

6000
EXECUTIVE
BLVD



N. BETHESDA, MD

MEDICAL SPACE FOR LEASE:
FIRST FLOOR MEDICAL / RETAIL: \$36.50/SF NN
UPPER FLOORS: \$32.75/SF FS



CBRE

BUILDING FEATURES



Strategic and visible location on the corner of Old Georgetown Road and Executive Blvd. in prestigious North Bethesda



Easy access to the Rockville Pike (MD-355), I-270 and I-495



Construction underway on improvements to Old Georgetown Road including providing direct access into the property from both Old Georgetown Road and Executive Blvd.



Across the street from the award-winning Pike and Rose mixed-use development featuring premier restaurants, shopping, a hotel and high-rise residential.



Walking distance to the White Flint Metro station (Red Line)



Superior conferencing space at the adjacent Bethesda North Marriott Hotel



Convenient Micro-Market located on the first floor



Abundant surface parking available at a ratio of 3.5/1,000



Easy pick-up and drop-off area for patients



Owned and professional Property Management by Guardian Realty



Exterior signage available for first floor tenant



FOR LEASE

MEDICAL/OFFICE SPACE
NEAR PIKE & ROSE

POPULATION



RADIUS	1 MILE	3 MILES	5 MILES
2020 Estimate	22,661	155,850	360,960
2025 Projection	23,619	159,752	369,826

AVERAGE HOUSEHOLD INCOME

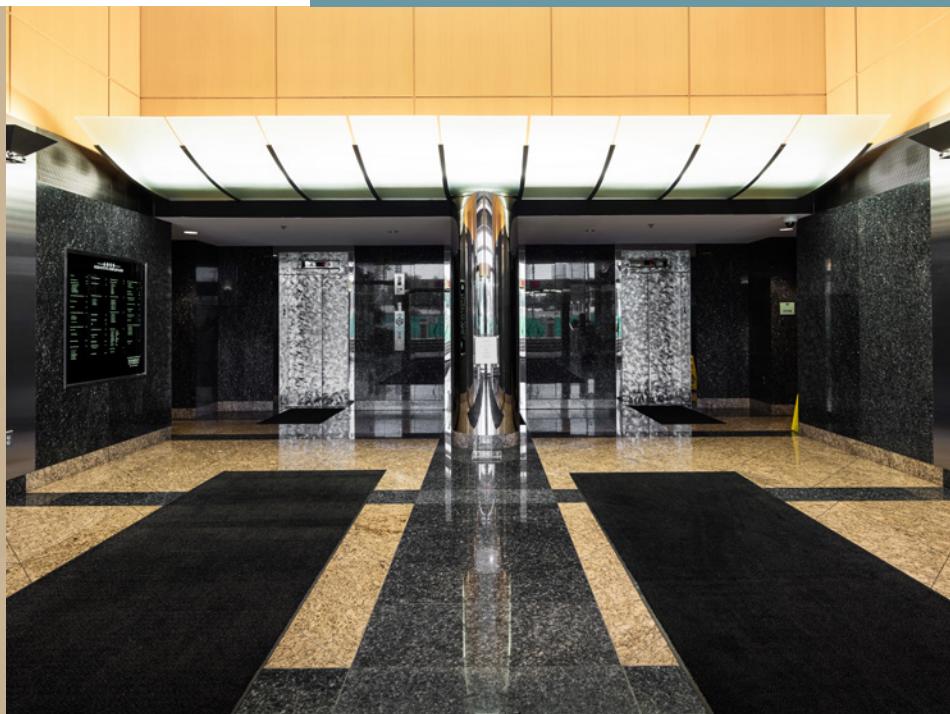


RADIUS	1 MILE	3 MILES	5 MILES
2020 Estimate	\$123,000	\$136,960	\$143,796

HOUSEHOLDS

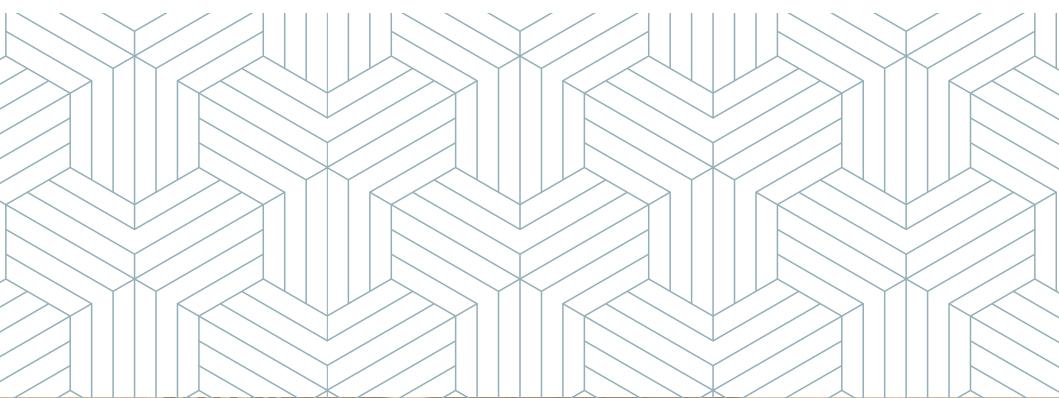


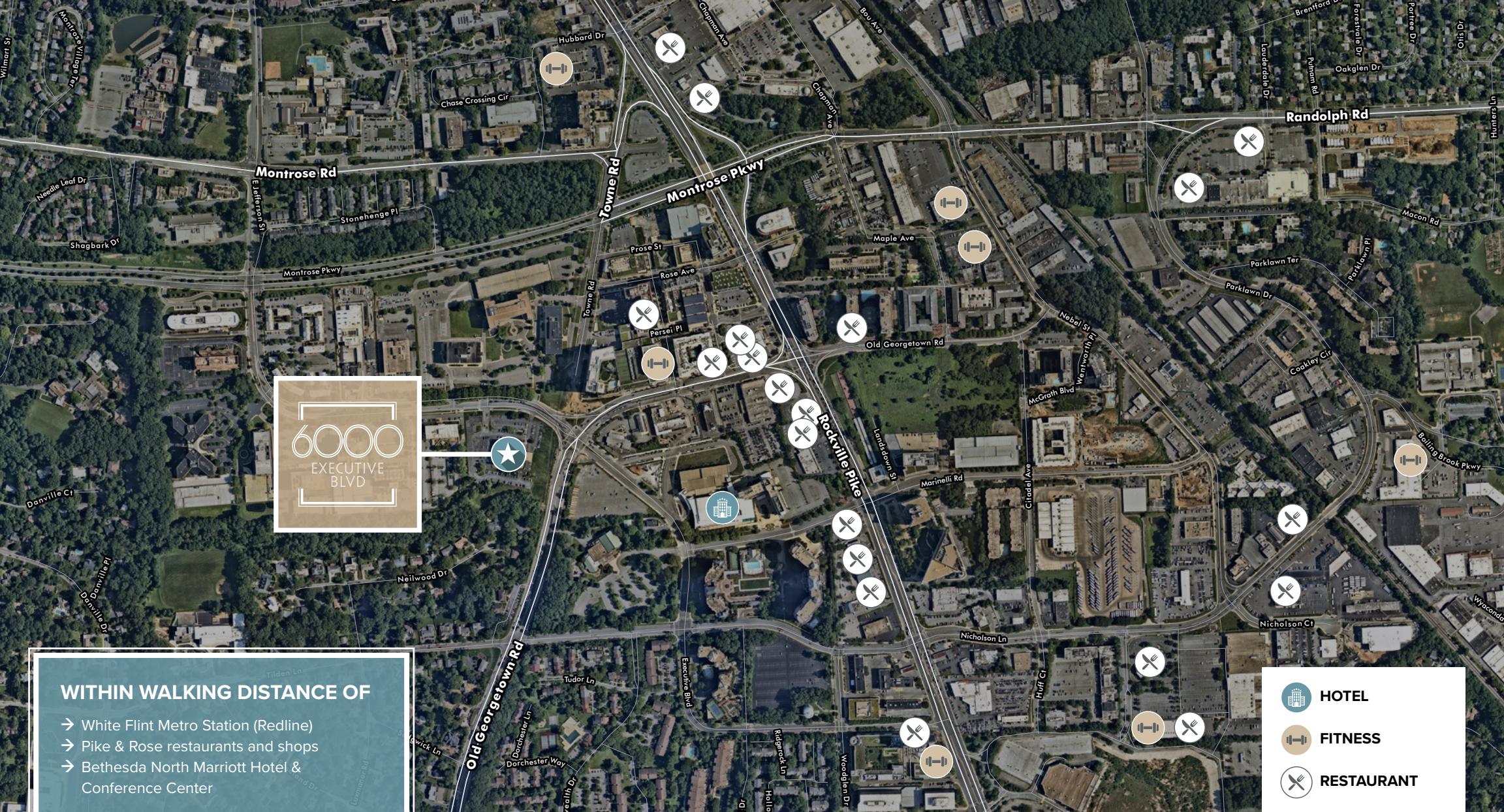
RADIUS	1 MILE	3 MILES	5 MILES
2020 Estimate	11,006	59,887	136,538



CURRENT AVAILABILITIES

SUITE 100	7,182 RSF	Immediate
SUITE 101	1,687 RSF	Immediate
SUITE 304	3,471 RSF	Immediate
SUITE 315	4,080 RSF	Immediate
SUITE 510	7,188 RSF	Immediate
SUITE 605	3,574 RSF	Immediate





PIKE & ROSE

rōti
MEDITERRANEAN GRILL

&pizza

PINSTRIKES
BISTRO BOWLING BOCCE

stella barra
PIZZERIA

Tutti Frutti
FROZEN YOGURT

SUMMER HOUSE
SANTA MONICA

CHIPOTLE
MEXICAN GRILL

CITY PERCH
KITCHEN + BAR

sport&health

iPic
ENTERTAINMENT[®]

AMP
available. edible.

BIBIBOP
asian grill.

BURGERFI

FOGO DE CHÃO
BRAZILIAN STEAKHOUSE

nada

Commonwealth Indian

Julif

kusshi.

Nando's
PERI-PERI CHICKEN

X THE BLOCK

The Baked Bear
Custom Ice Cream Sandwiches

Sunday Morning
BAKEHOUSE

SG

TAYLOR GOURMET

OWEN'S
ORDINARY

JINYA
RAMEN BAR

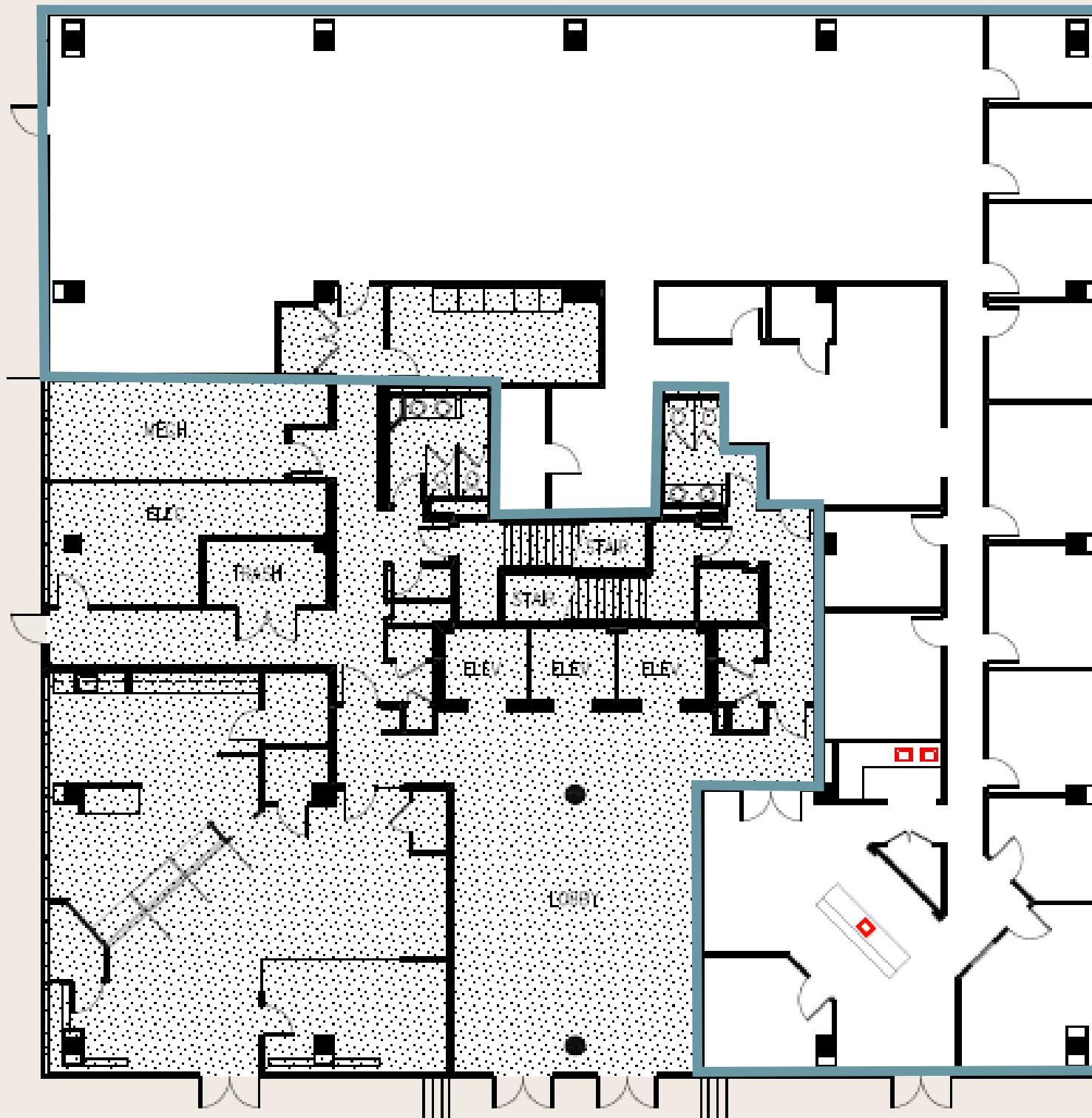
North Bethesda Market

WHOLE FOODS

Seasons 52

STARBUCKS

LA FITNESS.



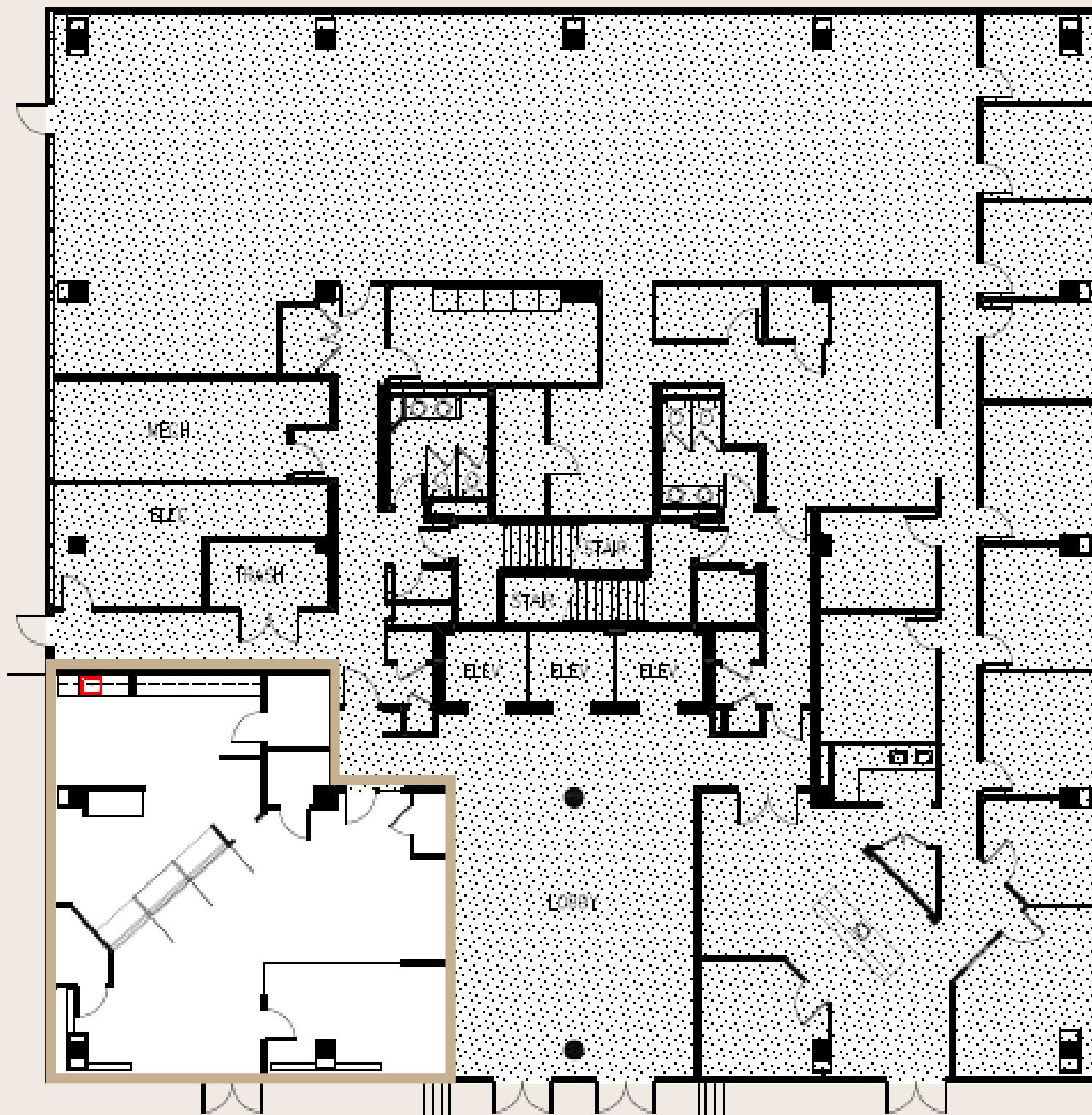
SUITE 100 **7,182 RSF**

IMMEDIATELY AVAILABLE

**TWO GLASS EXTERIOR
ENTRANCES AND A
DOUBLE-DOOR ENTRANCE
FROM THE BUILDING
LOBBY**

**EXTERIOR SIGNAGE
AVAILABLE**

**EXISTING PLUMBING WITH
THREE SINKS**



SUITE 101

1,687 RSF

IMMEDIATELY AVAILABLE

**GLASS DOUBLE-DOOR
EXTERIOR ENTRANCE AND
FROM BUILDING LOBBY**

**EXTERIOR SIGNAGE
AVAILABLE**

FORMER BANK SPACE

**EXISTING PLUMBING WITH
ONE SINK**

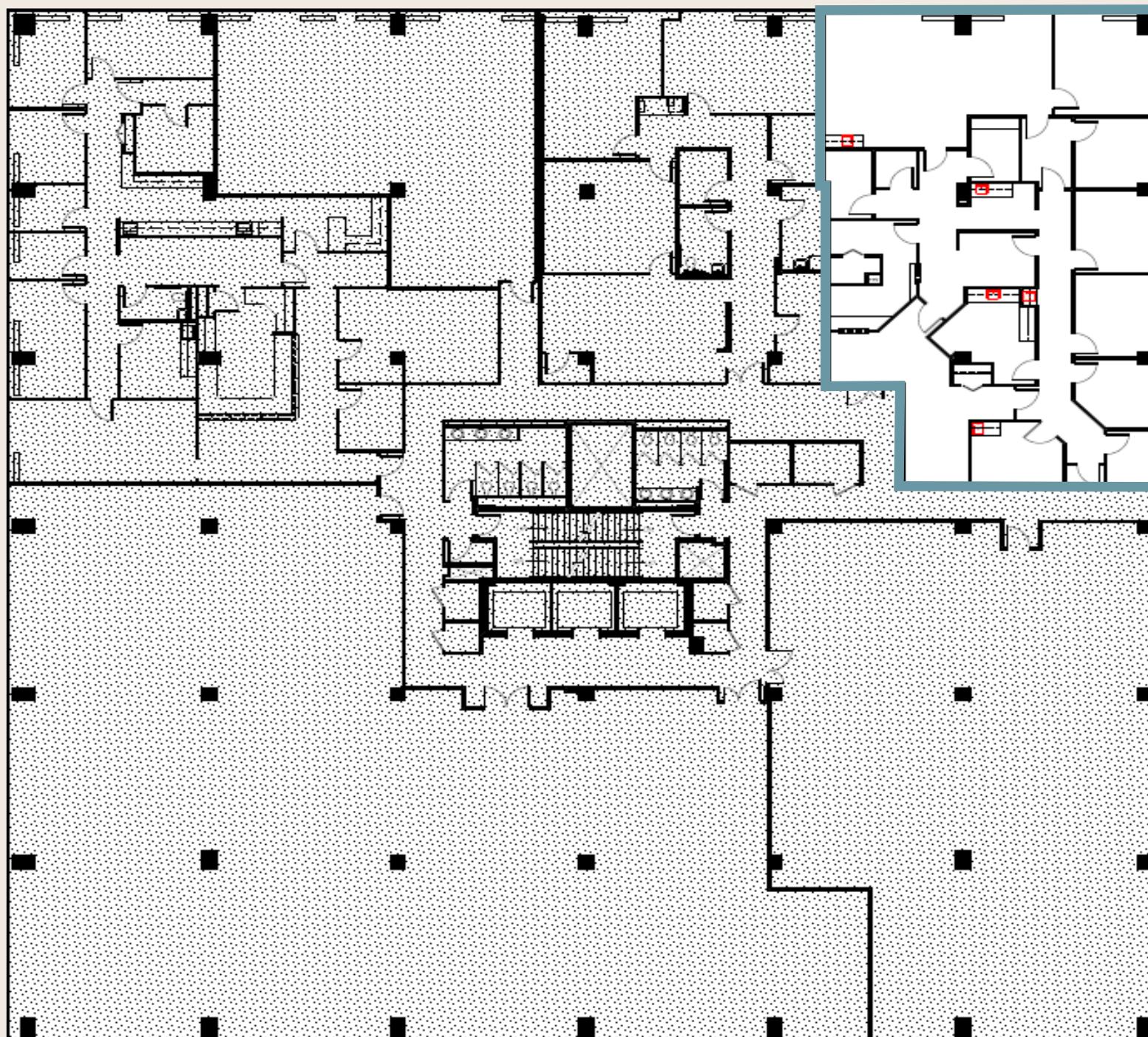
SUITE 304

3,471 RSF

IMMEDIATELY AVAILABLE

**EXISTING PLUMBING WITH
FIVE SINKS**

**EXTERIOR SIGNAGE
AVAILABLE**



SUITE 315

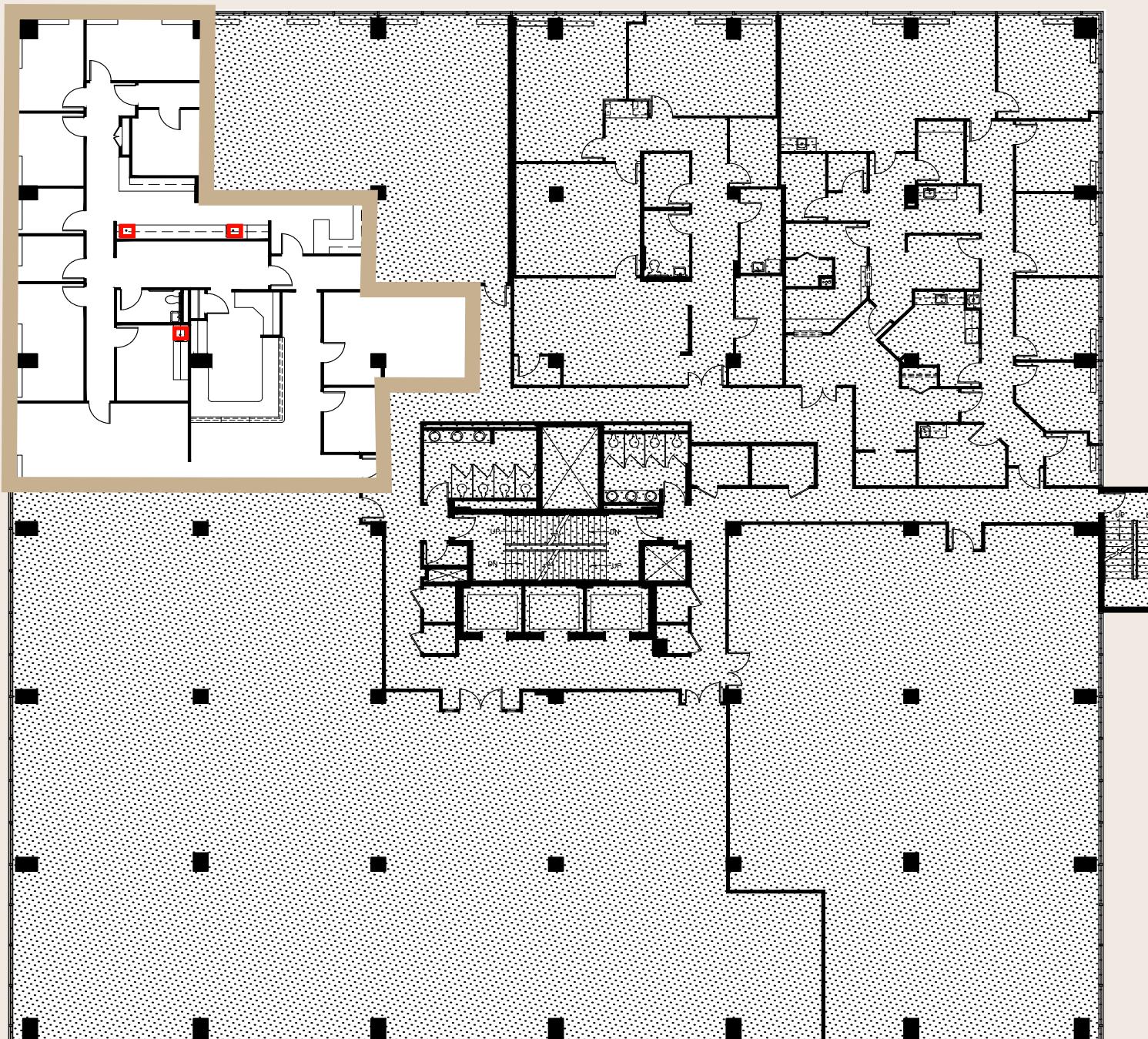
4,080 RSF

IMMEDIATELY AVAILABLE

**EXISTING PLUMBING WITH
THREE SINKS**

RESTROOM IN THE SUITE

**EXTERIOR SIGNAGE
AVAILABLE**





SUITE 510

7,188 RSF

IMMEDIATELY AVAILABLE

**EXISTING PLUMBING
WITH THREE SINKS**

**FORMER ORTHOPEDIC
PRACTICE**

SUITE 605
3,574 RSF

IMMEDIATELY AVAILABLE

**EXTERIOR SIGNAGE
AVAILABLE**

EXISTING PLUMBING



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PLEASE CONTACT THE LEASING TEAM FOR INFORMATION:

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