

# 3 | BETHESDA METRO CENTER

BETHESDA, MD 20814

**PRIME  
SPACE  
AVAILABLE**

**H&R**  
RETAIL  
A MEMBER OF CHAINLINKS RETAIL ADVISORS

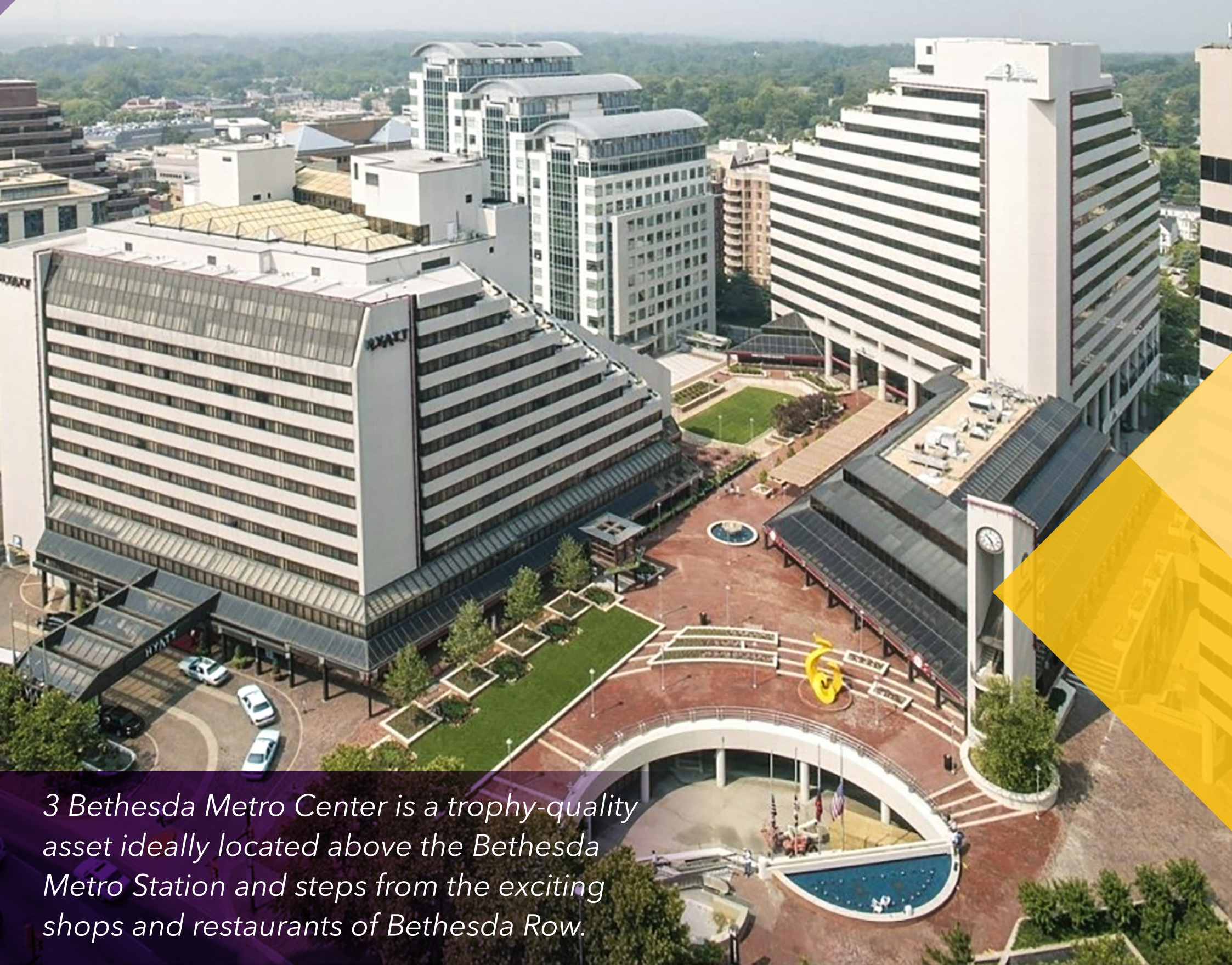
**Brookfield  
Properties**



# 3 BETHESDA METRO CENTER

3 | BETHESDA METRO CENTER

HR RETAIL  
A MEMBER OF BROOKFIELD REAL ESTATE  
Brookfield Properties



*3 Bethesda Metro Center is a trophy-quality asset ideally located above the Bethesda Metro Station and steps from the exciting shops and restaurants of Bethesda Row.*

LOCATED IN THE HEART OF DOWNTOWN BETHESDA



DOWNTOWN



DIRECT ACCESS TO METRO (RED LINE) METRO

ABUNDANT PARKING IN ON-SITE GARAGE

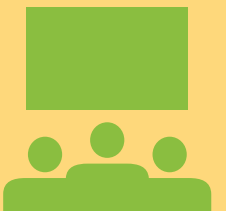


PARK

DRINK



NEW TENANT-ONLY CONFERENCE CENTER



AMENITY RICH NEIGHBORHOOD

EAT



ADJACENT TO HYATT & DAILY GRILL

BIKE

CAPITAL BIKESHARE ON PLAZA

RIDE

PROXIMATE TO CAPITAL CRESCENT TRAIL



ON-SITE BIKE LOCKERS

**WITHIN 3 MILES**

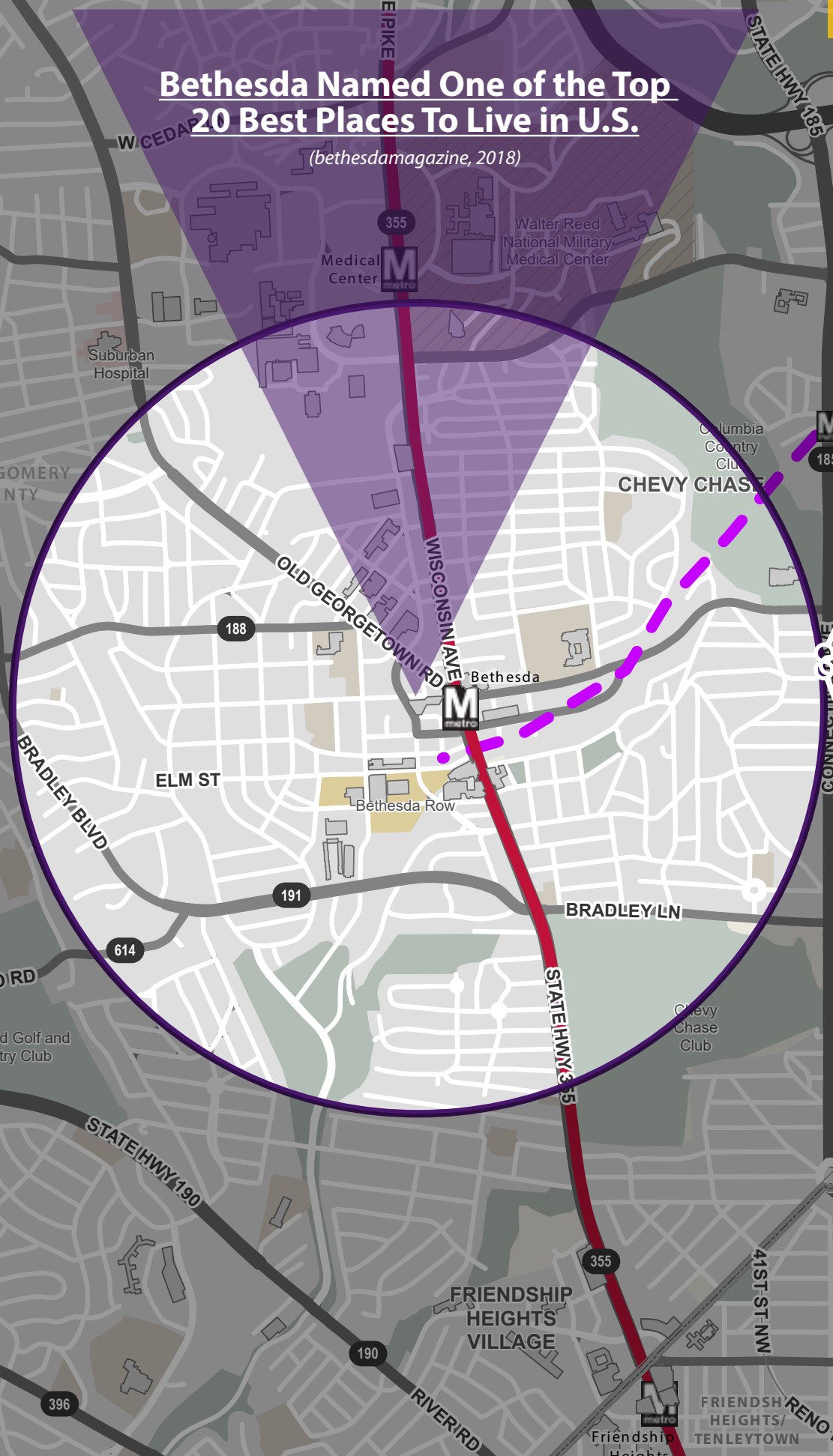
- 149,926**  
Residents
- \$224,518**  
Median Household Income
- 114,257**  
Total Number of Employees
- 85.5%**  
Bachelor's Degree or Higher

**DOWNTOWN BETHESDA**

- 9M SF**  
Existing Office Space
- 3,180**  
Approved Residential Units
- 17**  
Hotels
- 193**  
Unique Dining Destinations
- 8,999**  
Average Weekday Passengers

**WITHIN A 5 MINUTE WALK**

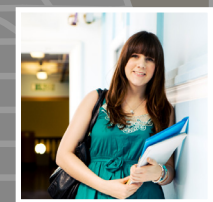
- 2M+ SF**  
MIXED-USE | Under Construction
- 315,500 SF**  
MIXED-USE | Proposed



**TOP TIER** The residents of the wealthiest Tapestry market, Top Tier, earn more than three times the US household income. They have the purchasing power to indulge any choice, but what do their hearts' desire? Aside from the obvious expense for the upkeep of their lavish homes, consumers select upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Whether short or long, domestic or foreign, their frequent vacations spare no expense.



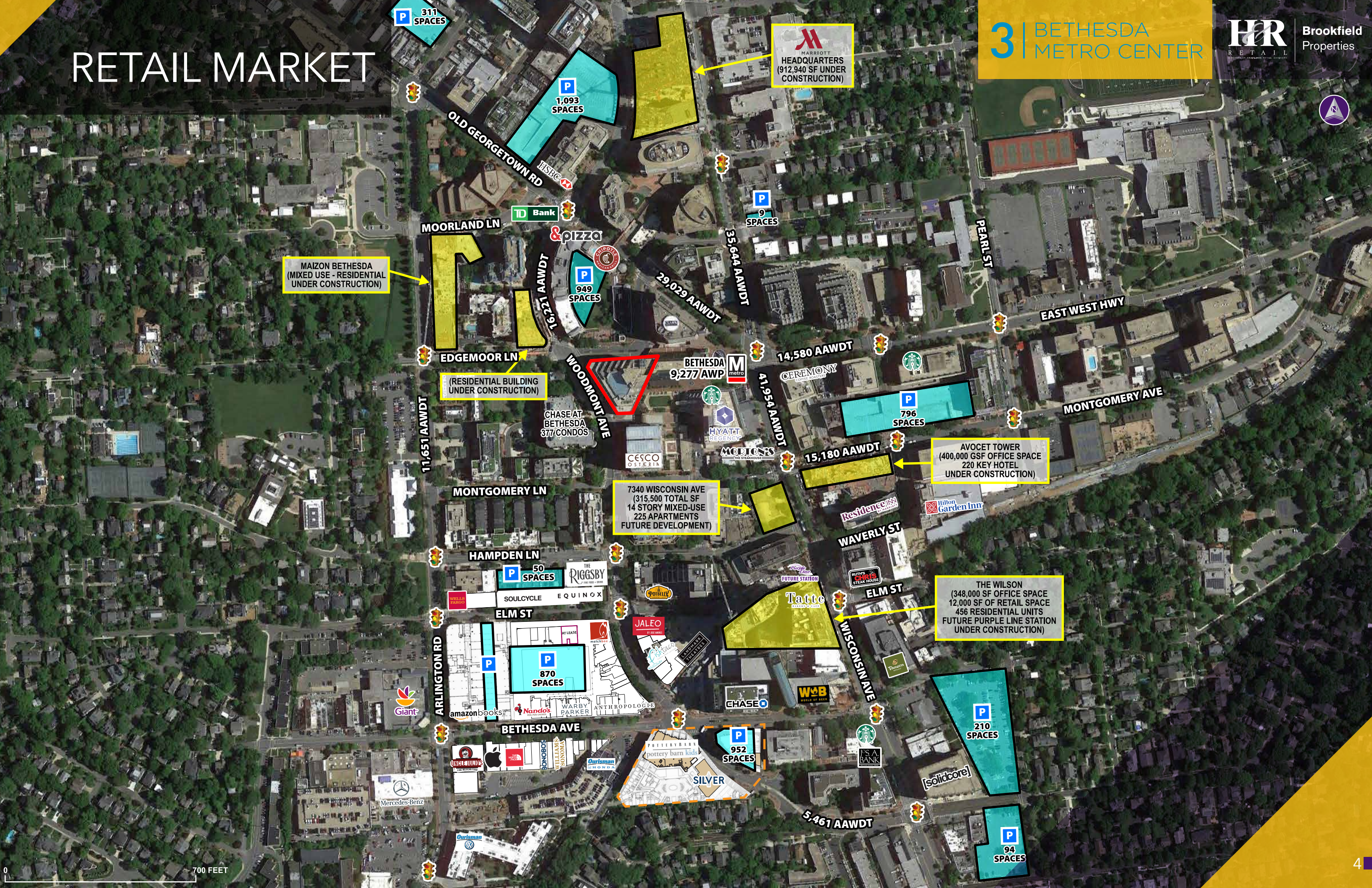
**LAPTOPS AND LATTES** Residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home.



**METRO RENTERS** Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

# RETAIL MARKET

## 3 | BETHESDA METRO CENTER

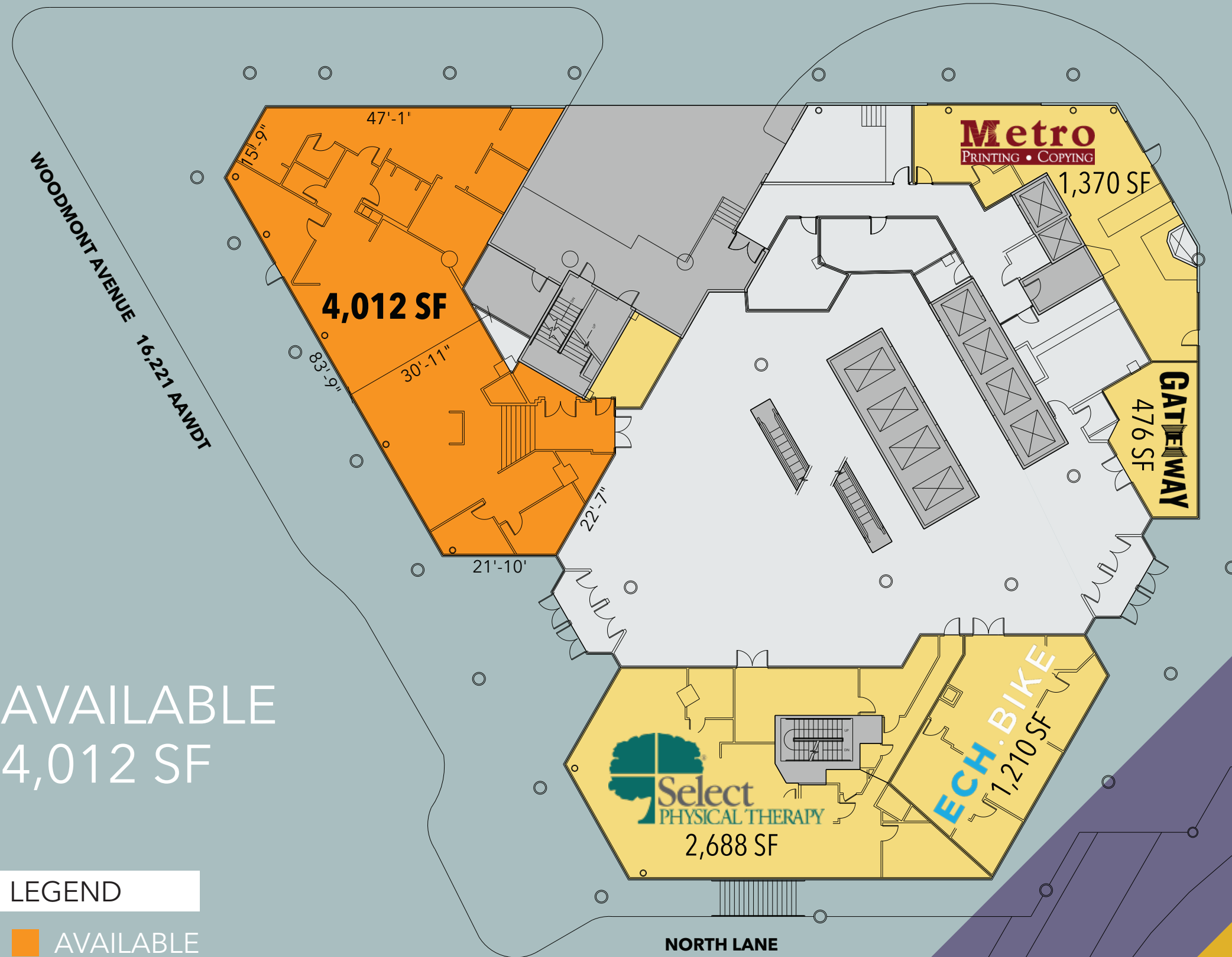


700 FEET

# SITE PLAN



## BETHESDA METRO CENTER



AVAILABLE  
4,012 SF

### LEGEND

- AVAILABLE
- LEASED

view from **WOODMONT AVENUE**

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**HR**  
RETAIL  
A MEMBER OF CHAMPAGNE RETAIL INVESTORS  
Brookfield Properties

4,012 SF

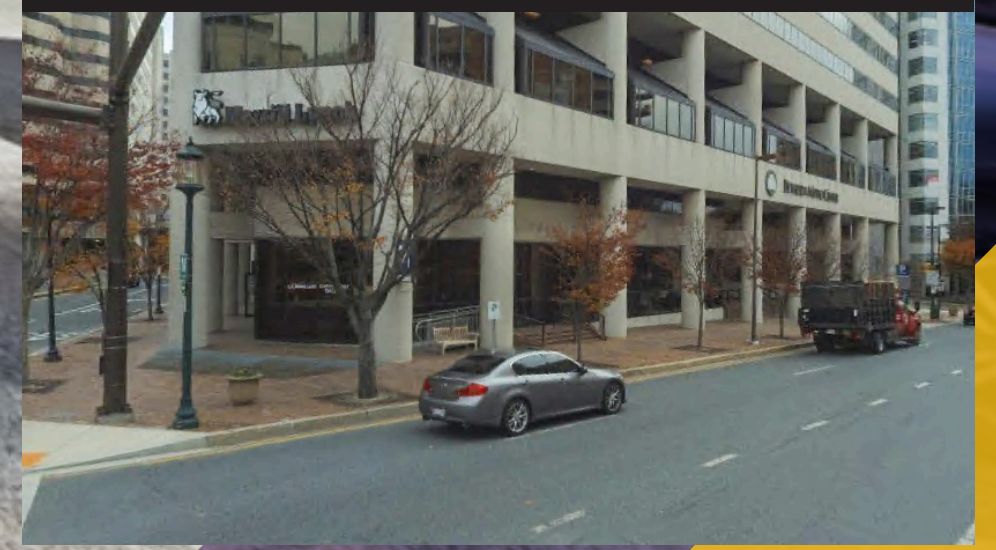
BETHESDA METRO CENTER



view from **BETHESDA METRO CENTER**



view from **WOODMONT AVENUE**



Leasing by:

**H&R**

RETAIL

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Managed by:

**Brookfield  
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METRO CENTER

BETHESDA, MD 20814

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