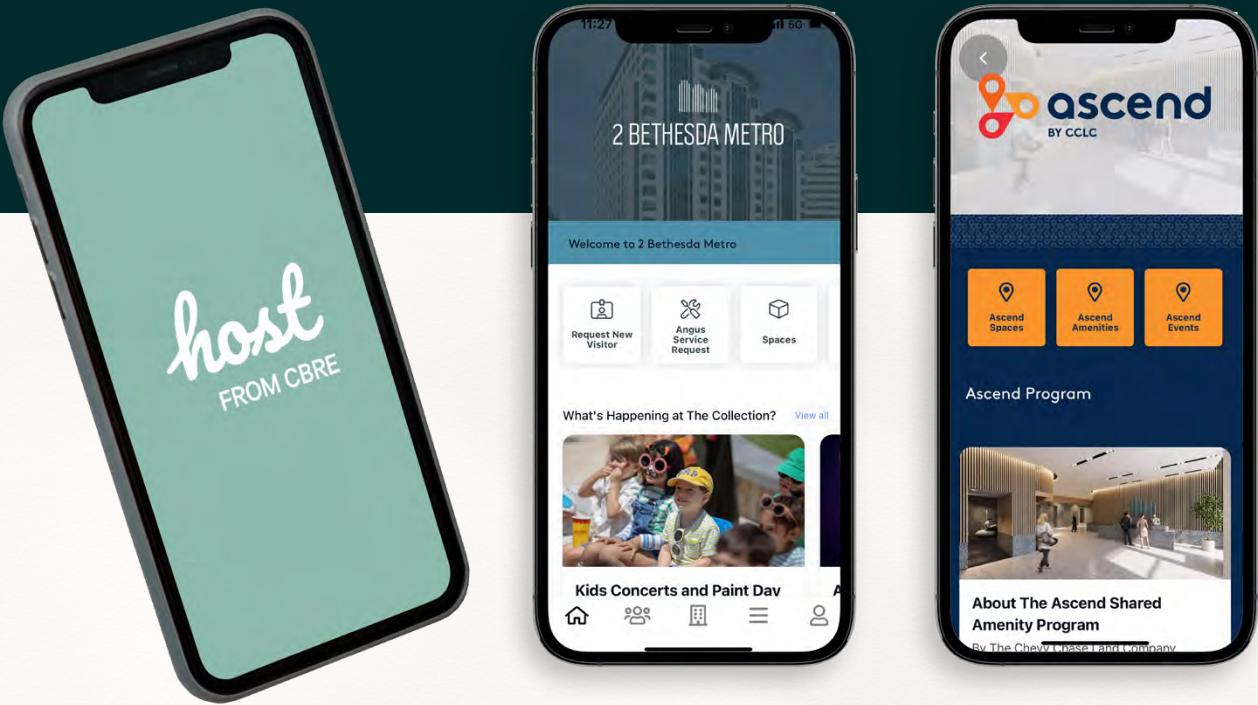
5471 wisconsin ave



8401 connecticut ave

Enhancing the workplace experience

Seamlessly connect with properties in CCLC's portfolio through Host.



Host, from CBRE, is an enterprise-grade platform and mobile app that connects workplace spaces, services, amenities and building systems through an intuitive, hospitality-driven interface. Driven by people and technology at 2 Bethesda Metro, 2 Wisconsin Circle and 5425 Wisconsin Avenue, Host helps transform the workplace to help people perform, collaborate, and thrive.



Click or Scan to Learn More About CBRE Host



CCLC is an experienced real estate investment and asset management firm with a rich history dating back over a century. We strive to improve the communities that our company helped shape over 135 years ago.

135+ Years
IN BUSINESS

2+ Million SF
OF OFFICE, RETAIL AND RESIDENTIAL

1.4 Million SF
OF LEED CERTIFIED PROJECTS

500+
CHARITIES SUPPORTED

Our Approach to the Environment and Sustainability

We have worked and will continue to develop company-wide environmental standards to achieve the goal of promoting a healthy and flourishing community.



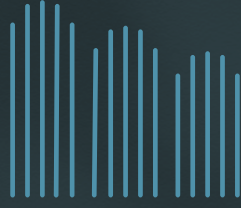
Diversity, Inclusion, and Contributing to Our Community

We choose to give our time to organizations and initiatives aligned with impacting education, health, shelter, and the environment.

Corporate Governance

We place the utmost importance in the integrity of our work, as we understand it is the foundational piece that helps build trust with investors and the local community.





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FOR LEASING INFORMATION, PLEASE CONTACT:

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