

Office Leasing Opportunities.

BETHESDA, MD

THE
OFFICES
AT BETHESDA ROW







BETHESDA ROW

ADDRESSES

7141 Arlington Road
4809, 4825, 4827, 4833 Bethesda Ave
4920 Elm Street
7250, 7255 Woodmont Ave

PROJECT SIZE

530,000 SF Mixed-use

AREA AMENITIES

30+ restaurants and 40+ retailers, services and amenities within walking distance

ON-SITE PROPERTY MANAGEMENT

Federal Realty Investment Trust

ACCESSIBILITY

Walking distance to Bethesda Metro station, Wisconsin Avenue, Capital Crescent Trail, free Bethesda Circulator Bus and Capital Bikeshare stations. Minutes to I-270 and 495.

ON-SITE SECURITY

First Security



Conveniently located within 7 miles of Washington, DC, in downtown Bethesda and surrounded by office and residential communities, Bethesda Row is the leading fashion-forward shopping and dining destination in the DC area. The open-air lifestyle district includes a mix of national and local high-end retailers, chef-driven restaurants and fast-casual options, fitness and wellness services, as well as office and a residential building, Upstairs at Bethesda Row. These amenities in addition to the property's central location among dozens of residential buildings, affluent neighborhoods, 600+ businesses and office headquarters in downtown Bethesda create an engaging community ideal for the perfect balance of live, work, play.

BETHESDA ROW

RETAIL

Bethesda Row offers a unique blend of national retailers, first-to-market concepts, local favorites, and digitally native brands; including Equinox, Landmark Theater, Apple, Serena & Lily, Peloton, Warby Parker, Lululemon, and Blue Mercury.



530,000
Total Square Footage



62,643
Daytime Population



40
Median Age

Demographics based on a 3-mile radius



WELLNESS

EQUINOX

drybar

SOULCYCLE

Ideal Image[®]
MedSpa

AVEDA

GLOSSLAB

OVME

HEYDAY

SOCIAL SPACES

LANDMARK
THEATRES

DOLCEZZA

CAVA
Mezze Grill

LUKE'S

HAWKERS

Levain
BAKERY

sweetgreen

UNCLE JULIO'S
MEXICAN
from Scratch

PLANTA

COFFEE. BAKERY. KITCHEN

THE
SALT LINE
OYSTER + ALE

FOXTROT

SHOPPING



ANTHROPOLOGIE & CO.

The Sill

Room&Board

SERENA & LILY

WARBY PARKER

THE
SHADE
STORE

FRAMEBRIDGE

Marine Layer

bluemercury[®]
makeup • skincare • spa

BONOBOS

allbirds

JOHNNY WAS

jenni kayne

gorjana

KENDRA SCOTT

Madewell

WILLIAMS SONOMA

FAHERTY

VUORI

lululemon athletica



58,845

Number of Households



\$199,775

Average Household Income

RESIDENTIAL

Bethesda Row, just 7 miles north of Washington, DC, is a mixed-use development that includes 346,000 square feet of retail, 184,000 square feet of office and a 180-unit residential community, Upstairs at Bethesda Row.



IN THE NEIGHBORHOOD



Features



Steps from future Purple Line



Two blocks to Bethesda Red Line



Nearby including Hyatt Regency, Residence Inn by Marriott, Hilton Garden Inn and AC Hotel by Marriott



Located at Bethesda Row with 75+ shops and restaurants; steps away from Mon Ami Gabi, Joe & the Juice, Equinox and more



Underground and public parking available



Convenient proximity to I-495 and I-270



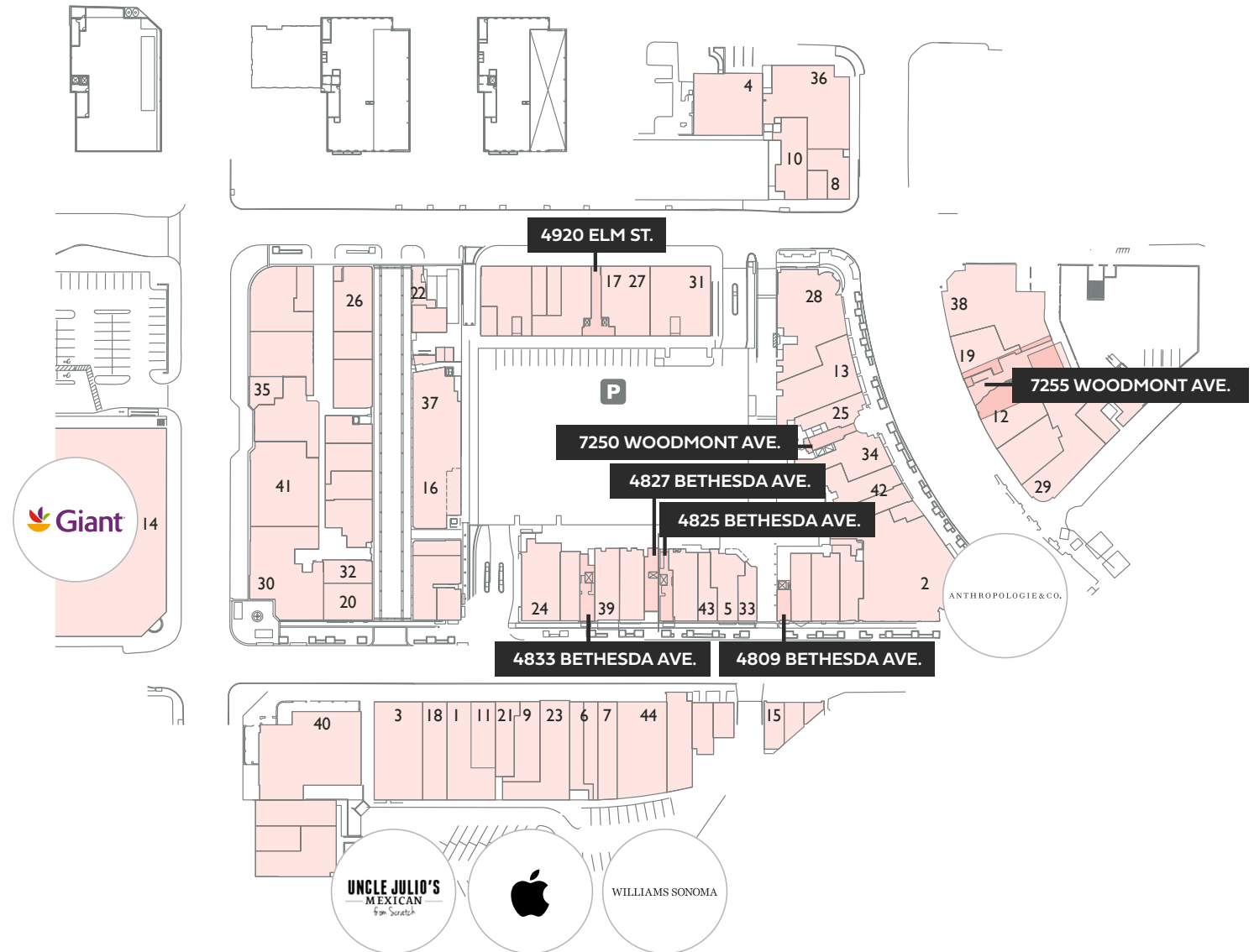


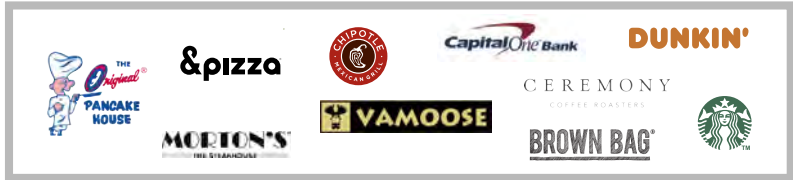


An Urban Mixed Used Community

WALK TO RETAIL

1. Allbirds
2. Anthropologie & Co
3. Apple Store
4. Available
5. Bethesda Bagels
6. Bonobos/Georgetown Cupcakes
7. Cava Mezze Grill
8. Chiko
9. Drybar
10. Equinox
11. Faherty
12. Fish Taco
13. Foxtrot
14. Giant
15. Gorjana
16. Hawkers Asian Street Food
17. Jeni's Splendid Ice Creams
18. Jenni Kayne
19. Joe & The Juice
20. Johnny Was
21. Levain Bakery
22. Luke's Lobster
23. Lululemon Athletica
24. Madewell
25. Madison Reed Color Bar
26. Maman
27. Mamma Lucia
28. Matchbox Pizza Bistro
29. Mon Ami Gabi
30. Nike
31. Planta
32. Poke Dojo
33. Quartermaine Coffee
34. Raku
35. Roosters Men's Grooming Center
36. Salt Line
37. Serena & Lily
38. Spanish Diner
39. Sweetgreen
40. Uncle Julio's Rio Grande Cafe
41. Urban Country
42. Vuori
43. WarbyParker
44. Williams-Sonoma

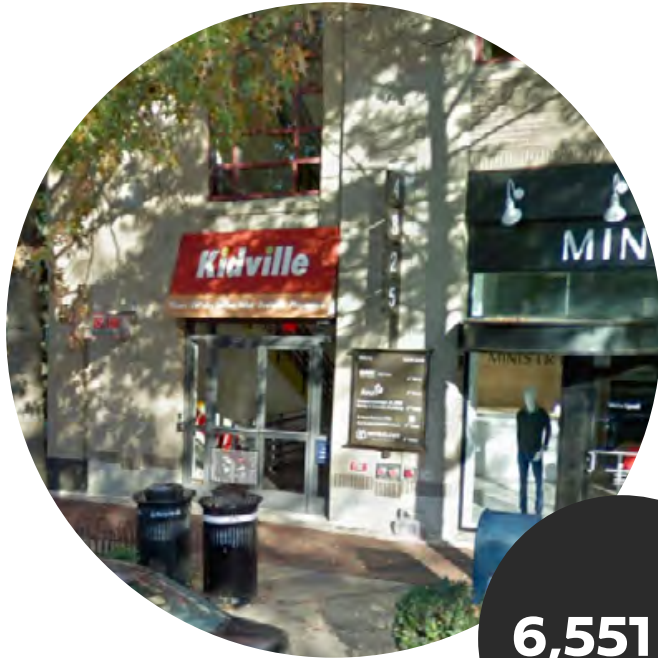




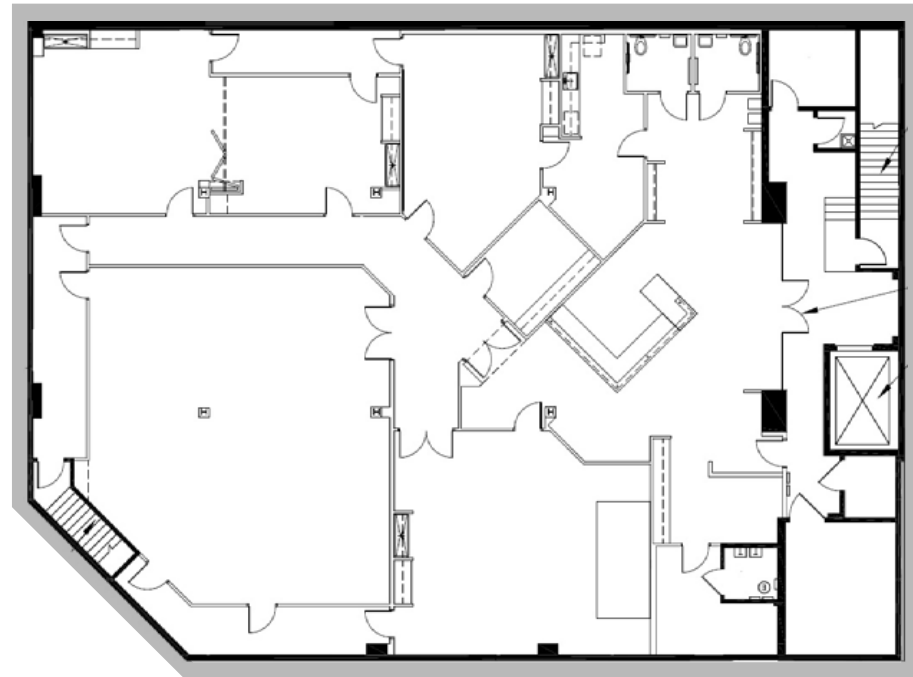
Take A 360 Tour Of Our Available Office Spaces.

4825 Bethesda Avenue

SUITE 31 - LOWER LEVEL



6,551 SF



JG CAHILL | Senior Vice President | 301 287 3245 | jg.cahill@jll.com

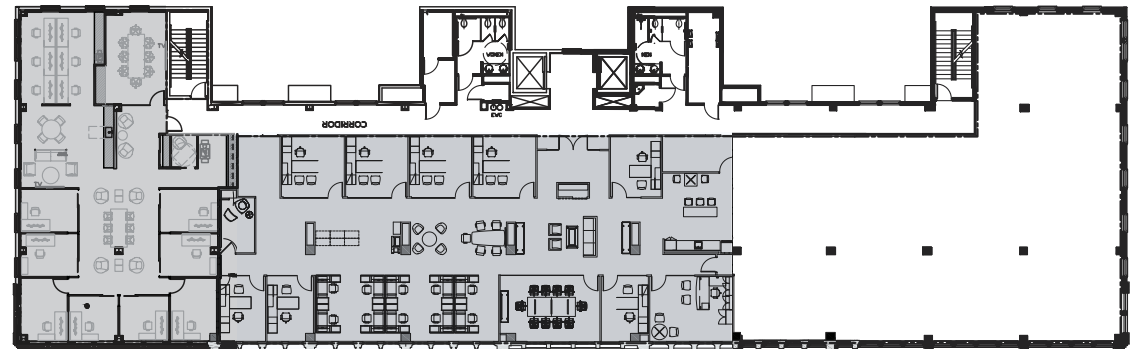
ALDEN STABB | Vice President | 301 287 3241 | alden.stabb@jll.com

4920 Elm Street

THIRD FLOOR



5,369 SF



SUITE 300
LEASED

SUITE 305
LEASED

SUITE 325
5,369 SF



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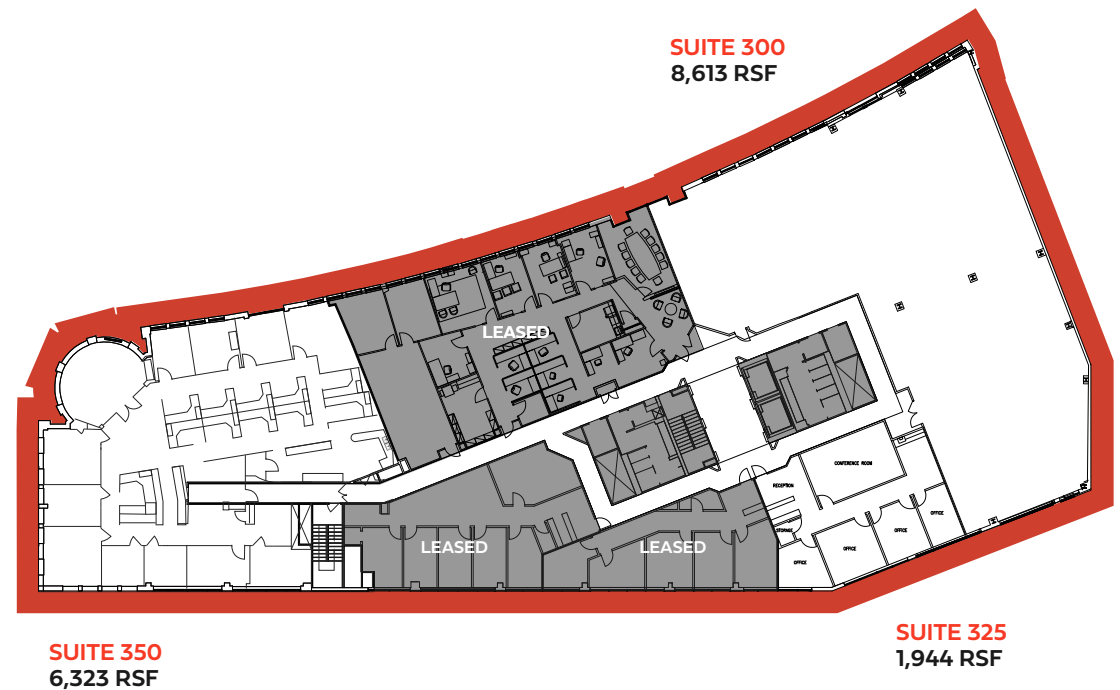
ALDEN STABB | Vice President | 301 287 3241 | alden.stabb@jll.com

7250 Woodmont Avenue

THIRD FLOOR



10,557 SF
Contiguous



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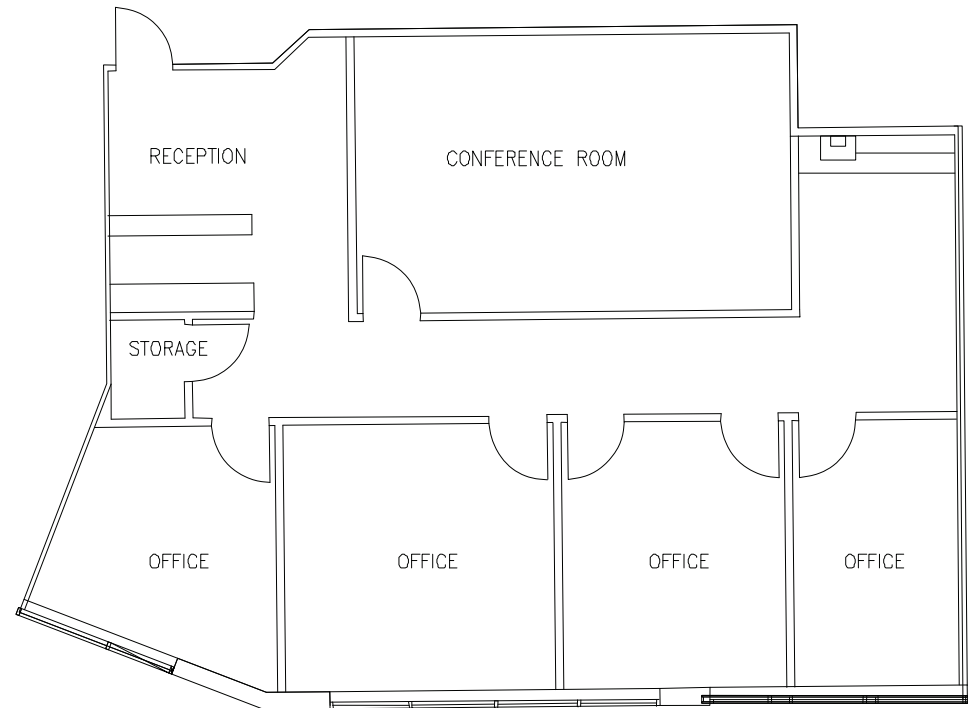
ALDEN STABB | Vice President | 301 287 3241 | alden.stabb@jll.com

7250 Woodmont Avenue

SUITE 325



1,944 SF



VIRTUAL TOUR



JG CAHILL | Senior Vice President | 301 287 3245 | jg.cahill@jll.com

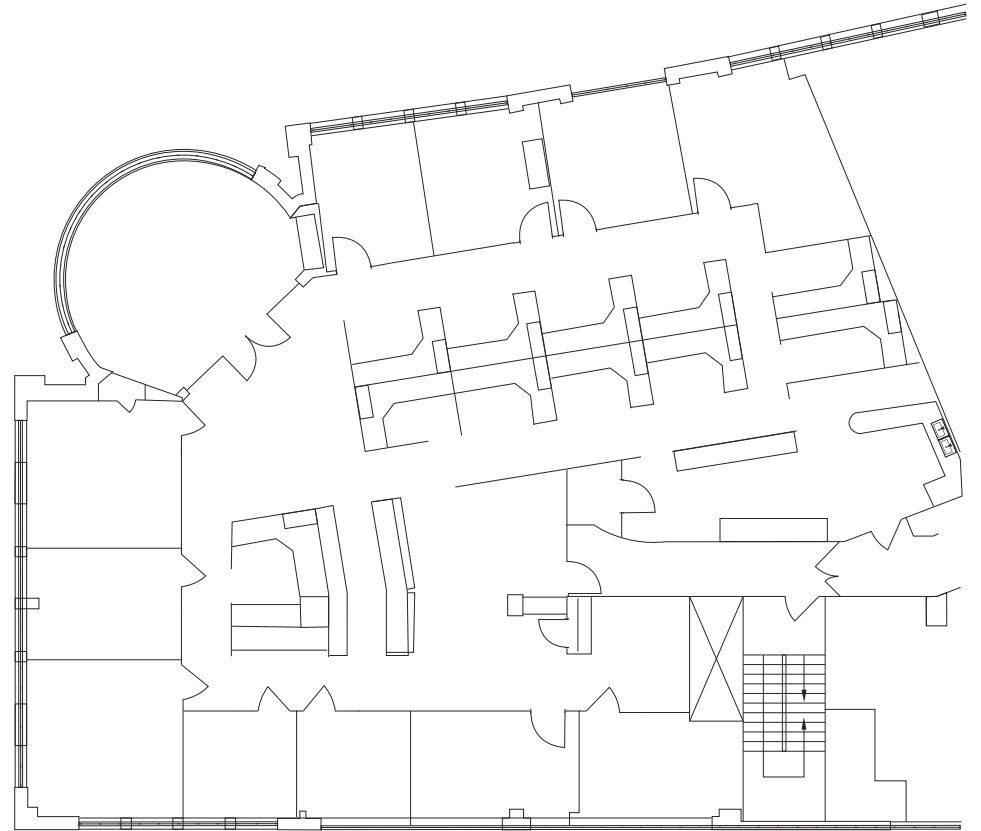
ALDEN STABB | Vice President | 301 287 3241 | alden.stabb@jll.com

7250 Woodmont Avenue

SUITE 350



6,323 SF



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**Let's continue
the conversation.**



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Alden Stabb

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