

6000

EXECUTIVE
BLVD



**\$100 GIFT CARD FOR NEW
TOURS THROUGH 5/31/2021**



**5% COMMISSION FOR NEW DEALS
SIGNED ON OR BEFORE 5/31/2021**

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



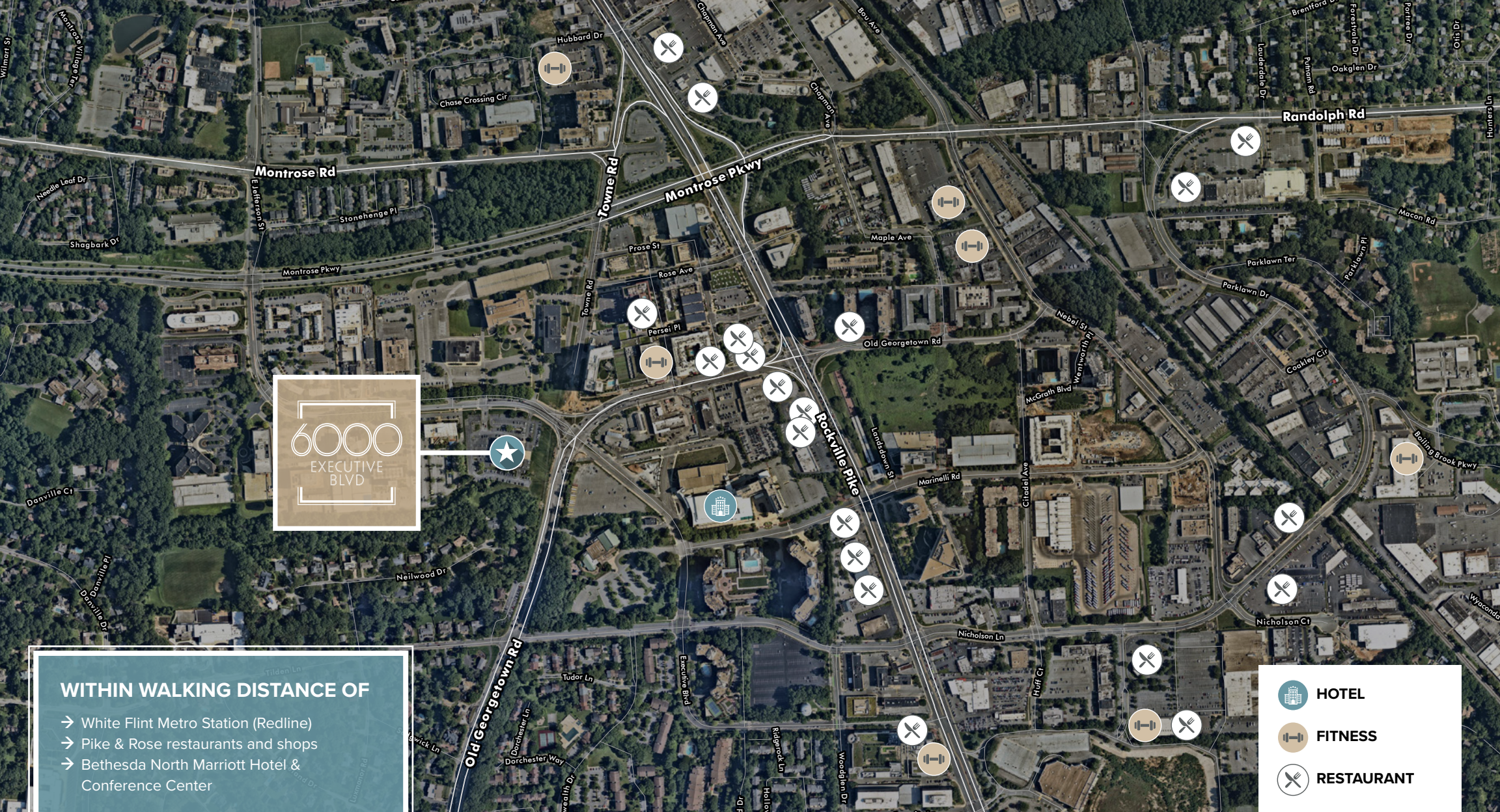
| RADIUS | 1 MILE | 3 MILES | 5 MILES |
|---------------|--------|---------|---------|
| 2020 Estimate | 11,006 | 59,887 | 136,538 |



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 |



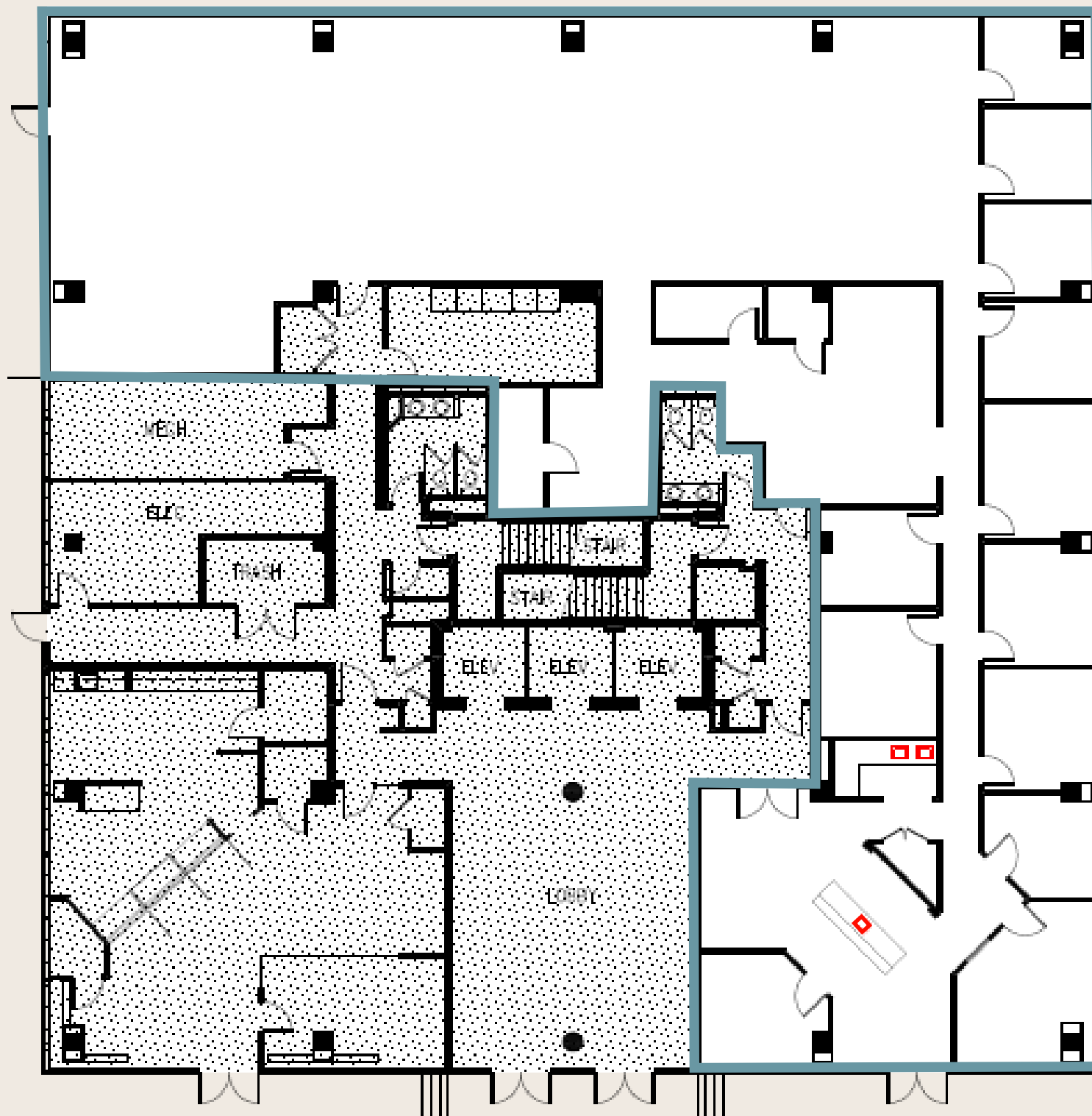


PIKE & ROSE

WHOLE FOODS

STARBUCKS

NORTH BETHESDA MARKET



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

CBRE

SUITE 101

1,687 RSF

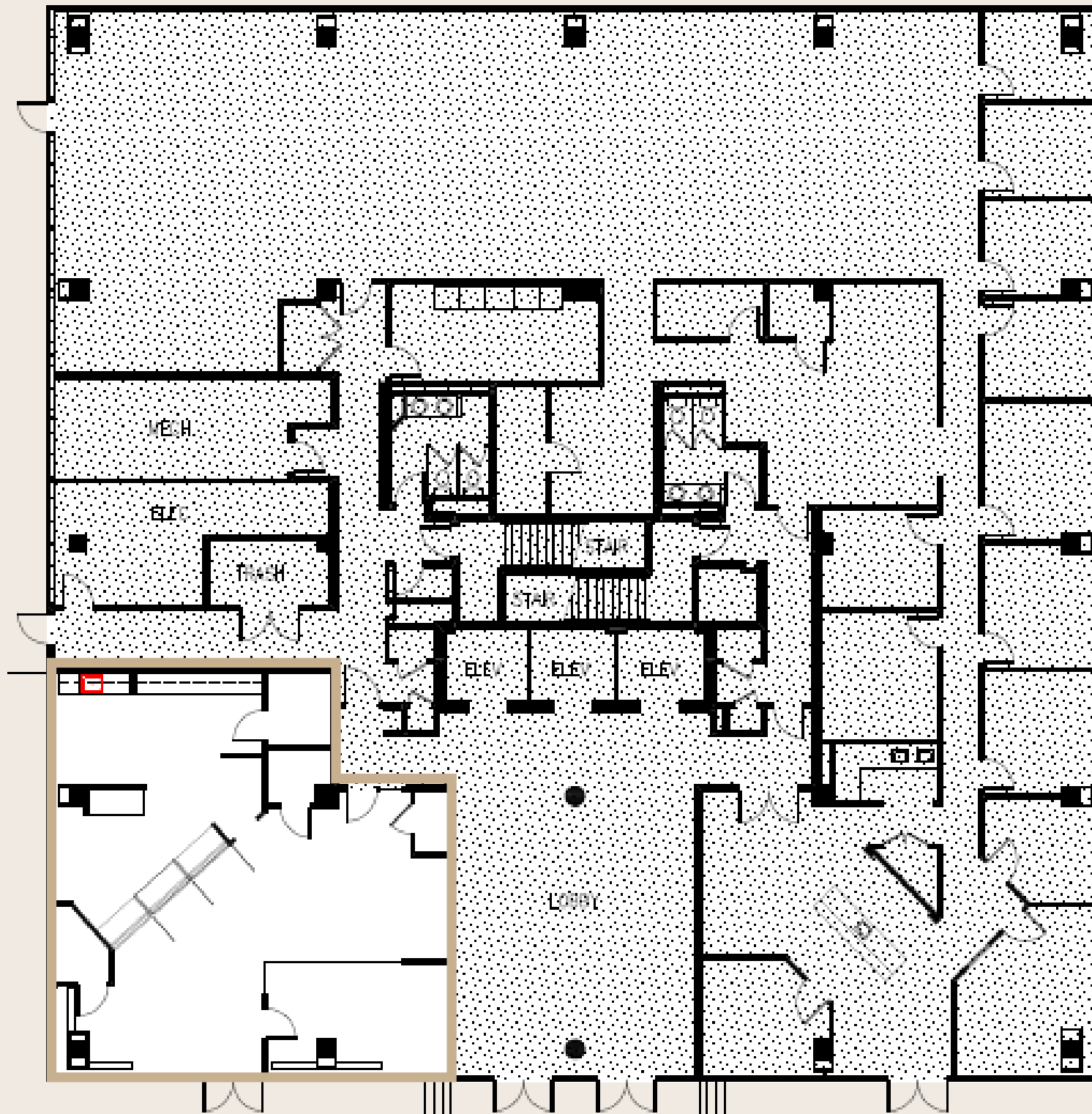
IMMEDIATELY AVAILABLE

GLASS DOUBLE-DOOR
EXTERIOR ENTRANCE AND
FROM BUILDING LOBBY

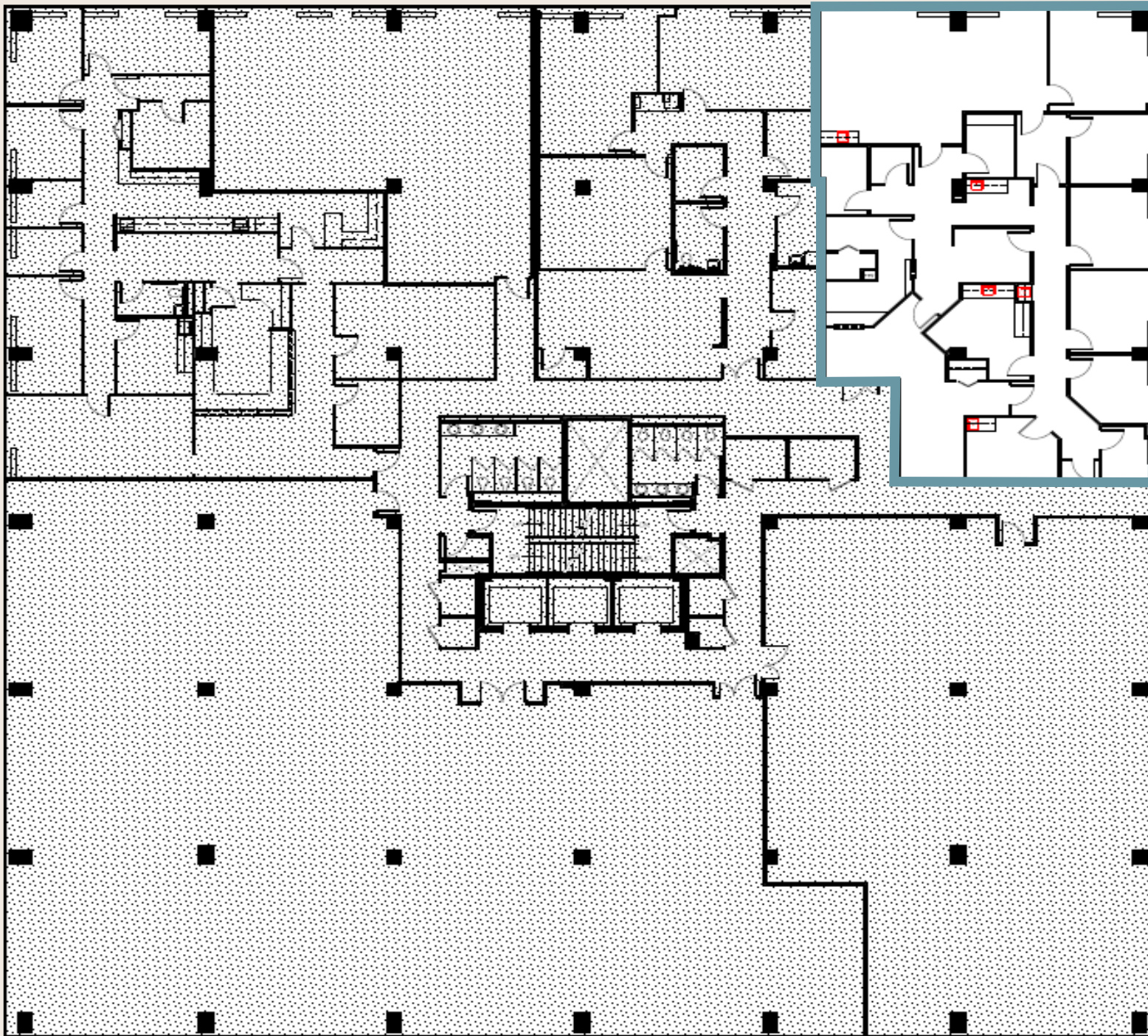
EXTERIOR SIGNAGE
AVAILABLE

FORMER BANK SPACE

EXISTING PLUMBING WITH
ONE SINK



CBRE



SUITE 304

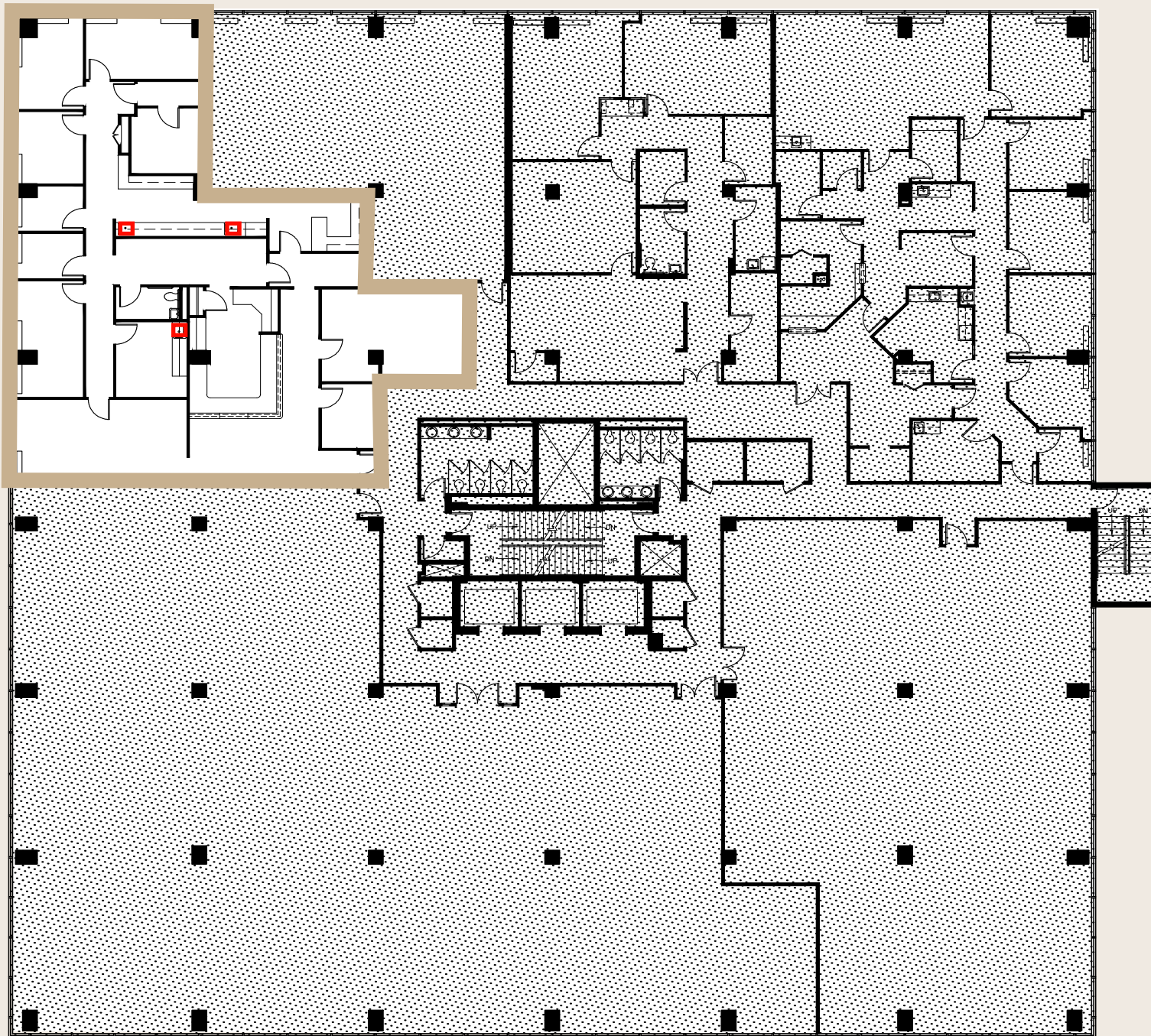
3,471 RSF

IMMEDIATELY AVAILABLE

EXISTING PLUMBING WITH
FIVE SINKS

EXTERIOR SIGNAGE
AVAILABLE

CBRE



SUITE 315

4,080 RSF

IMMEDIATELY AVAILABLE

EXISTING PLUMBING WITH
THREE SINKS

RESTROOM IN THE SUITE

EXTERIOR SIGNAGE
AVAILABLE

CBRE



SUITE 510

7,188 RSF

IMMEDIATELY AVAILABLE

EXISTING PLUMBING
WITH THREE SINKS

FORMER ORTHOPEDIC
PRACTICE

CBRE



SUITE 605

3,574 RSF

IMMEDIATELY AVAILABLE

EXTERIOR SIGNAGE
AVAILABLE

EXISTING PLUMBING

CBRE



PLEASE CONTACT THE LEASING TEAM FOR INFORMATION:

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