

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

22,600 SF Typical Floor	600 LF Panoramic Views of Friendship Heights
40 Person Capacity Conference Facility	650 SF Tenant Lounge
1/700 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 4 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.

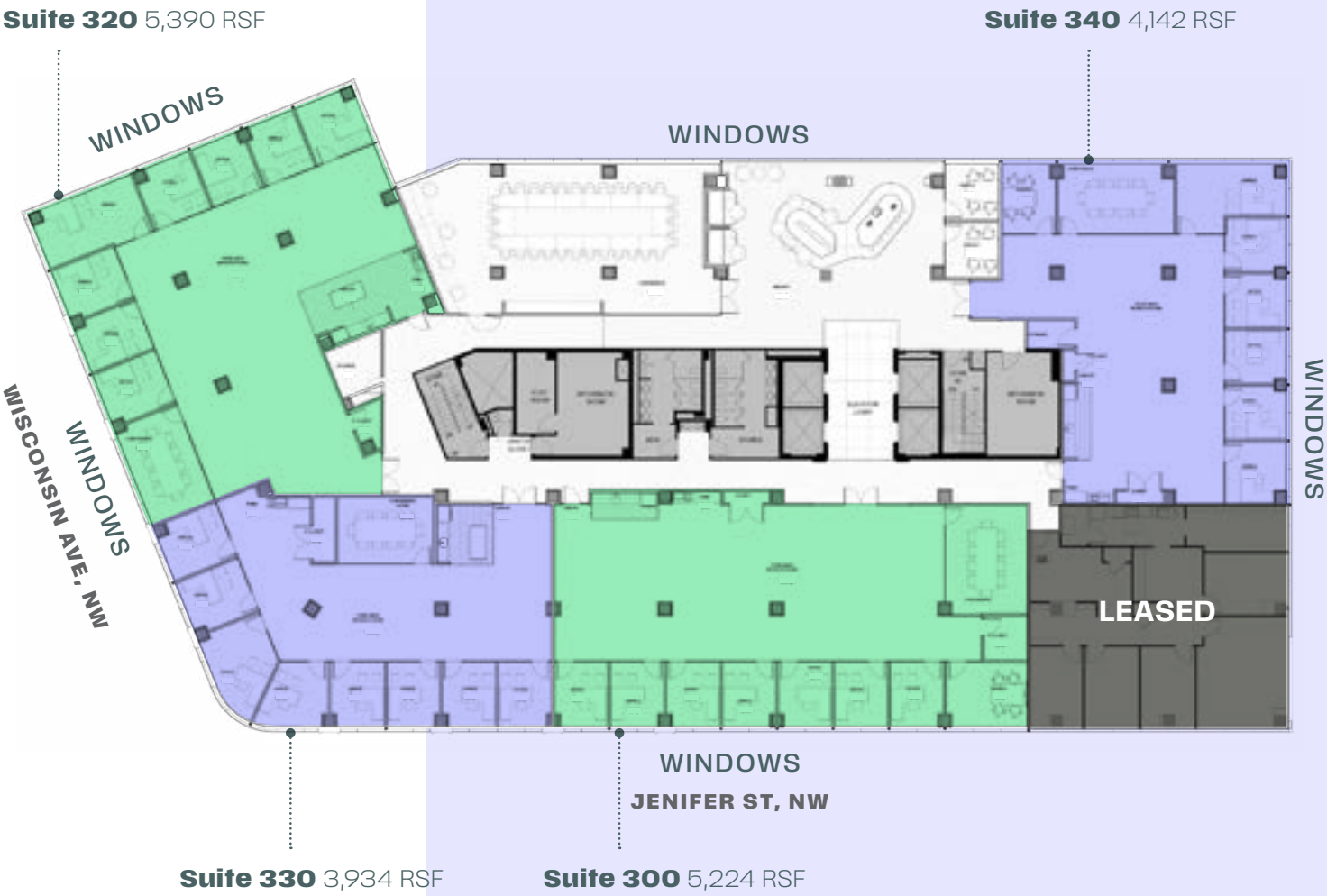
Versatile Third Space

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.





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	1350+ 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

Great For...

- 1. Coffee
JUNCTION
BISTRO BAR & BAKERY
- 2. Breakfast
Booeymonger

- 3. Lunch
YASMINE

- 4. Happy Hour
Clyde's

- 5. Dinner
Joy

- 6. Grocery Pick-Up
amazon fresh

- 7. Exercise Class
CRUSH

- 8. Retail Therapy
bloomingdales



Enjoy the View

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

Availabilities

7th Floor

9,904 SF Available

6th Floor

23,256 SF Available
(Full Floor)

5th Floor

14,851 SF Available

4th Floor

13,882 SF Available

3rd Floor - Spec Suites

18,690 SF Available

2nd Floor

8,172 SF Available

1st Floor

2,683 SF Available

[View Floorplans »](#)

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FOR MORE LEASING
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