

— 4520 —
BOC

BETHESDA OFFICE CENTER

4520 East West
Owners, LLC

 TRANSWESTERN



Work Where the Action Is

IN THE HEART OF DOWNTOWN BETHESDA

Welcome to **Bethesda Office Center**, located at 4520 East-West Highway, where prime location meets functionality. Positioned in the heart of downtown Bethesda, this premier office destination offers unparalleled accessibility, just steps from Metro, dining, shopping, and vibrant neighborhood amenities. With flexible office spaces and best-in-class services, Bethesda Office Center is designed to support your business's success in an exceptional, connected environment.

4520 EAST WEST HIGHWAY

Seamless Access to Work & Play

THE BEST BETHESDA HAS TO OFFER

Smack dab in the center of downtown Bethesda, our office space puts you steps away from power lunches, boutique shopping, and your next big idea. Work where business meets buzz, and success is always just around the corner.

**2 min
walk**

to the
Bethesda
Metro Station

39K

daytime
employees
within 1 mile

**2 min
walk**

to the future
purple line
Metro Station

98

walk score
is a Walker's
Paradise

**5 min
walk**

to shops
and food at
Bethesda Row

4520 EAST WEST HIGHWAY

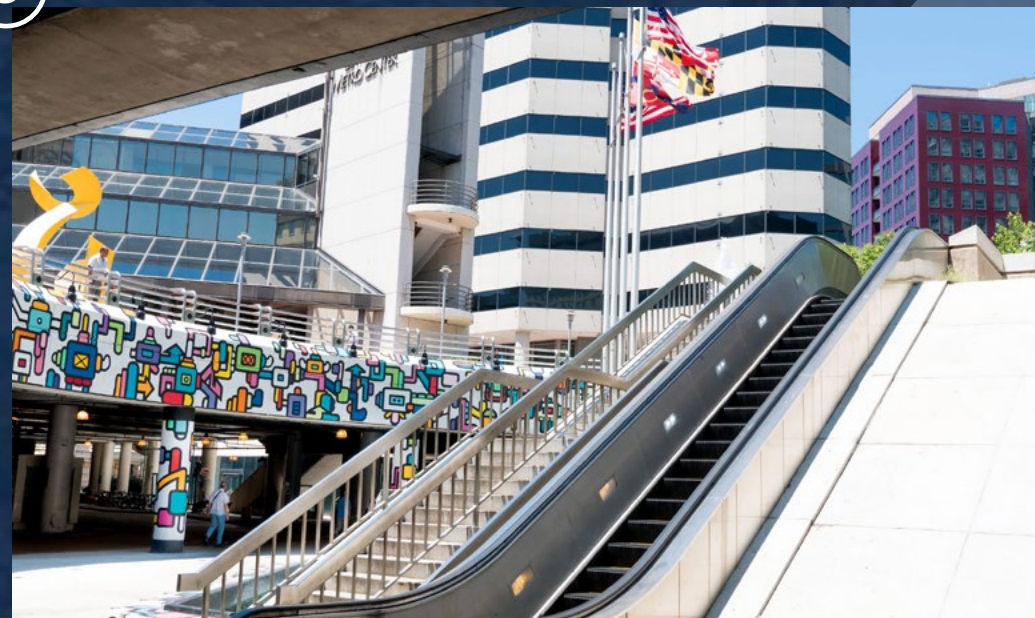
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2



3



4



1. Sisters' Sandwiches & Such on-site
2. Stroll down Bethesda Ln at Bethesda Row
3. Bethesda Metro Station
4. Retail Shops at Bethesda Row

A Walk Around the Block

Experience a taste of what's around the corner from 4520 East West Highway:

01

barre3

Orangetheory

CapitalOne

MARRIOTT

THE BIG GREEK CAFE

Guapa's

Dog Haus

TRADER JOE'S

THE PANCAKE HOUSE

02

Sisters Sandwiches & More

SIMONA

ROUND HOUSE THEATRE

Andy's PIZZA

03

Starbucks

KID MUSEUM

DUNKIN'

HYATT REGENCY

04

AC HOTELS MARRIOTT

Hilton Garden Inn

Residence INN BY MARRIOTT

05

SUBWAY

TARGET

Panera

DON POLLO

CHARBROILED CHICKEN

TRADER JOE'S

06

Starbucks

WOB WORLD OF BEER BAR & KITCHEN

WELLS FARGO

CAVA

Omega

COFFEE. BAKERY. KITCHEN

jen's

Tatte BAKERY & CAFE

SILVER Diner

CHOPT

HAWKERS ASIAN STREET FOOD

THE SALT LINE OYSTER & ALE

SOULCYCLE

pure barre

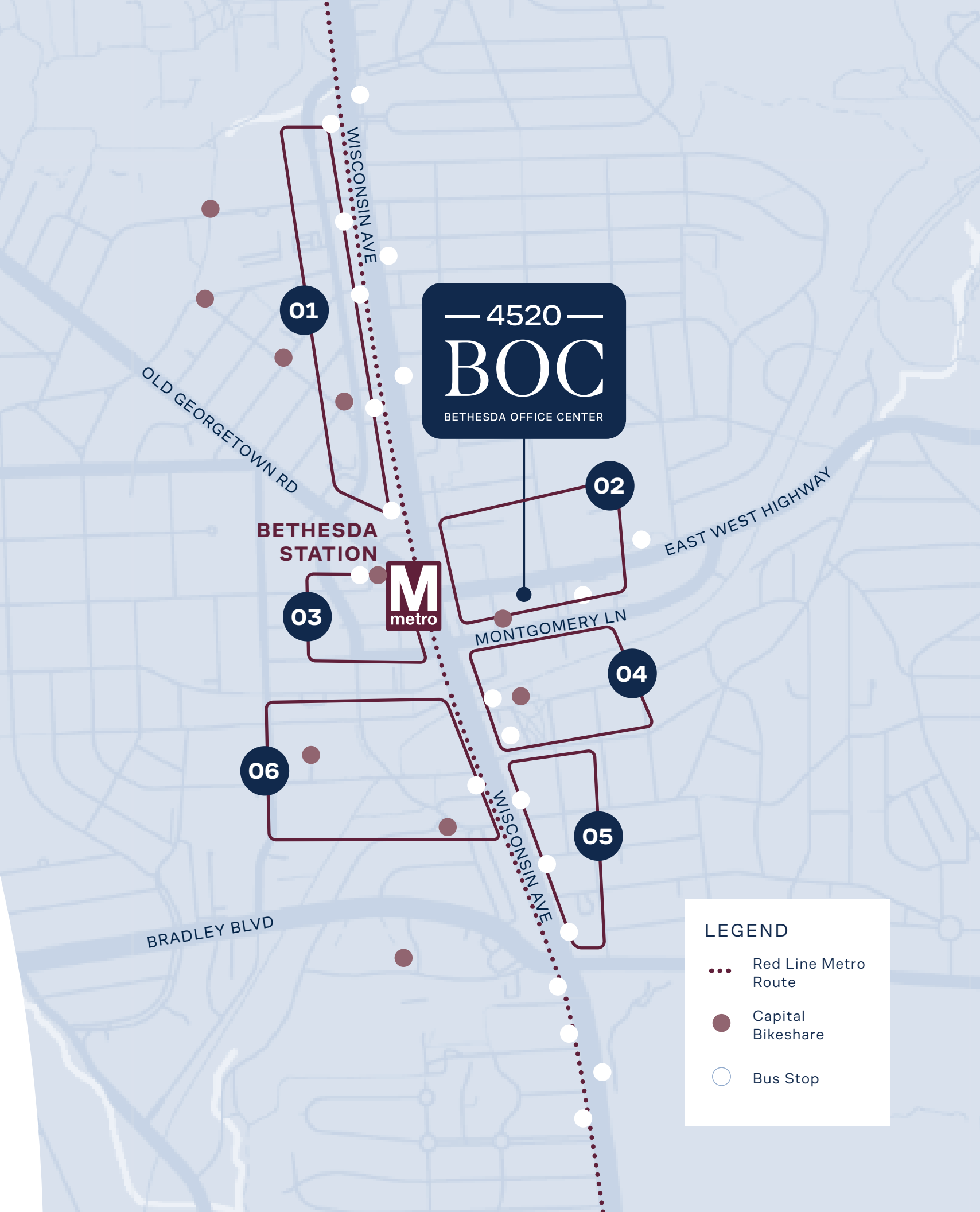
bluemercury makeup • skincare • spa

GEORGETOWN CUPCAKE

ANTHROPOLOGIE

BETHESDA ROW

4520 EAST WEST HIGHWAY



- LEGEND
- Red Line Metro Route
 - Capital Bikeshare
 - Bus Stop

Everything You Need, in One Place

AMENITIES AT BETHESDA OFFICE CENTER

At 4520 East-West Highway, you'll find amenities designed to enhance your workday and elevate your office experience. From on-site parking and conference facilities to a brand new tenant lounge and fitness center, every detail is crafted for convenience and productivity.



On-Site
Parking



Conference
Rooms



Tenant
Lounge



Fitness
Center

Newly Delivered!



SIMONA

On-Site Eats

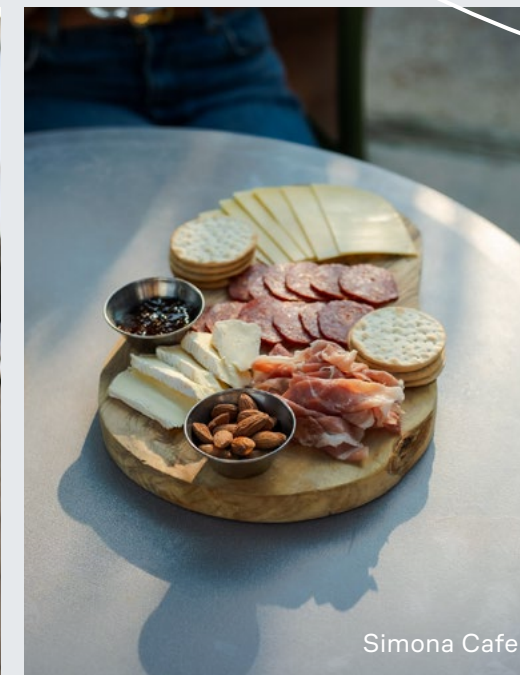
4520 EAST WEST HIGHWAY



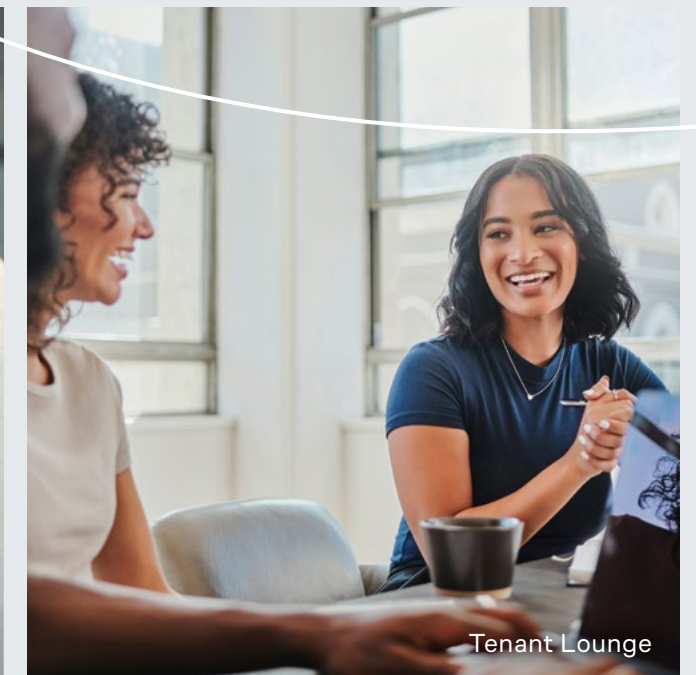
Elevator Lobby



Fitness Center



Simona Cafe



Tenant Lounge

Spaces That Work For You

OPTIONS FOR EVERY TEAM

Discover premier office spaces available for lease at Bethesda Office Center. With flexible layouts and brand new spec suites delivering soon, 4520 East West Highway offers the perfect foundation for you and your business to thrive.



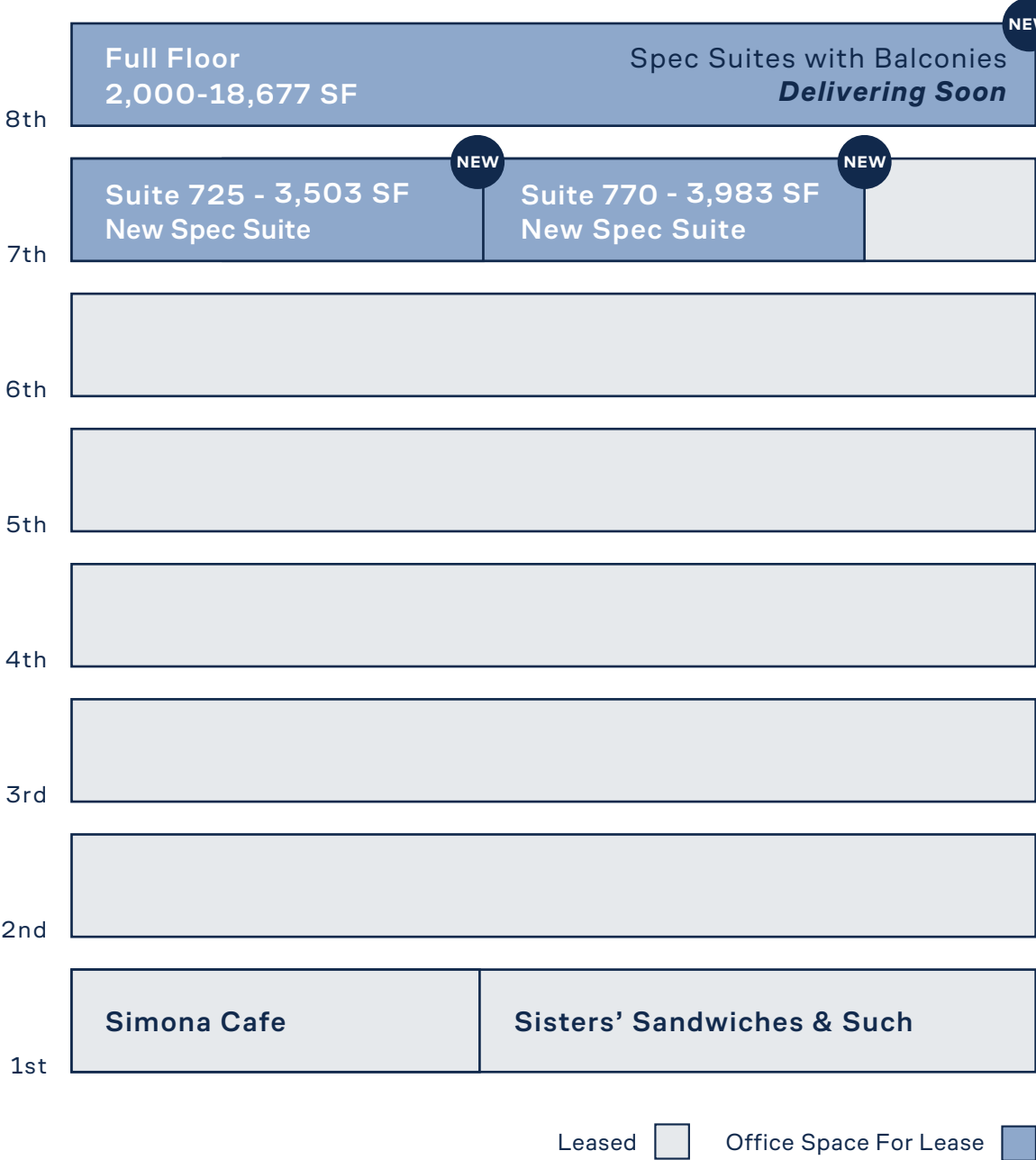
Suites Ranging from 3.5K-3.9K RSF



Suites with Private Balconies

More Spec Suites Delivering Soon

What's Available For Lease



Optimized Spec Suites

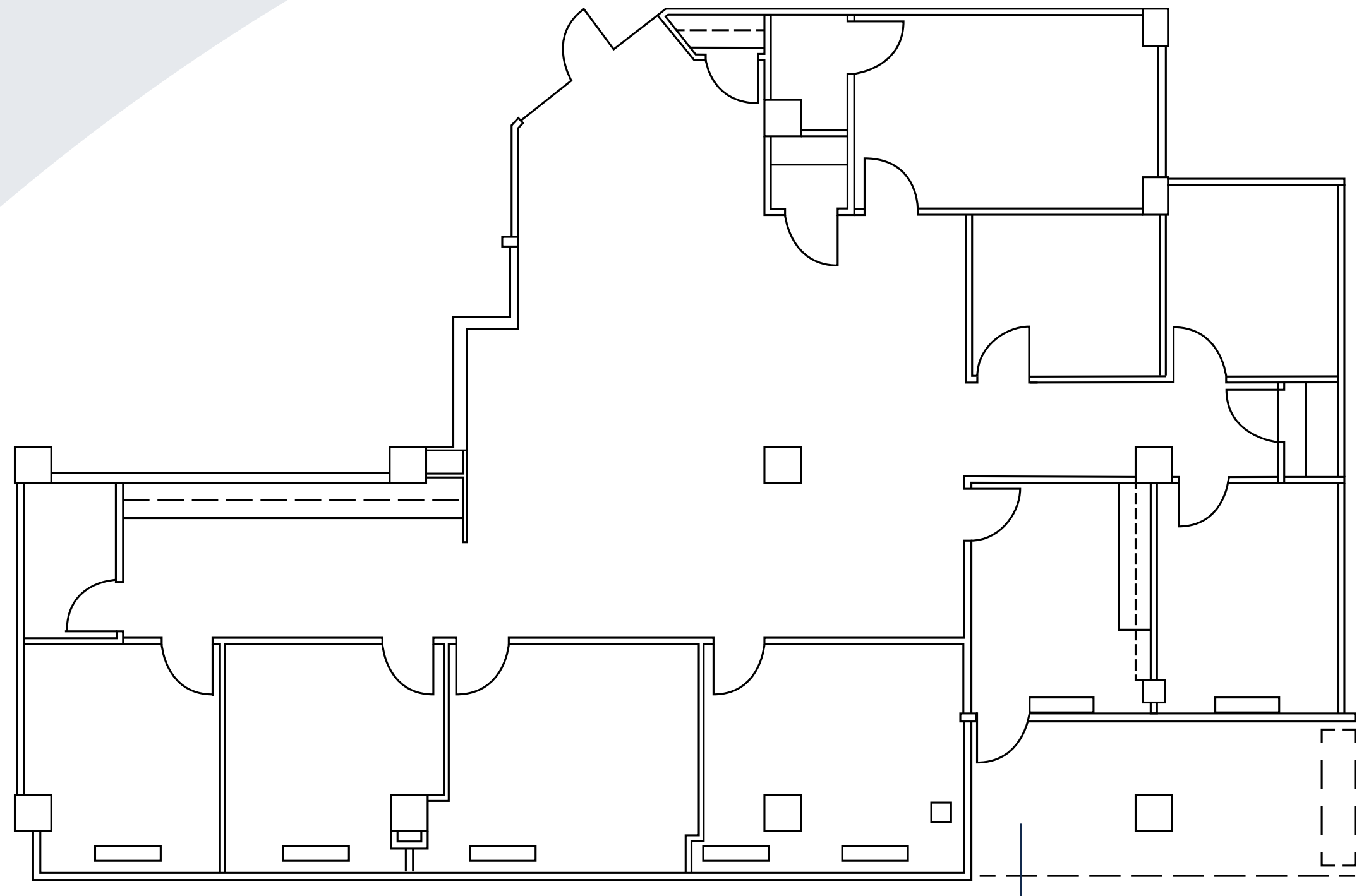
Suite 725

3,503 RSF

Take a virtual tour of Suite 725 here:



CURRENT AVAILABILITIES



Private Balcony

Optimized Spec Suites

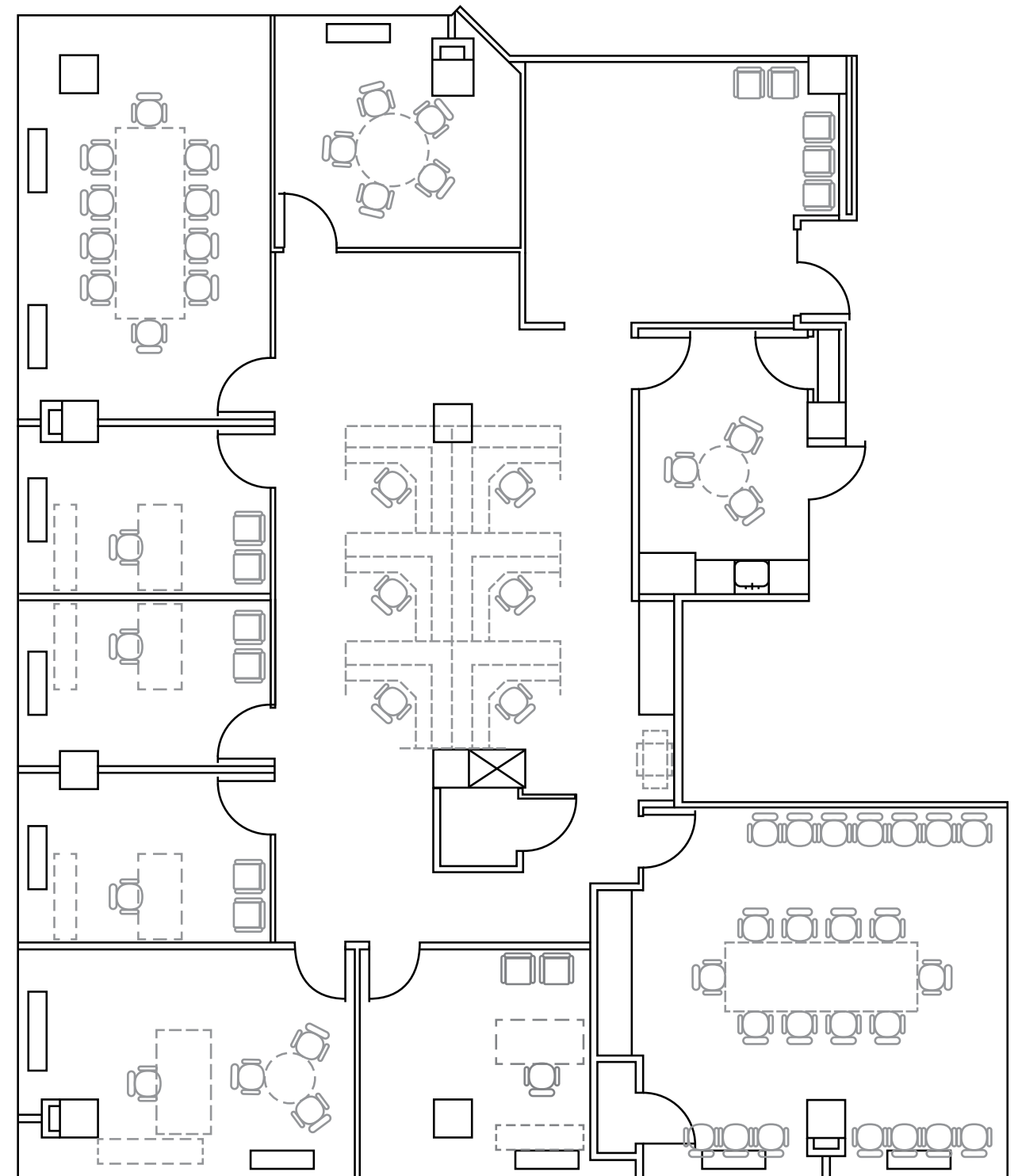
Suite 770

3,983 RSF

Take a virtual tour of Suite 770 here:



CURRENT AVAILABILITIES





 **TRANSWESTERN**

4520 East West
Owners, LLC

FOR MORE INFORMATION
OR LEASING INQUIRIES:

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