

FOR LEASE



# 4641 MONTGOMERY AVE

BETHESDA, MD

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# Overview

## BUILDING

Type:	3 Star Office	Parking:	Surface - 9 0.30/1,000 SF
RBA:	29,580 SF	Elevator:	1
Stories:	5	Walk Score®:	Walker's Paradise (98)
Typical Floor:	4,930 SF	Transit Score®:	Some Transit (43)
Class:	C		
Construction:	Reinforced Concrete		

## PROXIMITY

MD-355 . . . . .	180 ft.	Bethesda Row . . . . .	0.5 mi.
Bethesda Metro Station . . . . .	272 ft.	NIH Clinical Center . . . . .	2.3 mi.
I-495 . . . . .	2.3 mi.	Downtown D.C. . . . .	7.5 mi.

## DEMOGRAPHICS

RADIUS	2 MI	5 MI	10 MI
2022 Population	79,374	485,414	1,838,387
Median Home Value	\$956,194	\$748,335	\$643,683
2022 Households	34,849	206,151	756,194
Avg. Household Income	\$185,315	\$155,634	\$140,900
Total Consumer Spending	\$1.6B	\$8.3B	\$28.5B







# Amenities

## Restaurants/Dining

1. Benihana
2. Barrel & Crow
3. California Tortilla
4. MOMO
5. Guardado's
6. Tommy Joe's
7. Olazzo
8. Rock Bottom Restaurant & Brewery
9. Caddies
10. Gringos & Mariachis
11. Dog Haus
12. Jetties
13. Hanaro Sushi
14. Casa Oaxaca Bethesda
15. House of MILAE
16. Medium Rare
17. Black's Bar & Kitchen
18. Woodmont Grill
19. Hip Flask Rooftop Bar
20. The Original Pancake House
21. Chipotle Mexican Grille
22. ZAO Stamina Ramen
23. Berries & Bowls - Bethesda
24. CHIKO
25. The Barking Dog
26. Luke's Lobster Bethesda
27. Hawkers Asian Street Food
28. Poke Dojo
29. Uncle Julio's Bethesda
30. PLANTA
31. Raku
32. Fish Taco - Woodmont
33. Mon Ami Gabi
34. Tacombi
35. World of Beer
36. House of Foong Lin
37. Rice Paddies Grill
38. Vace Italian Delicatessen

## Cafe/Bakery

1. Dunkin'
2. Starbucks
3. La Colombe Coffee Roasters
4. Dunkin'
5. Starbucks
6. Ceremony Coffee Bethesda Crescent
7. maman
8. Georgetown Cupcake
9. Quartermaine Coffee Roaster
10. Laduree
11. Tatte Bakery & Cafe
12. Starbucks
13. Panera Bread

## Hospitality

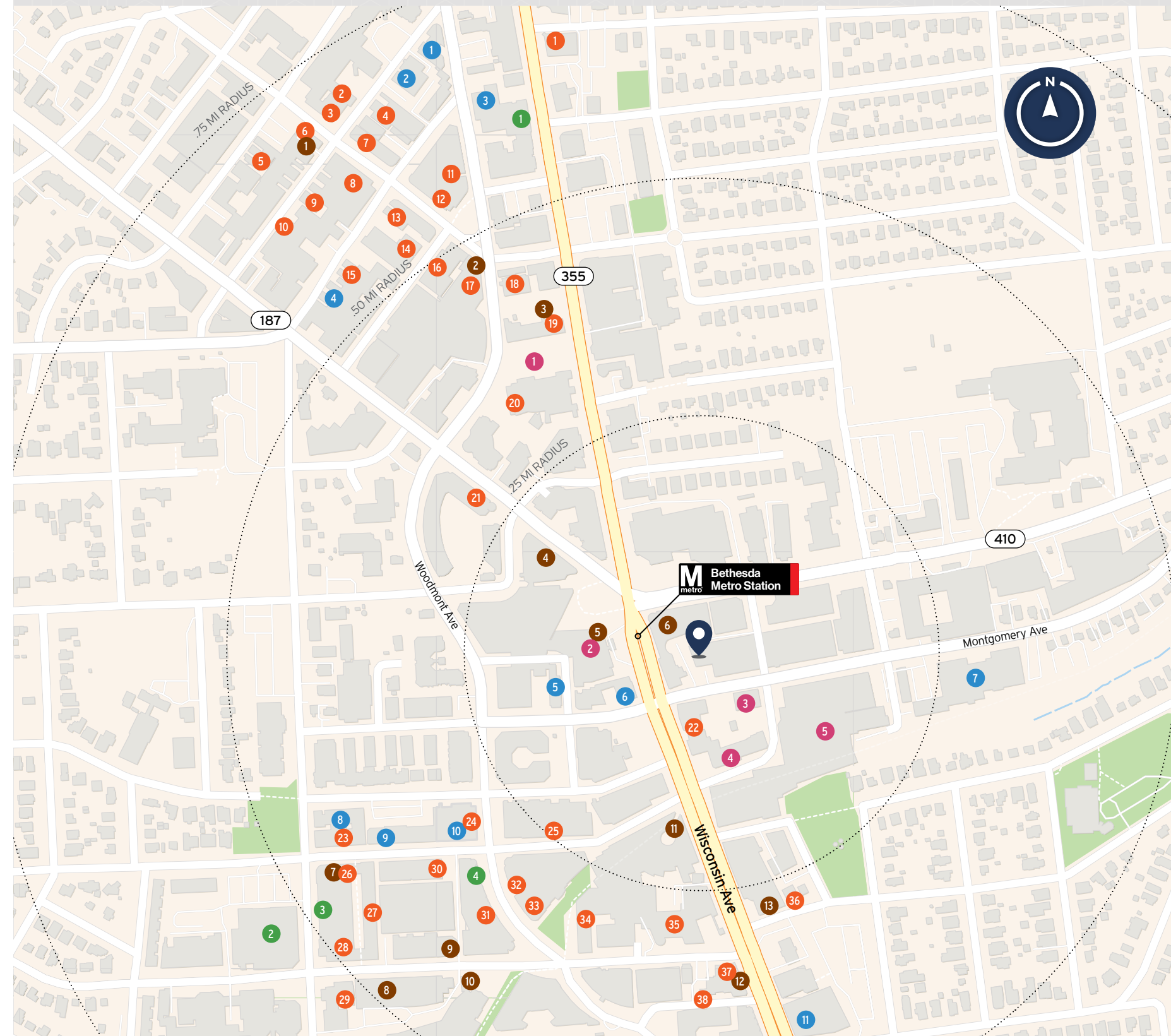
1. Marriott Bethesda Downtown at Marriott HQ
2. Hyatt Regency Bethesda
3. AC Hotel by Marriott Bethesda Downtown
4. Residence Inn by Marriott Bethesda Downtown
5. Hilton Garden Inn Washington DC/Bethesda

## Grocery Store

1. Trader Joe's
2. Giant Food
3. Bridge Market
4. Foxtrot

## Fitness/Gym

1. Urban Boxing Bethesda
2. Crossfit Bethesda
3. Orangetheory Fitness
4. Bethesda Boxing & Kickboxing Academy
5. FitnessWise
6. Ultimate Performance Personal Trainers Bethesda
7. Onelife Fitness Bethesda
8. Training Ground
9. Pure Barre
10. Equinox Bethesda
11. [solidcore]





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