

5301 WISCONSIN AVENUE, NW

# Where business thrives.



 Transwestern  
KKR

**ONE**  
FRIENDSHIP HEIGHTS



All the Benefits of a  
**DC Address**  
without the Hassle

# Where Opportunity Beckons

At One Friendship Heights, every space is designed to inspire progress and create connections. Modern, and sophisticated, this building opens the door to fresh opportunities, setting the stage for growth and success in a dynamic community.

# Every Element Designed for Success

One Friendship Heights stands at the intersection of opportunity and success, offering a refined office environment tailored to the needs of leading firms. Designed with both modern functionality and high-level professionalism in mind, this building provides an atmosphere for connections to flourish and possibilities to unfold.

## One Friendship Heights by the Numbers

- 23,000**  
SF Typical Floor
- 600**  
LF Panoramic Views of Friendship Heights
- 40**  
Person Capacity Conference Facility
- 650**  
SF Tenant Lounge
- 1/800**  
Garage Parking Ratio
- Class A**  
Office Building



### 1. State-of-the-Art Conference Center

Suitable for meetings of all sizes, this fully-reconfigurable conference center encourages collaboration.

### 2. Premier Fitness Center

Run, don't walk to OFH's high-performance fitness center and premium locker rooms.

### 3. Tenant Lounge with Monumental Market

This eye-catching lounge is the perfect spot to take a break from the office, grab a quick bite, host events, or meet with your team.



# The Forum at One Friendship Heights

Welcome to The Forum at One Friendship Heights—a fully-amenitized floor featuring thoughtfully-designed specs suites, a lounge with coffee bar, 4-person collaboration rooms, and a 40-person conference room. These versatile environments support meetings, team gatherings, or quiet reflection beyond the walls of each suite. With warm finishes and thoughtfully crafted spaces, every corner of The Forum at One Friendship Heights invites productivity and fosters connection.

## Versatile Third Space

Just off the elevator lobby, the lounge features dynamic spaces that promote collaboration at all scales as well as contrasting semi-private seating areas for focus work and touchdown needs.



## Built for Big Ideas

Step into a bright, modern conference room equipped for impactful meetings. With ample seating and cutting-edge presentation technology, this space is designed to foster collaboration, productivity, and the success of your next big project.



Suite 320 5,390 RSF

Suite 340 4,142 RSF



WISCONSIN AVE. NW  
JENIFER ST, NW  
Suite 300 5,224 RSF





**1.2 M**

SF of Retail within  
walking distance

## The Gateway to Friendship Heights

Known as a preeminent retail destination and a safe and accessible place to work, live and enjoy, Friendship Heights continues to evolve, welcoming new residents, businesses, and an array of transformational redevelopment opportunities.

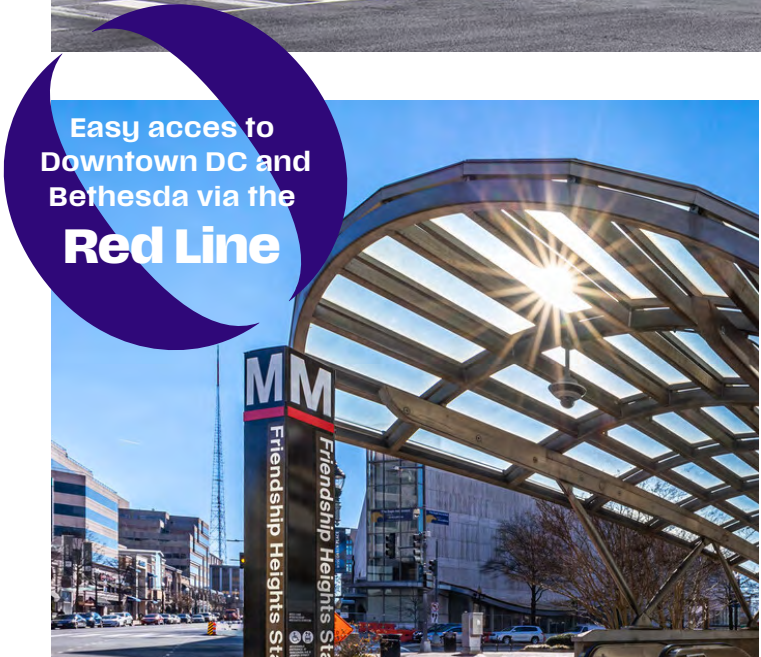
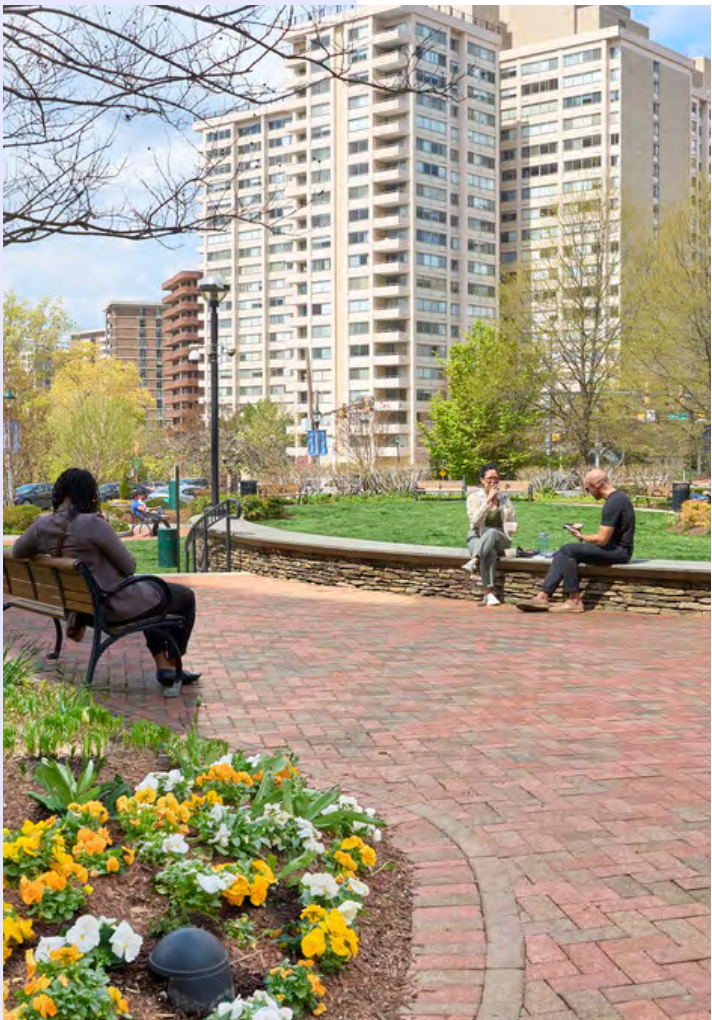
# A Place for Your Best Work and Your Best Breaks

The neighborhood boasts ample green spaces, providing a refreshing escape from the workday. Explore Friendship Heights, where modern living meets a thriving business environment.



## Neighborhood at a Glance

- 10,300+**  
Residents
- 23,000+**  
Daytime Population
- 246**  
Unique Local Businesses
- 1,025+**  
New Housing Units Coming Soon
- 2.3M**  
SF Office Space in Friendship Heights
- 91**  
Walk Score (Walker's Paradise)



Easy access to Downtown DC and Bethesda via the **Red Line**





## Access Made Simple

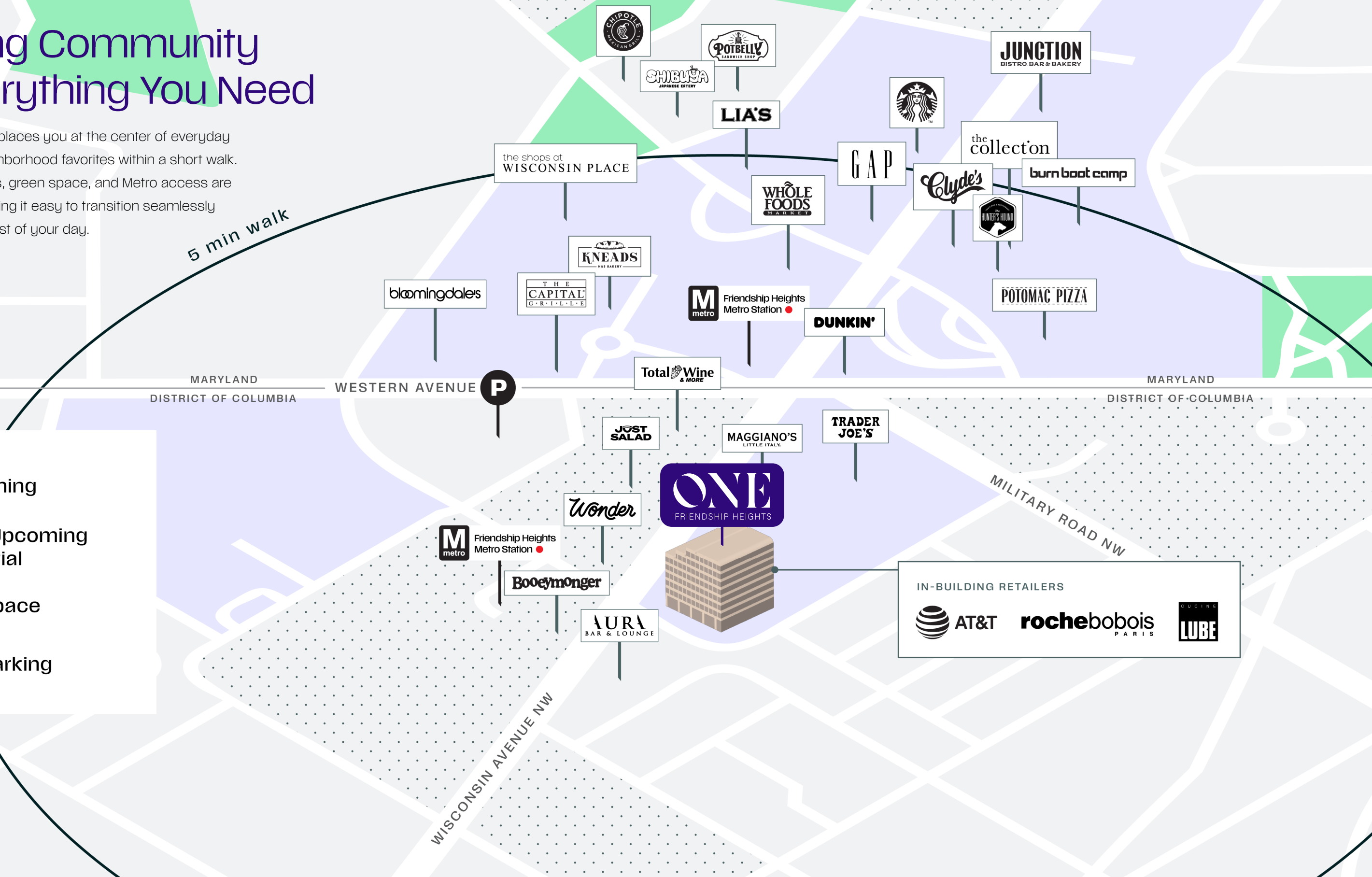
One Friendship Heights features direct underground access to the Friendship Heights Metro station, only one stop away from Bethesda and a just a few stops to Downtown DC. This accessibility simplifies commuting for employees and ensures seamless travel throughout the area.

# A Thriving Community with Everything You Need

One Friendship Heights places you at the center of everyday conveniences and neighborhood favorites within a short walk. Dining, shopping, fitness, green space, and Metro access are all just steps away, making it easy to transition seamlessly from the office to the rest of your day.

5 min walk

-  Retail/Dining
-  Current/Upcoming Residential
-  Green Space
-  Public Parking



## Enjoy the View

Expansive outdoor terraces available with select suites are the perfect spot to enjoy some fresh air or take your meeting outside.

[View Floorplans »](#)

### Availabilities

**7th Floor**  
2,500 - 9,904 SF Available

**6th Floor**  
23,256 SF Available  
(Full Floor)

**5th Floor**  
2,500 - 9,577 SF Available

**4th Floor**  
2,500 - 11,226 SF Available

**3rd Floor - Spec Suites**  
4,142 - 14,756 SF Available

**2nd Floor**  
4,000 - 8,172 SF Available

**1st Floor**  
2,683 SF Available

# ONE

FRIENDSHIP HEIGHTS

FOR MORE LEASING  
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