

# Offices 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

529,000 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 Bluemercury.



**533,000**  
Total Square Footage



**62,643**  
Daytime Population



**40**  
Median Age

Demographics based on a 3-mile radius



## WELLNESS

EQUINOX

GW Primary Care

SOULCYCLE

Ideal Image<sup>®</sup>  
MedSpa

STRETCH LAB

AVEDA

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

MON AMI GABI  
Bistro Classique

## SHOPPING



ANTHROPOLOGIE & CO.

for movement

THE SHADE STORE

SERENA & LILY

VUORI

FRAMEBRIDGE

jenni kayne

Marine Layer

BLUEMERCURY

BONOBOS

gorjana

Rails

JOHNNY WAS

FAHERTY



KENDRA SCOTT

lululemon athletica

Madewell

WILLIAMS SONOMA

ERNESTA

MEJURI

WARBY PARKER



**58,845**

Number of Households



**\$199,775**

Average Household Income

**RESIDENTIAL**

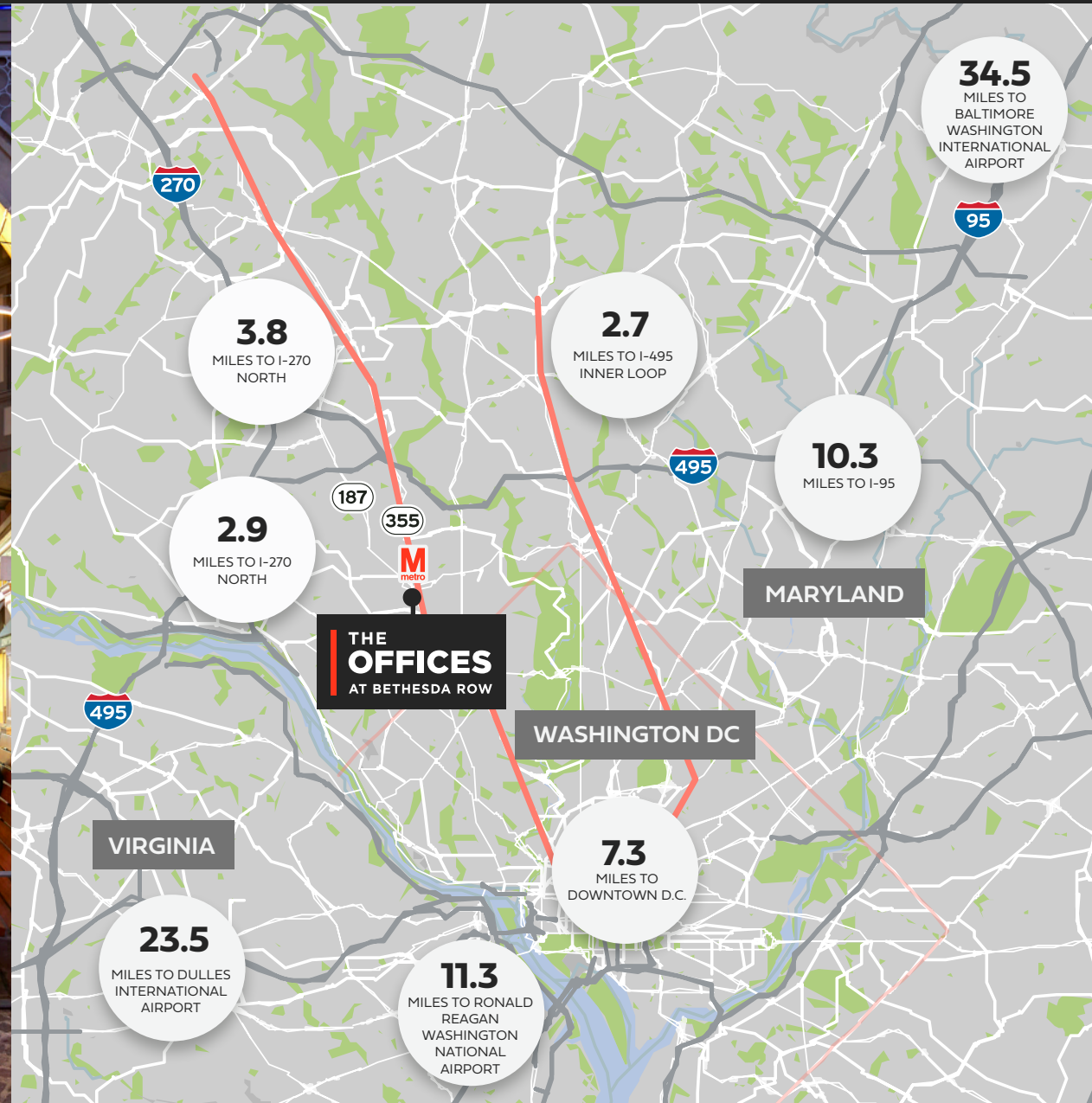
Bethesda Row, just 7 miles north of Washington, DC, is a mixed-use development that includes 346,000 square feet of retail, 184,000 square feet of office and a 180-unit residential community, Upstairs at Bethesda Row.



**IN THE NEIGHBORHOOD**



# Arriving at The Offices at Bethesda Row





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, Philz Coffee, Equinox and more



Underground and public parking available



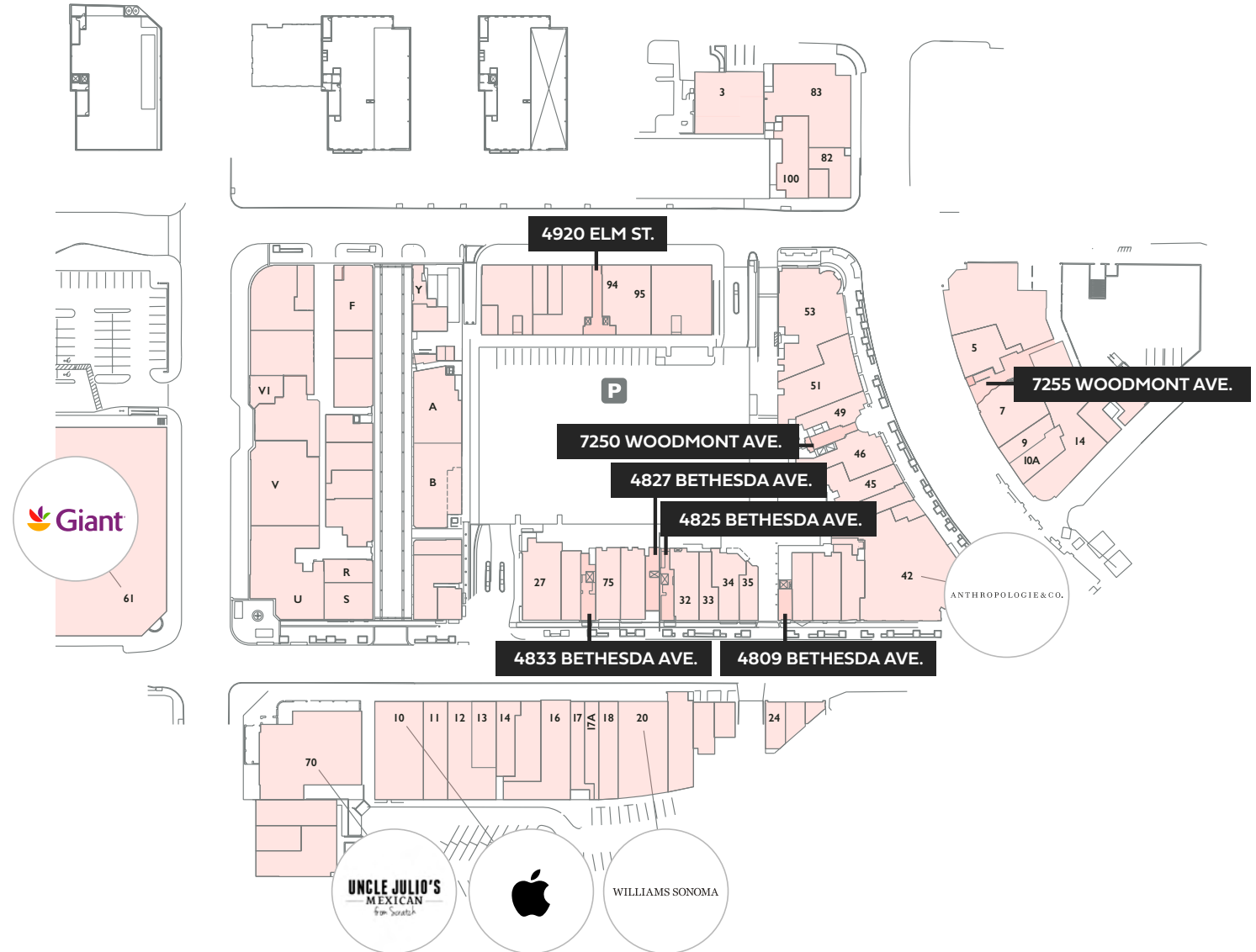
Convenient proximity to I-495 and I-270

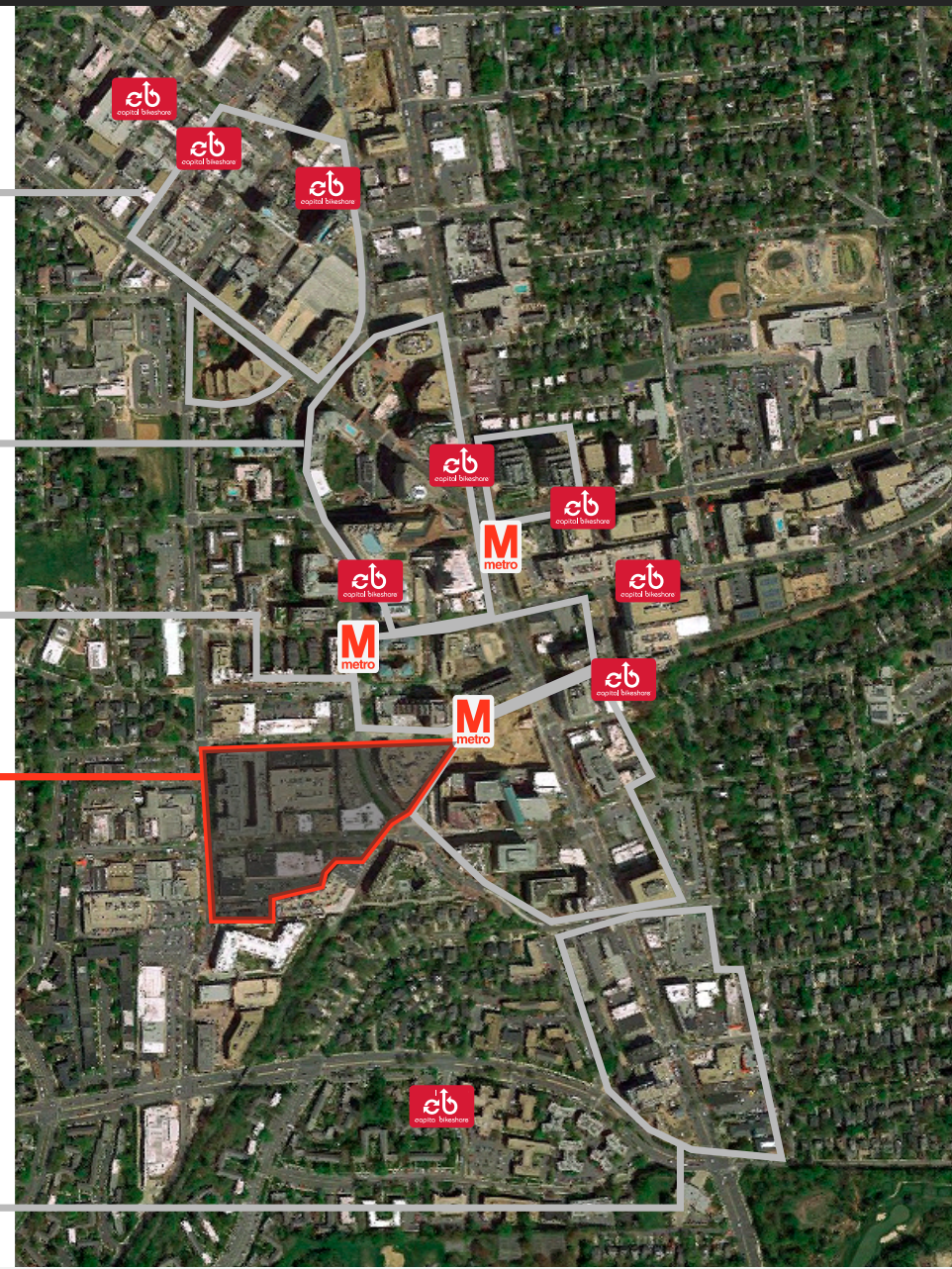
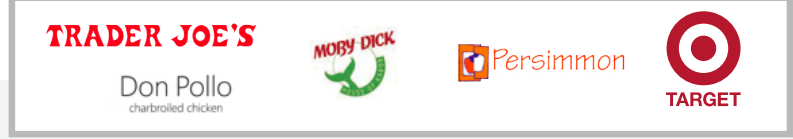
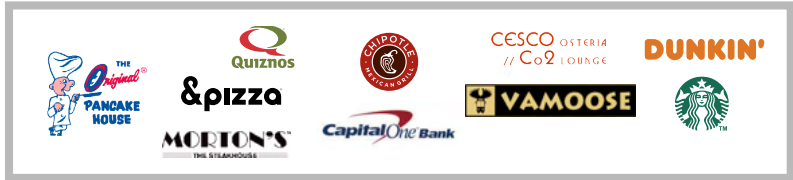


# An Urban Mixed Used Community

## WALK TO RETAIL

- 10A Anine Bing
- 42 Anthropologie & Co
- 10 Apple Store
- 34 Bethesda Bagels
- 82 Boll & Branch
- 17 Bonobos
- 17A Georgetown Cupcakes
- 18 Cava Mezza Grill
- 100 Equinox
- 51 Evereve
- 13 Faherty
- 7 Fish Taco
- 61 Giant
- 24 Gorjana
- B Hawkers Asian Street Food
- 94 Jeni's Splendid Ice Creams
- 11 Jenni Kayne
- 5 Joe & The Juice
- S Johnny Was
- 14 Levain Bakery
- Y Luke's Lobster
- 16 Lululemon Athletica
- 27 Madewell
- 49 Madison Reed Color Bar
- F Maman
- 95 Mamma Lucia
- 53 Matchbox Pizza Bistro
- 9 Mejuri
- 14 Mon Ami Gabi
- U Nike
- R Poke Dojo
- 35 Quartermaine Coffee
- 46 Raku
- 12 Rails
- 32 Reformation
- 45 Room&Board
- V1 Roosters Men's Grooming Center
- 83 Salt Line
- A Serena & Lily
- 3 StretchLab
- 75 Sweetgreen
- 70 Uncle Julio's Rio Grande Cafe
- V Urban Country
- 33 WarbyParker
- 20 Williams-Sonoma







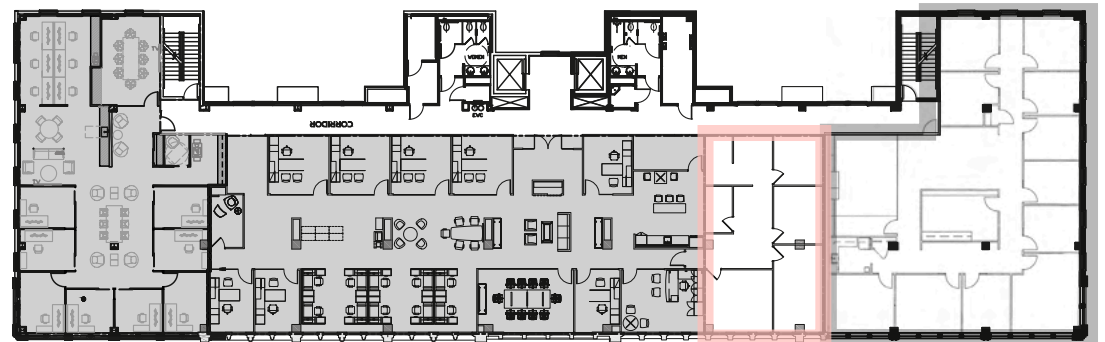


# 4920 Elm Street

## THIRD FLOOR



**UP TO  
5,272 SF  
CONTIGUOUS**



SUITE 300  
LEASED

SUITE 305  
LEASED

**SUITE 325**  
1,347 SF

**SUITE 350**  
3,925 SF



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# 7250 Woodmont Avenue

## THIRD FLOOR



**UP TO  
3,462 SF  
CONTIGUOUS**



**SUITE 340**  
2,003 RSF

**SUITE 330**  
1,459 RSF



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**Let's continue  
the conversation.**



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