

# 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<sup>®</sup>  
MedSpa

AVEDA

GLOSSLAB

OVME

HEYDAY

## SOCIAL SPACES

LANDMARK  
THEATRES

CAVA  
Mezze Grill

HAWKERS

sweetgreen

PLANTA

THE  
SALT LINE  
OYSTER + ALE

DOLCEZZA

LUKE'S

Levain  
BAKERY

UNCLE JULIO'S  
MEXICAN  
from scratch

COFFEE. BAKERY. KITCHEN

FOXTROT

## SHOPPING



ANTHROPOLOGIE & CO.

The Sill

Room&Board

SERENA & LILY

WARBY PARKER

THE  
SHADE  
STORE

FRAMEBRIDGE

Marine Layer

bluemercury<sup>®</sup>  
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



Sotheby's



# 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



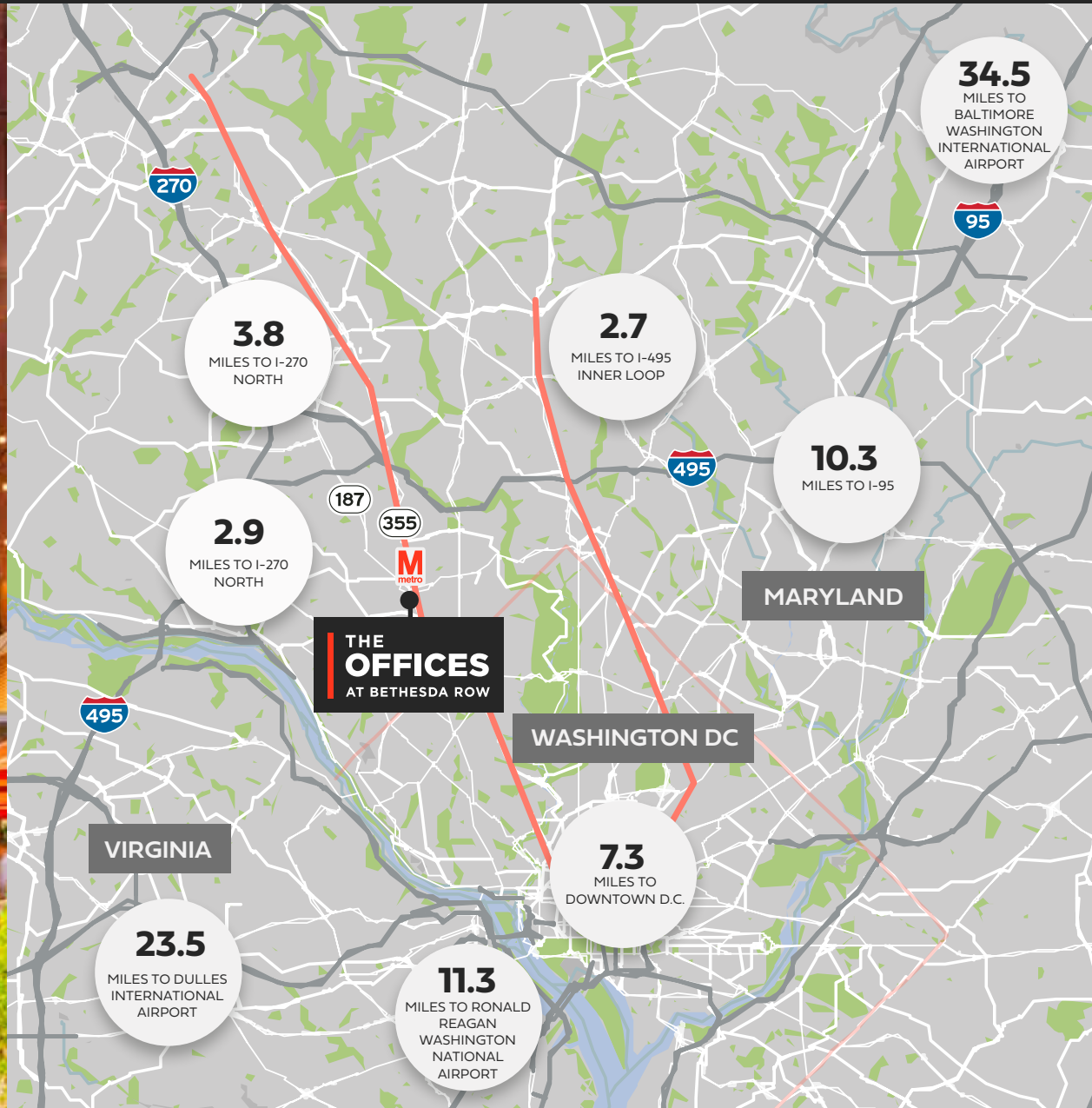
Underground and public parking available



Convenient proximity to I-495 and I-270



# Arriving at The Offices at Bethesda Row

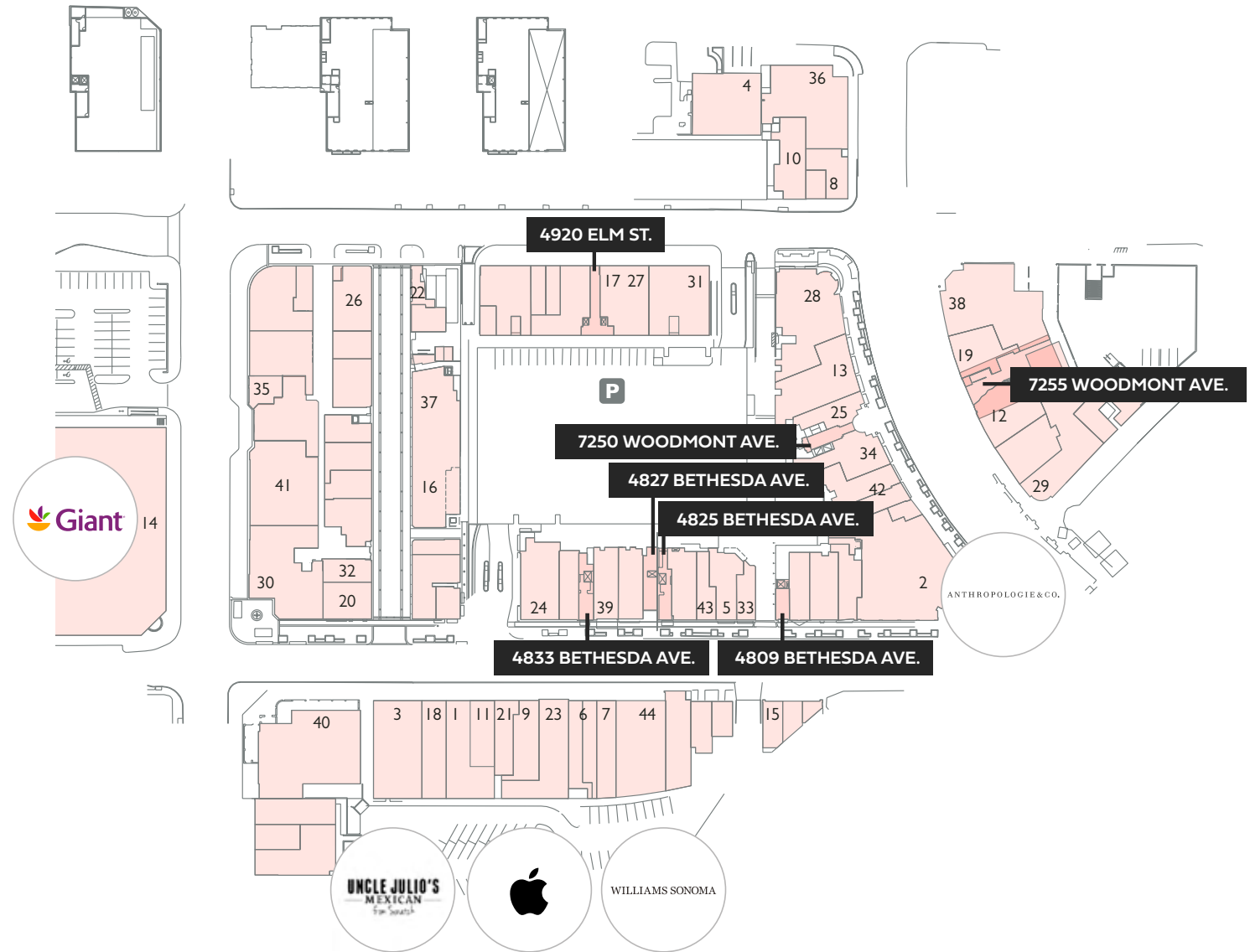


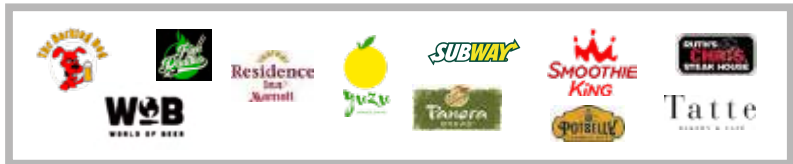
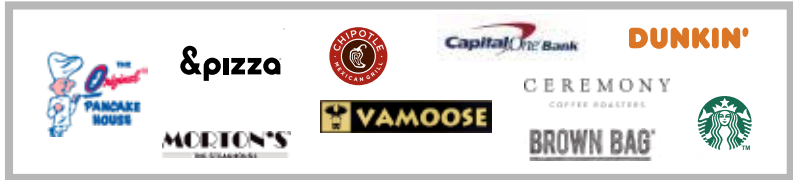


# An Urban Mixed Used Community

## 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





GLOSSLAB

WARBY PARKER

CAVA

FOXTROT

COFFEE. BAKERY. KITCHEN.

EQUINOX

sweetgreen

drybar

JOHNNY WAS

The Sill

gorjana

THE SHAD STORE

jenni kayne

APPLE

Room&Board

Madswell

bluemercury

lululemon

athletica

VUORI

AMEDA

KENDRA SCOTT

ANTHROPOLOGIE&CO.

Marine Layer

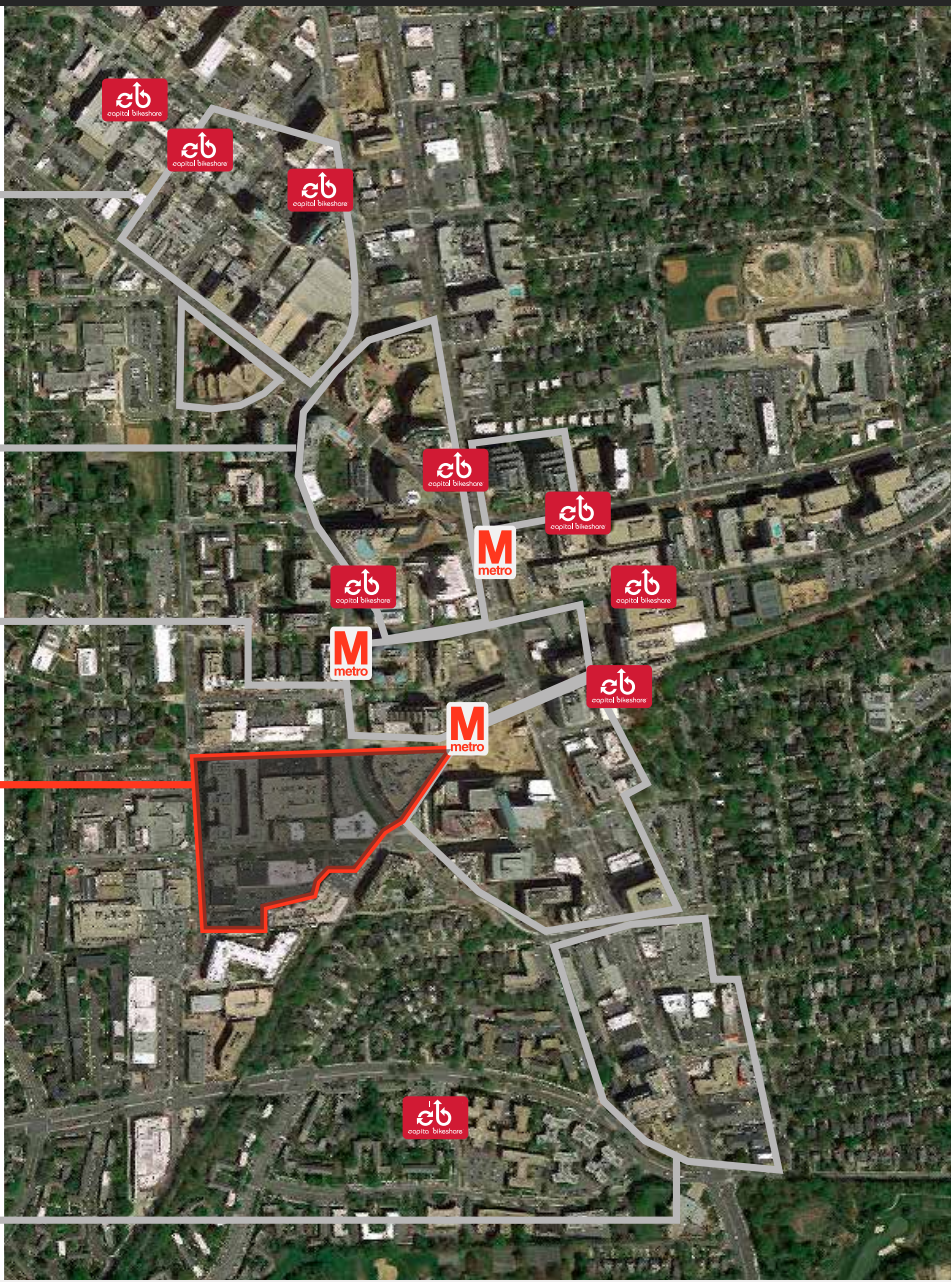
FAHERTY

BONOBOS

allbirds

WILLIAMS SONOMA

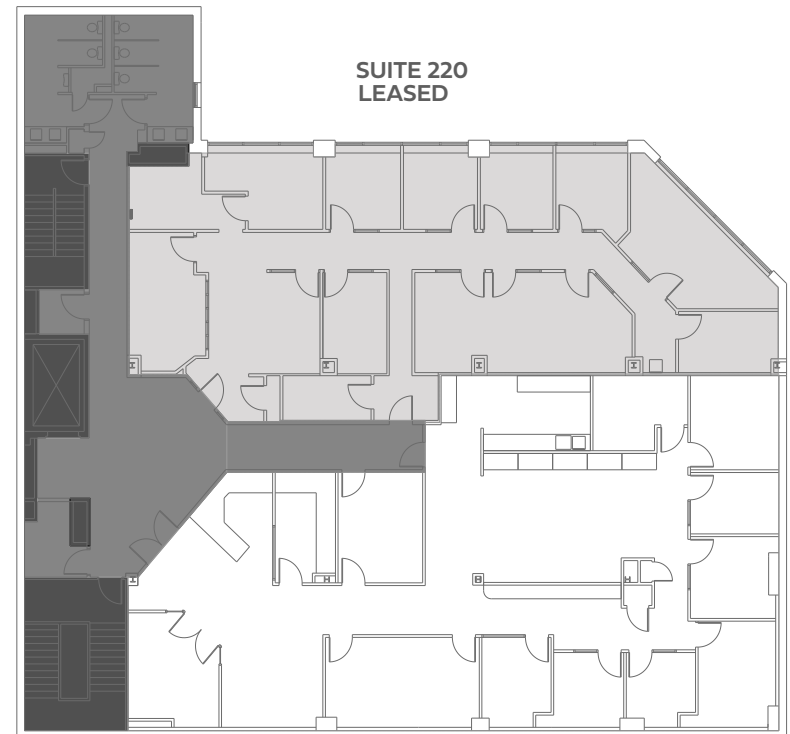
BETHESDA ROW



**Take A 360 Tour Of Our Available Office Spaces.**

# 4825 Bethesda Avenue

## SECOND FLOOR



JG CAHILL | Senior Vice President | 301 287 3245 | [jg.cahill@jll.com](mailto:jg.cahill@jll.com)

ALDEN STABB | Senior Vice President | 301 287 3241 | [alden.stabb@jll.com](mailto:alden.stabb@jll.com)

# 4833 Bethesda Avenue

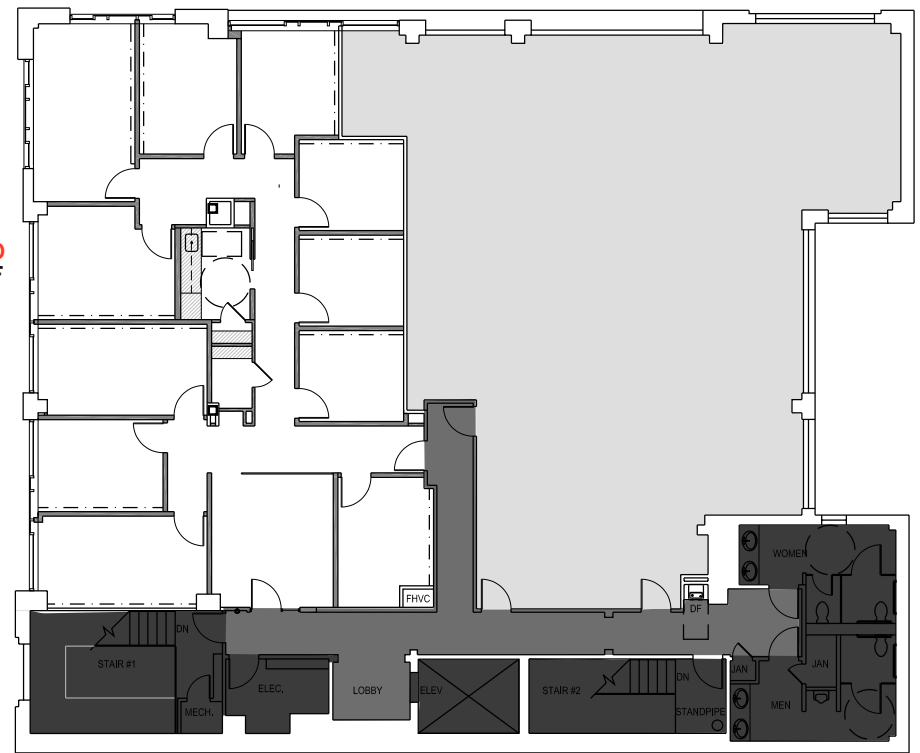
## THIRD FLOOR



**2,866 SF**

**SUITE 300**  
2,866 RSF

**SUITE 302**  
LEASED



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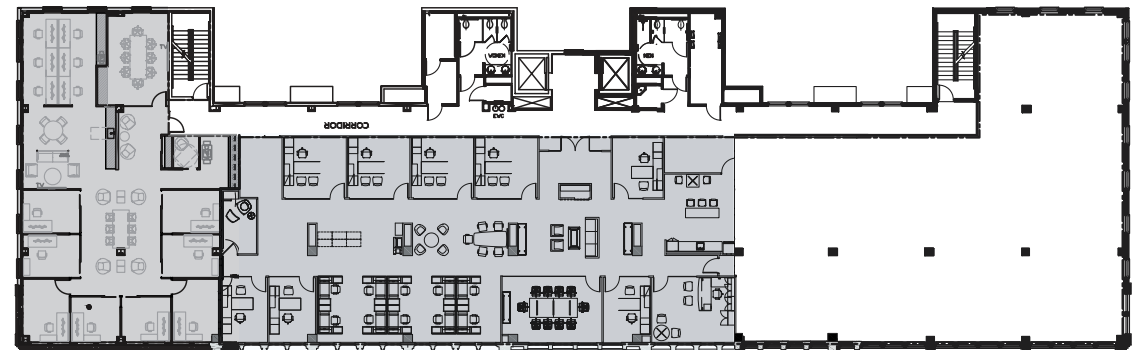
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# 4920 Elm Street

## THIRD FLOOR



**5,369 SF**



**SUITE 300**  
LEASED

**SUITE 305**  
LEASED

**SUITE 325**  
5,369 SF



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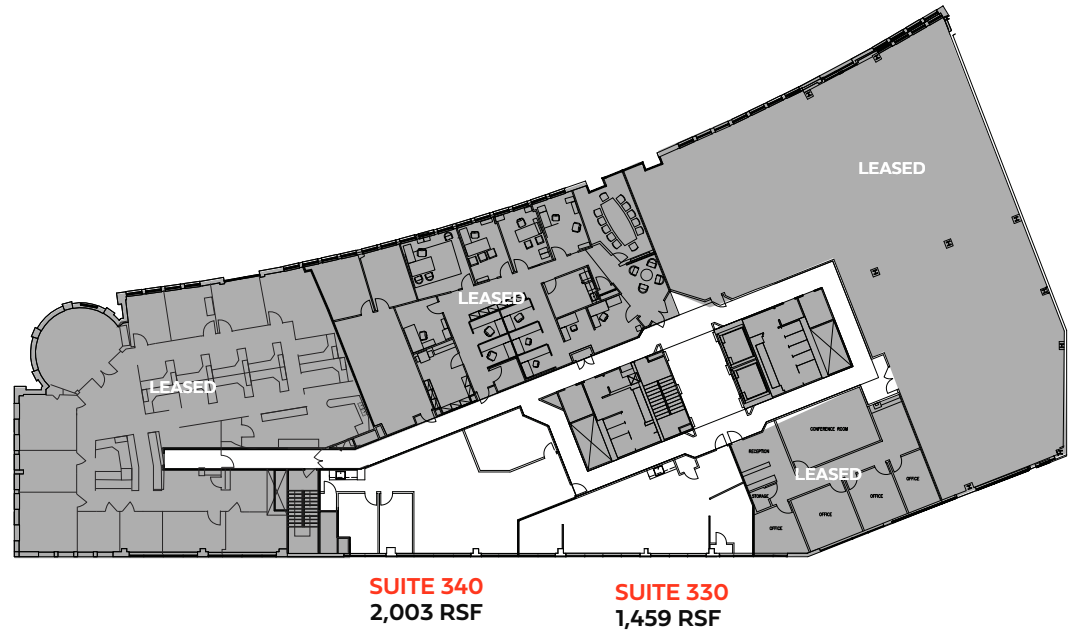
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# 7250 Woodmont Avenue

## THIRD FLOOR



**3,462 SF**  
Contiguous



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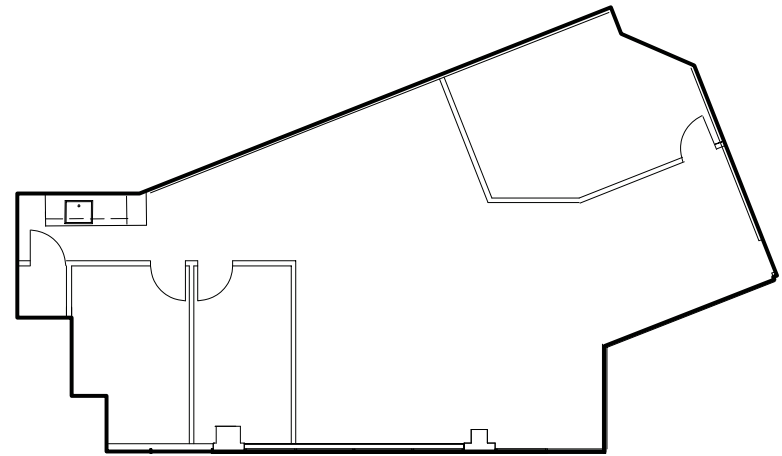
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# 7250 Woodmont Avenue

**SUITE 340**



**2,004 SF**



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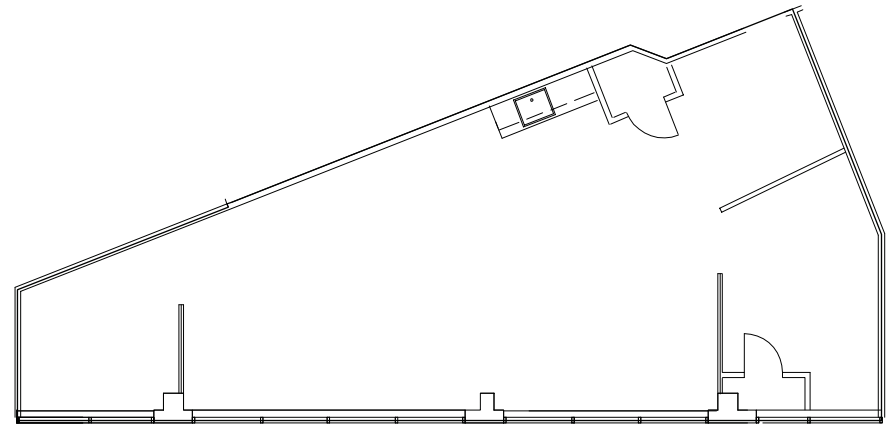
**ALDEN STABB** | Senior Vice President | 301 287 3241 | [alden.stabb@jll.com](mailto:alden.stabb@jll.com)

# 7250 Woodmont Avenue

**SUITE 330**



**1,459 SF**



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# Let's continue the conversation.



**JG Cahill**

Senior Vice President

[jg.cahill@jll.com](mailto:jg.cahill@jll.com)

301.287.3245

**Alden Stabb**

Senior Vice President

[alden.stabb@jll.com](mailto:alden.stabb@jll.com)

301.287.3241

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