

# 2 BETHESDA METRO



## THE BEST IN BETHESDA

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





# WORLD-CLASS OFFERINGS & AMENITIES



## PROUDLY INTRODUCING THE REIMAGINED 2 BETHESDA METRO

2 Bethesda Metro is redefining the very essence of urban luxury. Nestled in the vibrant heart of Bethesda, this 315,000 SF building has just undergone a remarkable \$25 million renovation and emerged as a true masterpiece. The transformation is a harmonious blend of modern aesthetics and functional excellence, featuring a meticulously redesigned entrance with an elevated presence on Woodmont Avenue, modernized building access, a pristine lobby that welcomes you with its ambiance, and a state-of-the-art amenity center, complete with a breathtaking rooftop patio that offers panoramic views of the city.

The addition of a versatile, rooftop conference center caters to professionals on the go, while the thoughtfully designed outdoor seating areas and covered walkway provide the perfect spaces for relaxation and convenience. 2 Bethesda Metro is the epitome of workplace excellence, where every detail exudes elegance and comfort, making it a destination that is more than just a building; it is a symbol of a thriving community's future.



**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**



# 2 Bethesda Metro

Capital One

DiamondRock

Cresa

Bright Horizons

AN ELEGANT ENTRANCE

AN ELEVATED PRESENCE ON WOODMONT AVENUE AND MODERNIZED BUILDING ACCESS



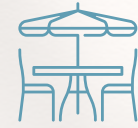


# THOUGHTFULLY RENOVATED LOBBY

EXPANDED LOBBY WITH GATHERING AREAS, ADDED SECURITY & HOST CONCIERGE



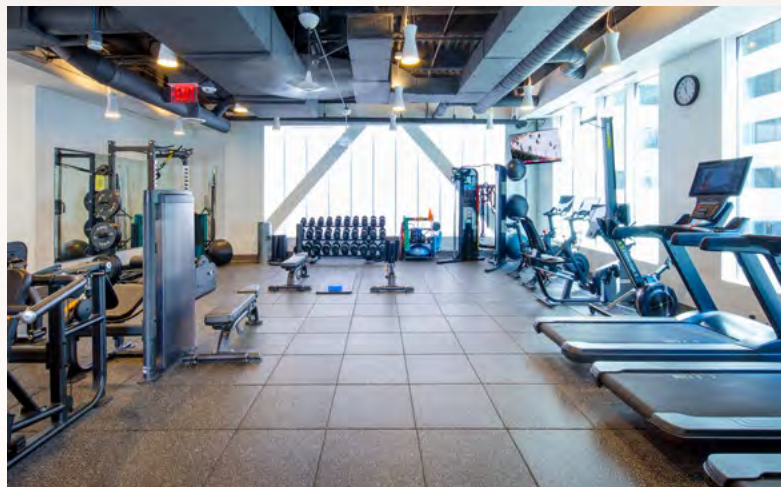
# STATE-OF-THE-ART AMENITY PAVILION



**COVERED WALKWAY  
OUTDOOR SEATING**



**CONFERENCE CENTER  
WITH ROOFTOP PATIO**



**TENANT LOUNGE  
WITH POOL TABLE**



**FITNESS CENTER  
WITH ROOFTOP**



MEZZANINE

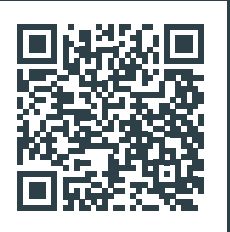


TAKE THE **360°** TOUR





ROOFTOP



TAKE THE 360° TOUR

# REFRESHING ROOFTOP PATIO

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





# CONFERENCE CENTER WITH CUTTING EDGE TECHNOLOGY

FEATURING CONFERENCE ROOMS WITH AV/WIRELESS CAPABILITIES





UNWIND IN THE  
TENANT LOUNGE

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



FITNESS CENTER



TAKE THE  TOUR

# WELLNESS-FOCUSED FITNESS CENTER

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



# ABUNDANT AMENITIES STEPS FROM BETHESDA ROW & WOODMONT TRIANGLE



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

## BETHESDA ROW RETAIL

- Allbirds
- Anine Bing
- Anthropologie
- Apple Store
- Aveda
- Bethesda Bagels
- Bluemercury
- BondVet
- Bonobos
- CAVA
- Chiko
- Dolcezza Gelato
- Equinox
- Faherty
- Farrow & Ball
- Fish Taco
- Five Guys
- Framebridge
- Georgetown Cupcake
- Giant
- Glosslab
- Gorjana
- Hawkers
- Hey Day
- Ideal Image
- J Mc Laughlin
- Jeni's Ice Creams
- Jenni Kayne
- Joe & The Juice
- Johnny Was
- Kendra Scott
- Landmark Theaters
- Laudree
- Lens Crafters
- Levain Bakery
- Lululemon
- Luke's Lobster
- Madewell
- Madison Reed
- Maman
- Mamma Lucia
- Marine Layer
- Matchbox
- Mejuri
- Mon Ami Gabi
- Morley
- Neuhaus
- Nike
- Paper Source
- Pampillonia
- Planta
- Poke Dojo
- Puree Artisan Juice
- Quartermain Coffee
- Raku
- Reformation
- Room & Board
- Roosters
- Salt Line
- Sassanova
- Serena & Lily
- Simon Pearce
- Spanish Diner
- Sweetgreen
- Symmetry
- Terrain Café
- The Shade Store
- The Sill
- Uncle Julio's
- Urban Country
- Veronica Beard
- Vuori
- Warby Parker
- Williams Sonoma
- Wylie Grey
- Yogitopi



# ROOM TO GROW



EFFICIENT FLOOR PLATES



SWEEPING VIEWS OF DOWNTOWN BETHESDA



DOUBLE GLASS ENTRIES



AMPLE BRANDING OPPORTUNITIES



13 3,769 - 21,845 SF

12 22,321 SF

11 22,318 SF

9 2,174 - 11,351 SF

5 SPEC SUITES

4 4,988 - 19,842 SF

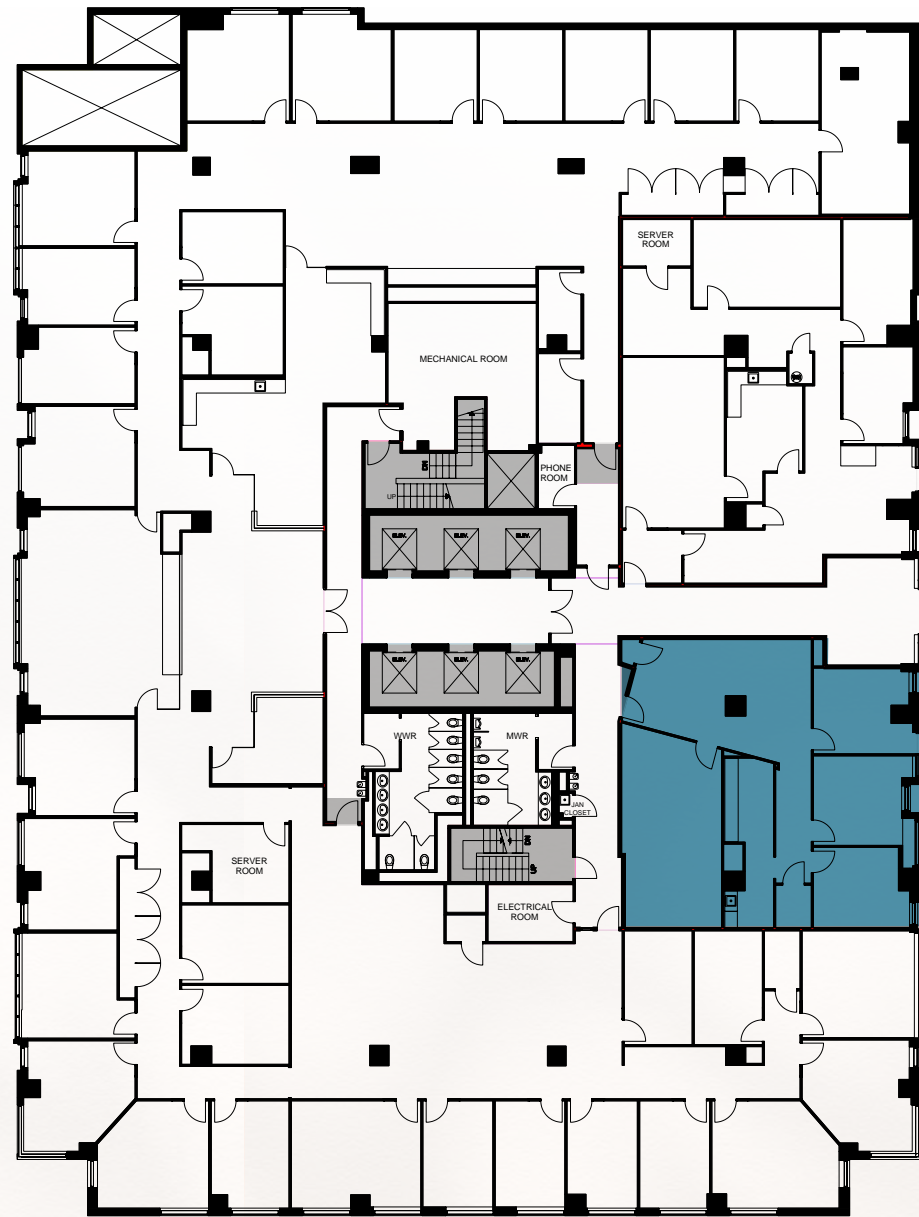
P 5,221 SF

M 2,057 SF

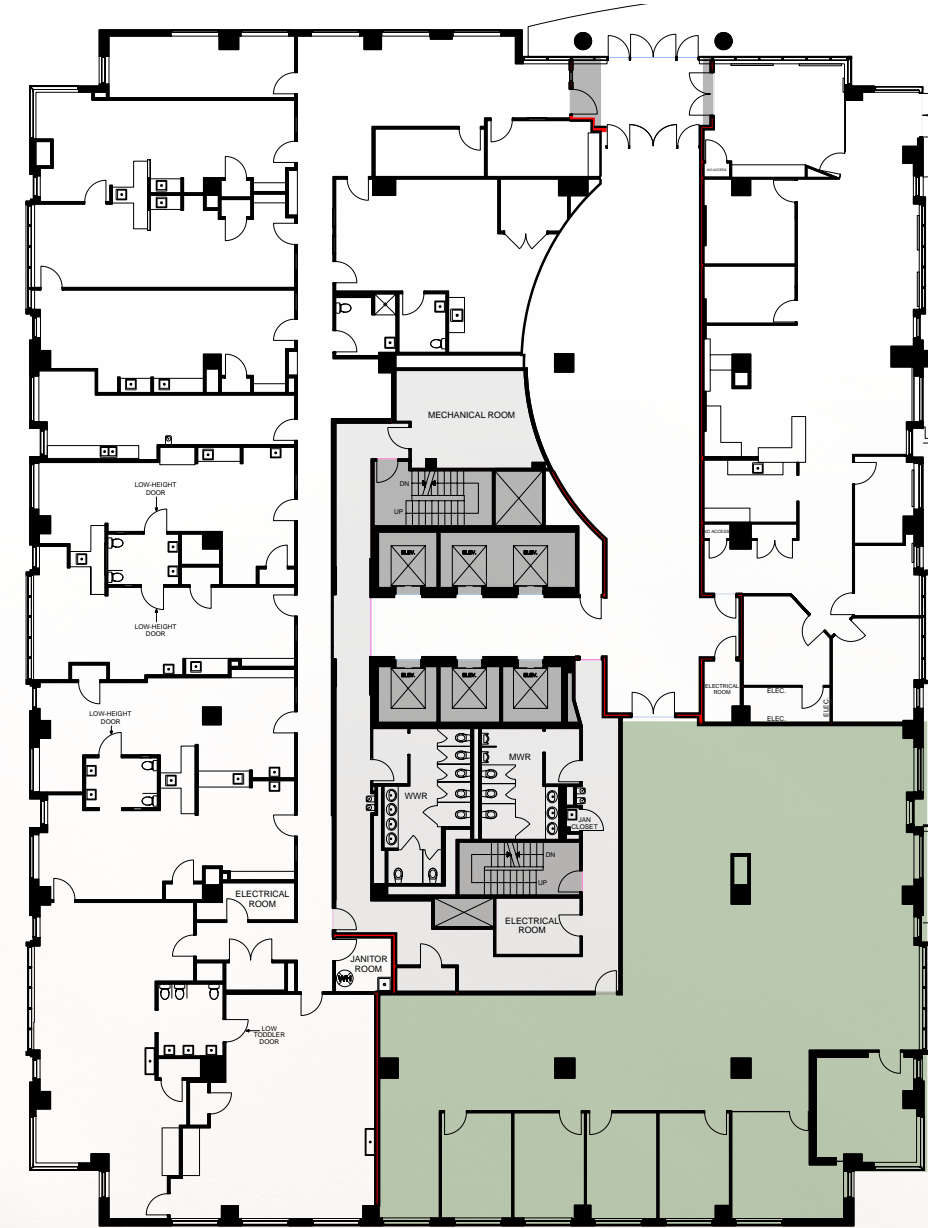


# MEZZANINE

# PLAZA



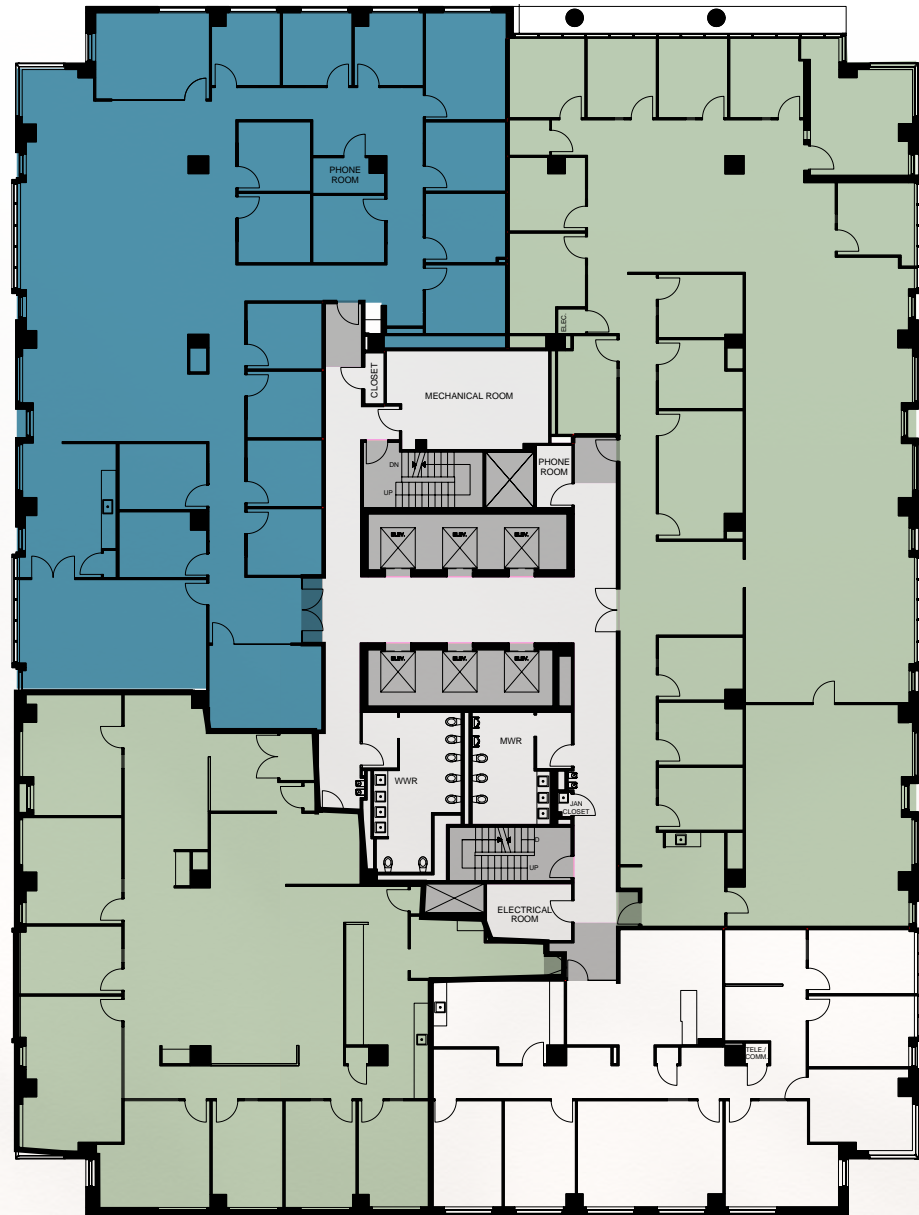
**SUITE 200**  
2,057 SF



**SUITE 320**  
5,221 SF



**SUITE 440**  
6,987 SF

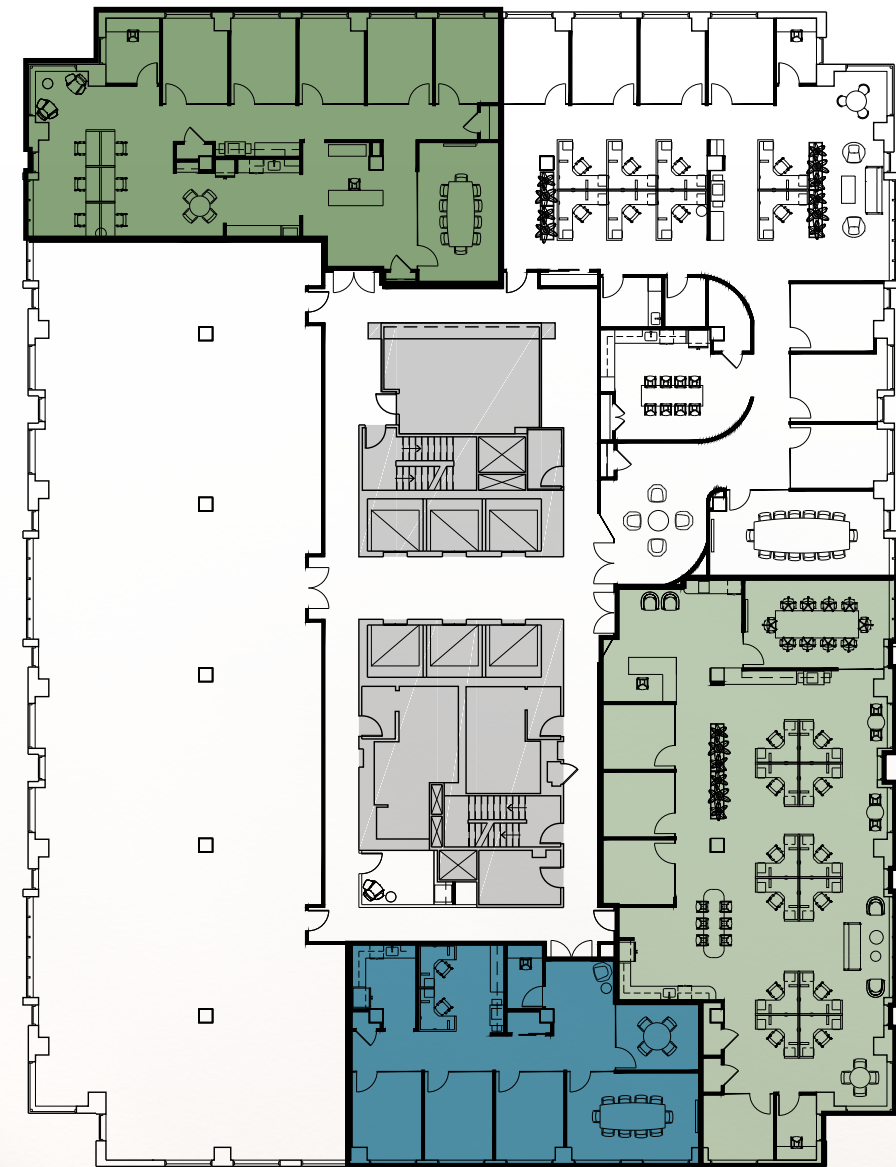


**SUITE 450**  
7,867 SF

**SUITE 420**  
4,988 SF

**SUITE 540**  
3,219 SF

Click or scan for  
the 360° Tour



**SUITE 510**  
4,248 SF



Click or scan for  
the 360° Tour

**SUITE 520**  
2,061 SF



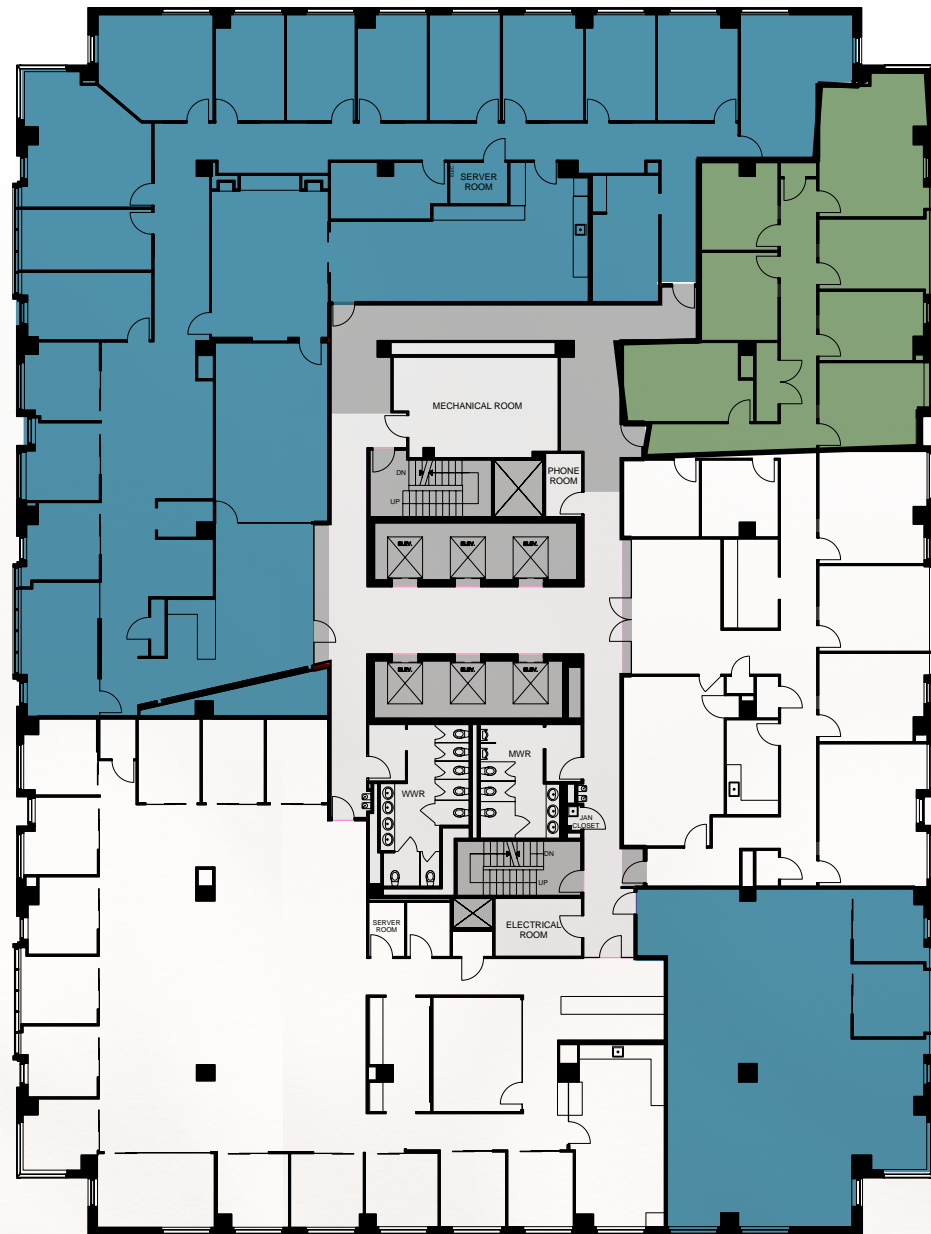
Click or scan for  
the 360° Tour



# 9<sup>TH</sup> FLOOR

# 11<sup>TH</sup> FLOOR

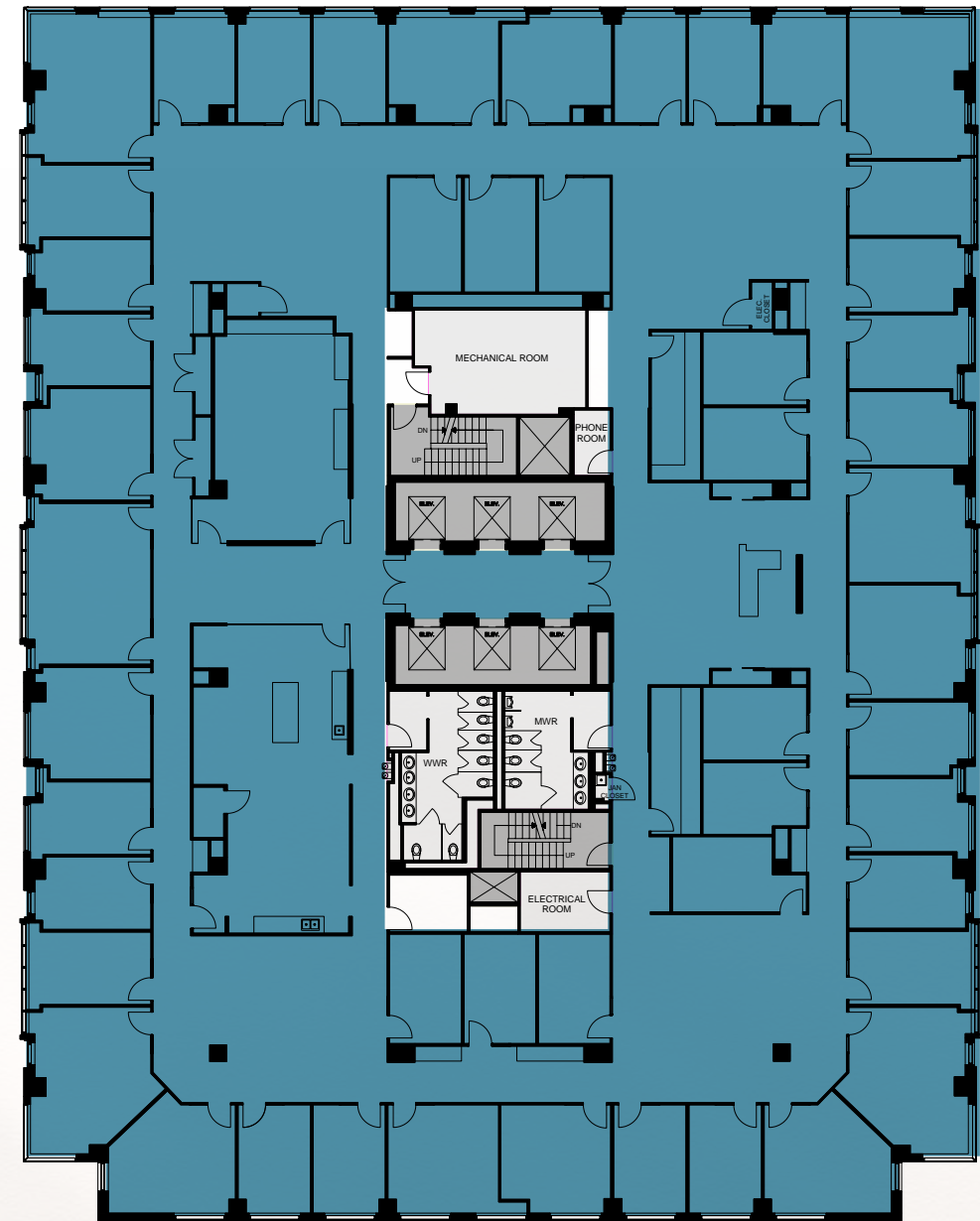
**SUITE 920**  
9,177 SF



**SUITE 915**  
2,174 SF

**SUITE 905**  
2,214 SF

**FULL FLOOR**  
22,318 SF

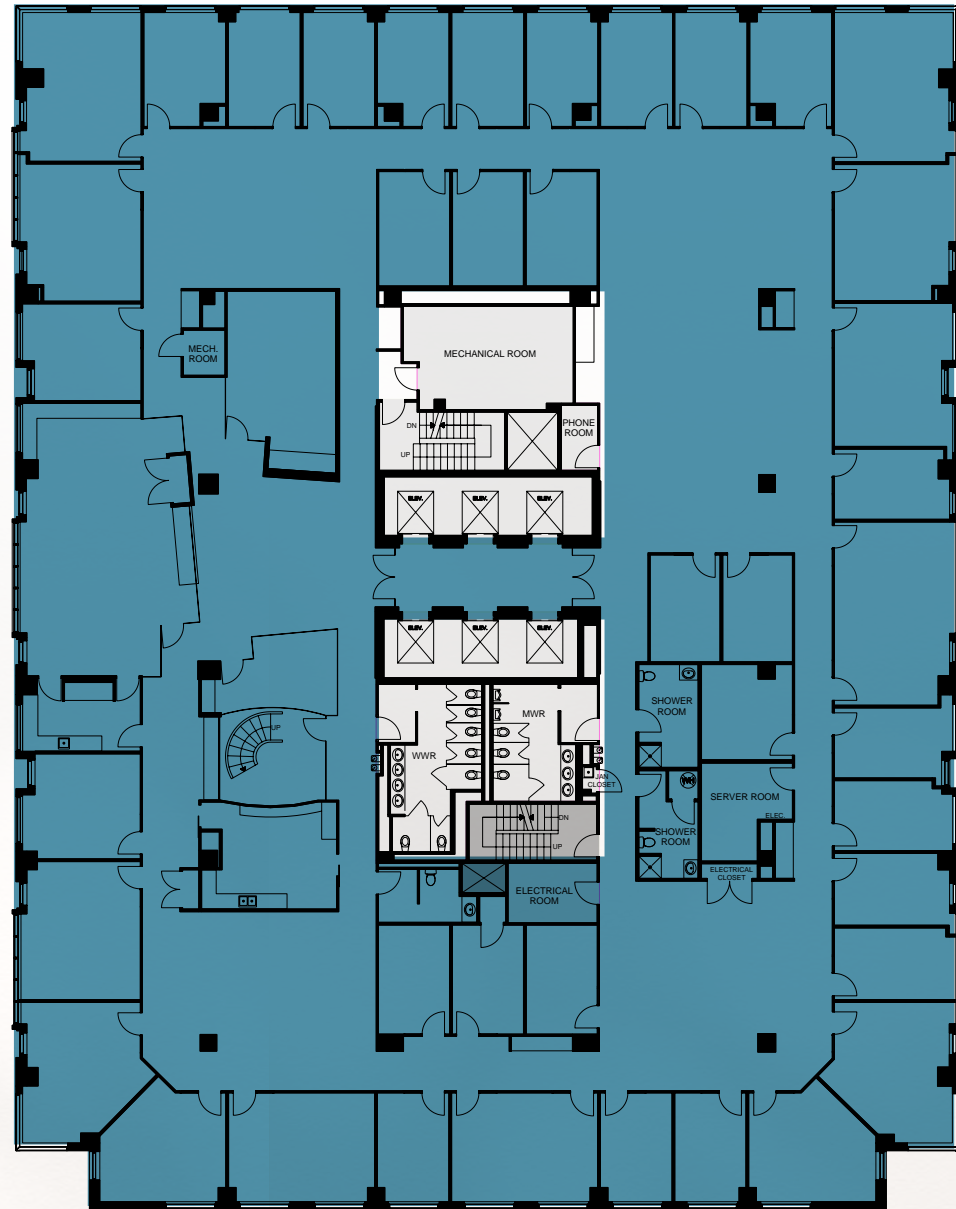




# 12<sup>TH</sup> FLOOR

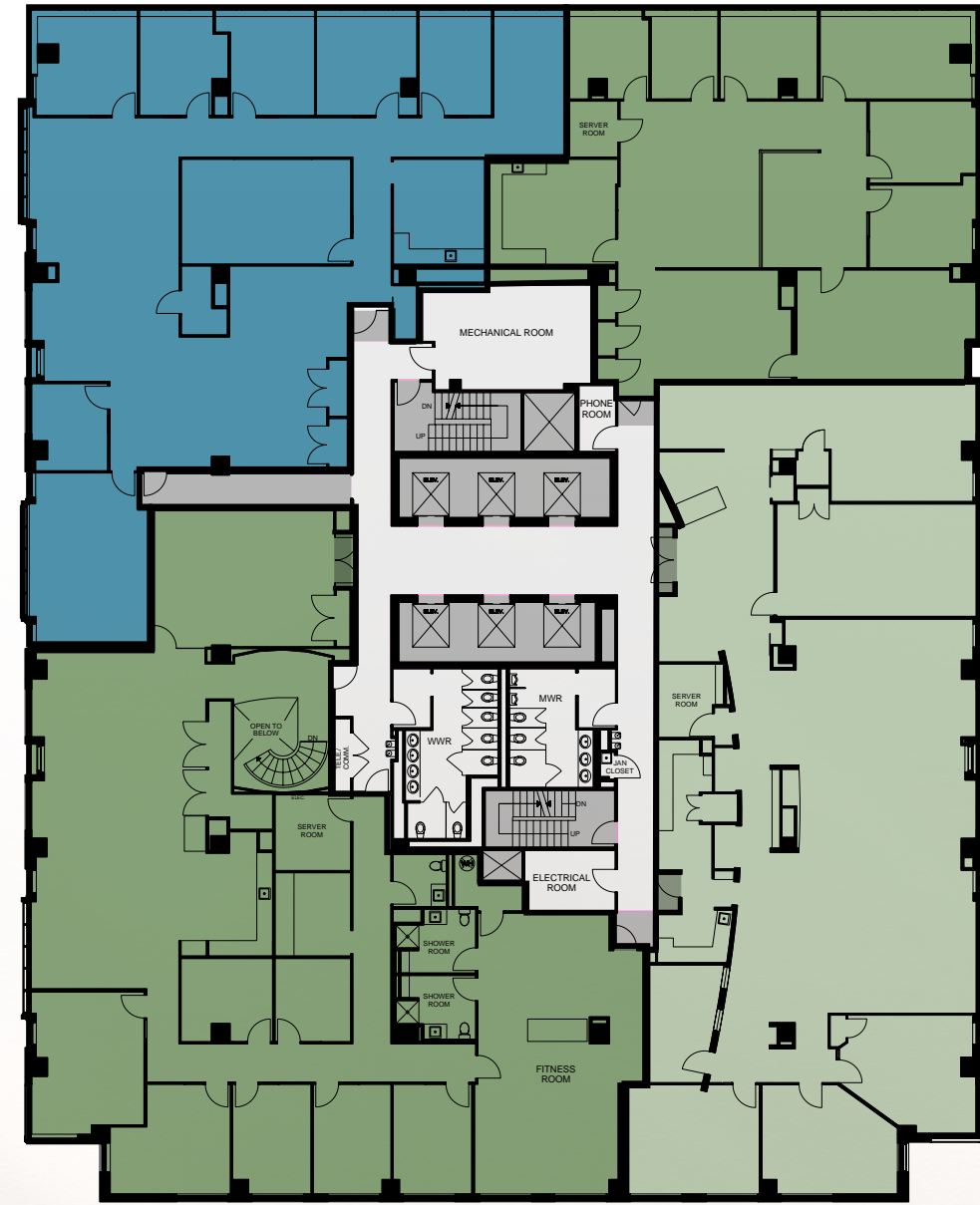
# 13<sup>TH</sup> FLOOR

**FULL FLOOR**  
22,321 SF



**SUITE 1330**  
5,353 SF

**SUITE 1320**  
3,769 SF



**SUITE 1350**  
6,671 SF

**SUITE 1300**  
6,052 SF





## elevate every day

Ascend, created by The Chevy Chase Land Company, 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.

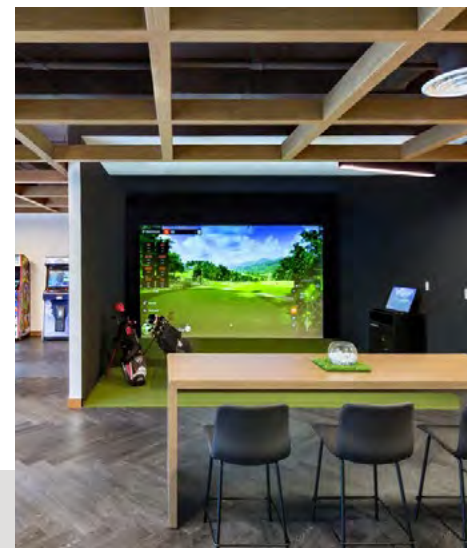
With Ascend, employees have access to a variety of events and environments that promote creativity, wellness, and collaboration. From state-of-the-art fitness centers to tranquil rooftop retreats, every aspect of Ascend spaces are crafted to elevate the team's performance and enjoyment within—and outside 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 The Chevy Chase Land Company 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.

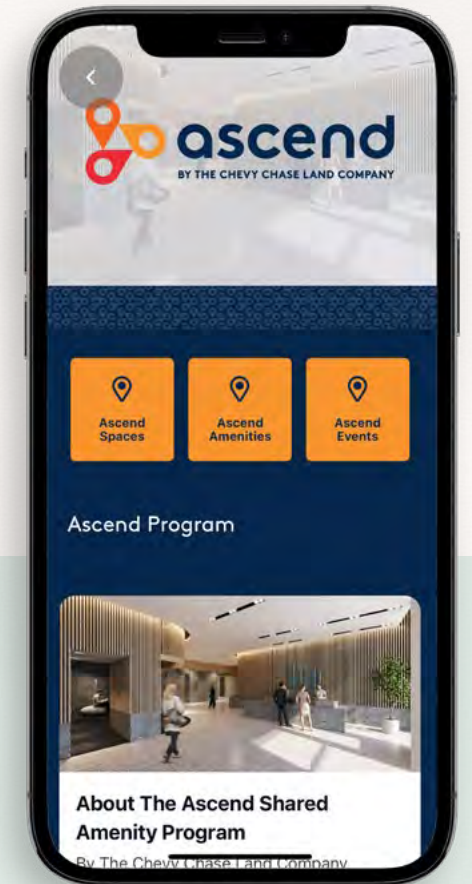
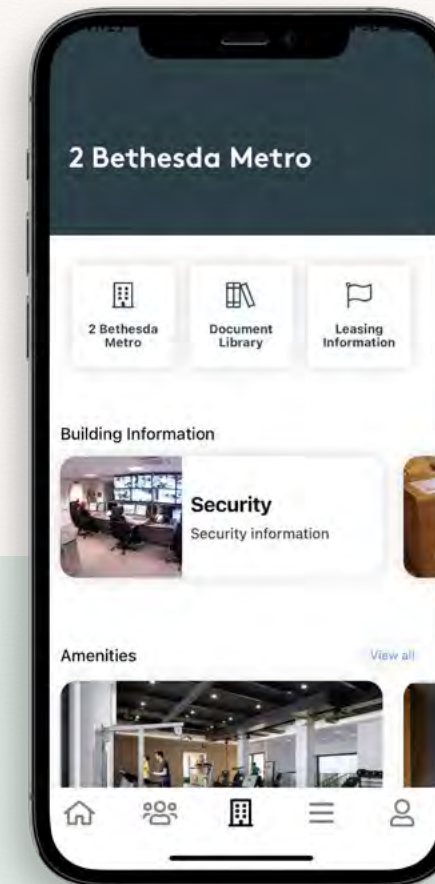
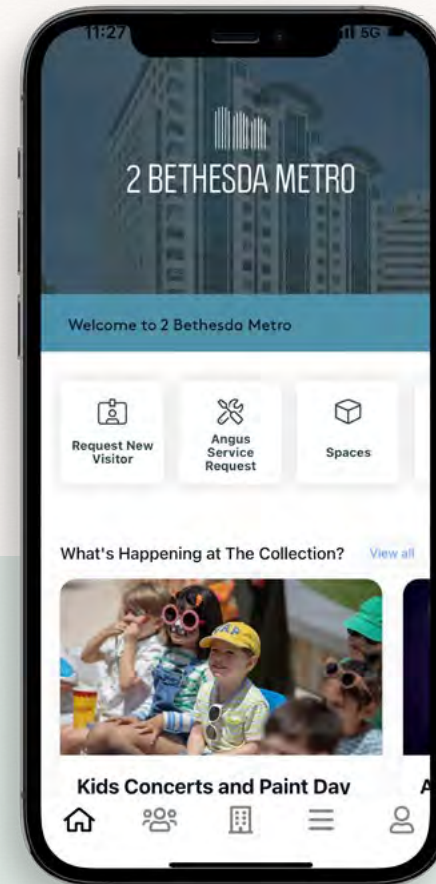
2 BETHESDA METRO

+

THE CHEVY CHASE  
LAND COMPANY

+

host  
FROM CBRE



Click or Scan  
to Learn More  
About CBRE Host



Click or Scan  
to Learn More  
About 2 Bethesda



The Chevy Chase Land Company is an experienced real estate development, management and investment firm with a rich history dating back over a century. We strive to improve the community that our company helped develop over 130 years ago.

130+ Years

IN BUSINESS

1.6+ Million SF

OF OFFICE, RETAIL AND RESIDENTIAL

12+

TRANSFORMATIONAL DEVELOPMENTS



**JOHN ZIEGENHEIN**  
 PRESIDENT & CEO  
 THE CHEVY CHASE LAND COMPANY

“Our core values define who we are as a company and help shape The Chevy Chase Land Company’s future. By following the core values, we build great teams, deliver excellent customer service and foster a sense of commitment in the workplace. More importantly, our core values set the foundation of our culture and distinctly shape how we approach our environmental, social and governance commitments. By aligning our daily behaviors with our core values and ESG standards, we strive to maintain leadership in green initiatives, and create an environment where we all thrive together.”

## 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. The team recognizes it has a role as developers and asset managers in the reduction of carbon emissions and sustainable investing.



## Diversity, Inclusion, and Contributing to Our Community

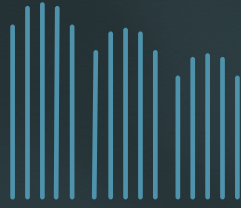
We choose to give our time to organizations and initiatives aligned with impacting education, health, shelter, and the environment. Through our volunteering and charitable giving program, we stimulate a culture of engagement that enables us to drive change in areas that affect our community. Throughout our history, we have supported over 500 charities and created long-standing partnerships with several local charitable organizations.

## 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. Our executive leadership team, along with the Board of Directors, adhere to the Company’s policies and procedures, corporate bylaws, and code of conduct that help promote financial viability and create long-term opportunities.







# 2 BETHESDA METRO

THE BEST IN BETHESDA

FOR LEASING INFORMATION, PLEASE CONTACT:

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