

# 4500

EAST WEST

Signature Address  
Progressive Amenities

WORLD-CLASS





## The Total Package

A striking new landmark in the center of downtown Bethesda, 4500 East West is a world-class office building offering optimum performance and tenant convenience. The building has 220,400 rentable square feet and is LEED-Platinum, with flexible and efficient workspace, exceptional amenities, and a Metro-accessible location.

**220K**  
RSF



**9**  
Stories





# INNOVATIVE

## Comfortable Sustainability

4500 East West has nine-foot ceilings and 27,700-square-foot floorplates designed for maximum flexibility. As the first certified LEED®-Platinum property in downtown Bethesda, the property offers tenants the ultimate experience in both comfort and sustainability: An energy-efficient curtain wall system with a high-performance low-e glazing minimizes heat gain and glare, reducing utility costs, and a state-of-the-art HVAC system pumps in twice as much fresh air as other buildings in the area.





MODERN









# VERSATILE







## For Work Hours, After Hours, And Everything In Between

A 2,600-square-foot fitness suite with lockers and showers, coupled with a bike facility with bike lockers and a repair station, cater to active lifestyles. On the rooftop, a landscaped terrace with a catering kitchen offers the perfect spot for company gatherings or a relaxing lunch break, complete with panoramic views.





# ACCESSIBLE



**BARNES & NOBLE**



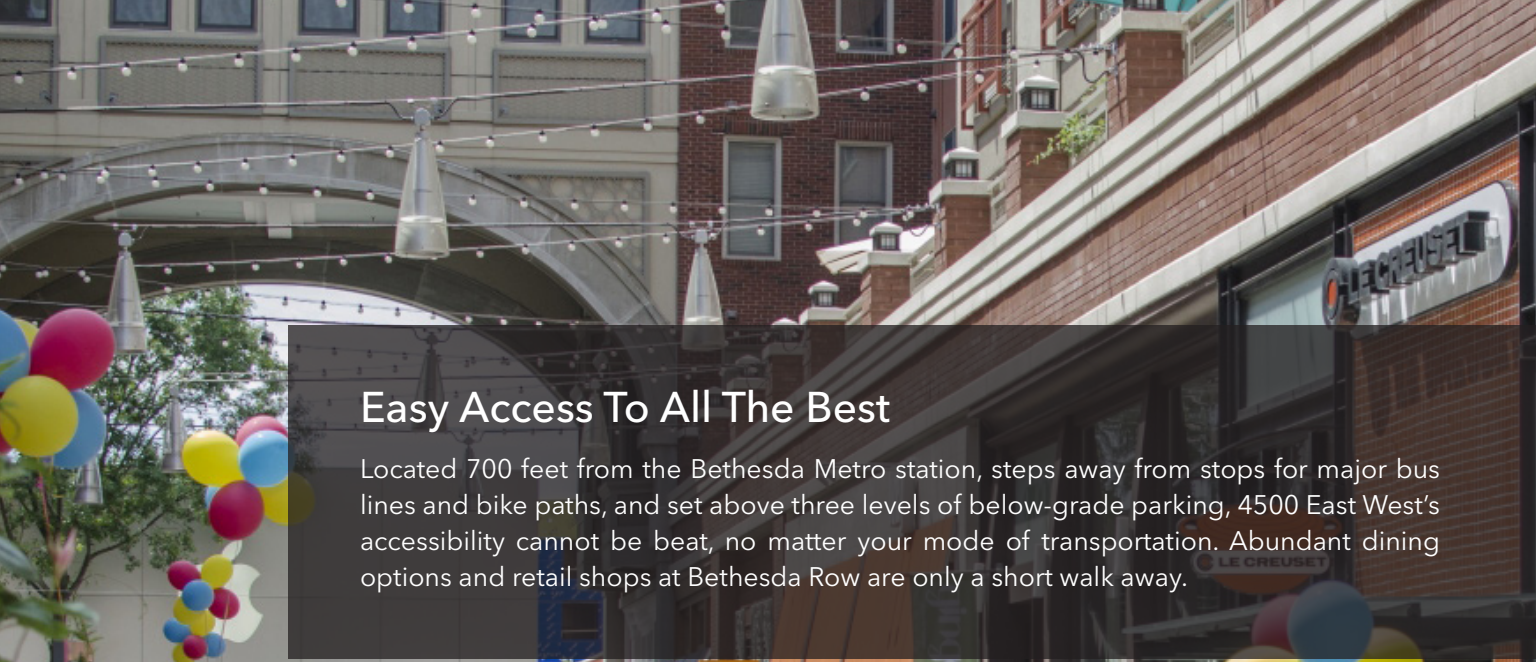
**AVEDA™**



**PAPER SOURCE™**







## Easy Access To All The Best

Located 700 feet from the Bethesda Metro station, steps away from stops for major bus lines and bike paths, and set above three levels of below-grade parking, 4500 East West's accessibility cannot be beat, no matter your mode of transportation. Abundant dining options and retail shops at Bethesda Row are only a short walk away.







FOR MORE INFORMATION PLEASE CONTACT:

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