

# 2 BETHESDA METRO



## THE BEST IN BETHESDA

\$25 MILLION CLASS A OFFICE RENOVATION LOCATED IN THE HEART OF BETHESDA



# WORLD-CLASS OFFERINGS & AMENITIES



## PROUDLY INTRODUCING THE REIMAGINED 2 BETHESDA METRO

2 Bethesda Metro is redefining the very essence of urban luxury. Nestled in the vibrant heart of Bethesda, this 315,527 SF building has just undergone a remarkable \$25 million renovation and emerged as a true masterpiece. The transformation is a harmonious blend of modern aesthetics and functional excellence, featuring a meticulously redesigned entrance with an elevated presence on Woodmont Avenue, modernized building access, a pristine lobby that welcomes you with its ambiance, and a state-of-the-art amenity center, complete with a breathtaking rooftop patio that offers panoramic views of the city.

The addition of a versatile, rooftop conference center caters to professionals on the go, while the thoughtfully designed outdoor seating areas and covered walkway provide the perfect spaces for relaxation and convenience. 2 Bethesda Metro is the epitome of workplace excellence, where every detail exudes elegance and comfort, making it a destination that is more than just a building; it is a symbol of a thriving community's future.



**ON-SITE DAYCARE  
& CONCIERGE**



**OUTDOOR COURTYARD  
WITH SEATING**



**STEPS TO TRENDY BETHESDA  
ROW AND ADDITIONAL RETAIL**



**DIRECT ACCESS TO BETHESDA  
METRO & METRO BUS STATION**



**LEED GOLD  
CERTIFICATION**



**HIGH VISIBILITY  
SIGNAGE OPPORTUNITY**



# THOUGHTFULLY RENOVATED LOBBY

EXPANDED LOBBY WITH  
GATHERING AREAS,  
ADDED SECURITY &  
HOST CONCIERGE



## LOCATED AT THE RETAIL LEVEL OF THE BUILDING



Pisco y Nazca brings the bold flavors and rich culinary traditions of Peru to Bethesda. This vibrant gastrobar blends authentic Peruvian cuisine with a modern twist, offering an exciting menu featuring standout dishes like Ceviche Mixto and Lomo Saltado. With its chic decor, attentive service, and a standout selection of Pisco cocktails, Pisco y Nazca is the perfect destination for a flavorful lunch, a lively happy hour, or a memorable dinner experience.

ROOFTOP



TAKE THE 360° TOUR

# REFRESHING ROOFTOP PATIO

VERSATILE OPEN-AIR COLLABORATION SPACE FOR  
CLIENT MEETINGS, TENANT RELAXATION & MORE



AMENITY CENTER

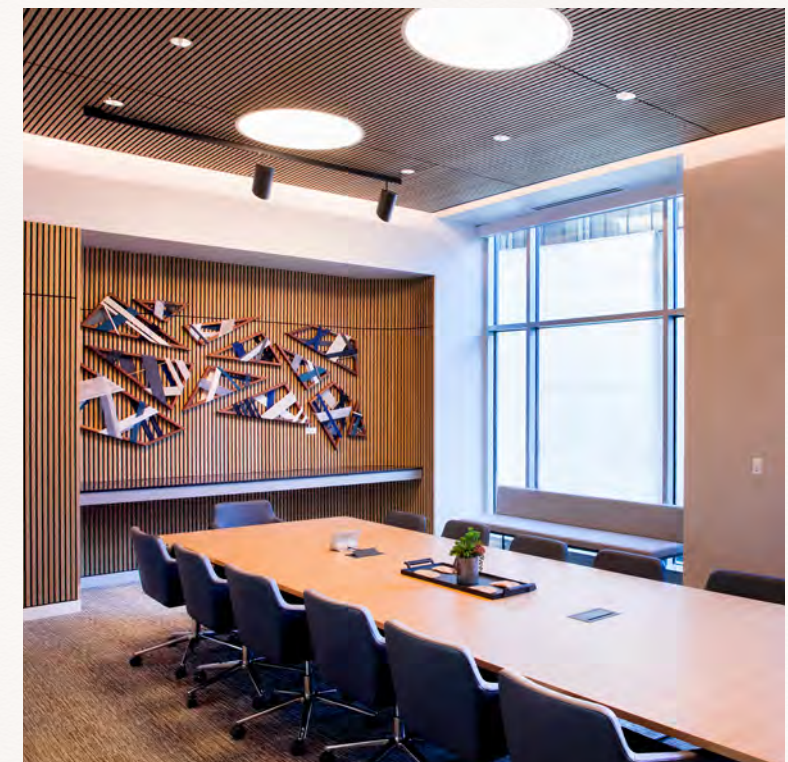


TAKE THE 360° TOUR



# CONFERENCE CENTER WITH CUTTING EDGE TECHNOLOGY

FEATURING CONFERENCE ROOMS  
WITH AV/WIRELESS CAPABILITIES





# WELLNESS FOCUSED FITNESS CENTER

EQUIPPED WITH LOCKER ROOMS,  
A FITNESS ROOFTOP PATIO AND  
YOGA/GROUP CLASS ROOM

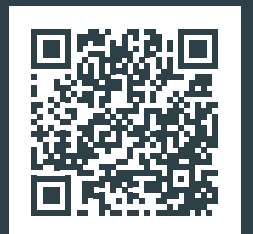


## UNWIND IN THE TENANT LOUNGE

TAKE A BREATH IN THE TENANT LOUNGE  
FEATURING SEATING AREAS AND A POOL TABLE



FITNESS CENTER



TAKE THE 360° TOUR

# ABUNDANT AMENITIES STEPS FROM BETHESDA ROW & WOODMONT TRIANGLE



Just steps from Bethesda Row and Woodmont Triangle, you’re surrounded by dining, shopping, and entertainment—with nearby Metro access and an on-site 18-rack bike room for a seamless, easy commute.

## BETHESDA ROW RETAIL

- |   |   |  |   |  |
|---|---|--|---|--|
| <ul style="list-style-type: none"> <li>• Allbirds</li> <li>• Anine Bing</li> <li>• Anthropologie</li> <li>• Apple Store</li> <li>• Aveda</li> <li>• Bethesda Bagels</li> <li>• Bluemercury</li> <li>• BondVet</li> <li>• Bonobos</li> <li>• CAVA</li> <li>• Chip City</li> <li>• Dolcezza Gelato</li> <li>• Equinox</li> <li>• Faherty</li> <li>• Farrow &amp; Ball</li> <li>• Fish Taco</li> </ul> | <ul style="list-style-type: none"> <li>• Five Guys</li> <li>• Framebridge</li> <li>• Georgetown Cupcake</li> <li>• Giant</li> <li>• Glosslab</li> <li>• Gorjana</li> <li>• Hawkers</li> <li>• Hey Day</li> <li>• Ideal Image</li> <li>• J Mc Laughlin</li> <li>• Jeni’s Ice Creams</li> <li>• Jenni Kayne</li> <li>• Joe &amp; The Juice</li> <li>• Johnny Was</li> <li>• Kendra Scott</li> </ul> | <ul style="list-style-type: none"> <li>• Landmark Theaters</li> <li>• Laudree</li> <li>• Lens Crafters</li> <li>• Levain Bakery</li> <li>• Lululemon</li> <li>• Luke’s Lobster</li> <li>• Madewell</li> <li>• Madison Reed</li> <li>• Maman</li> <li>• Mamma Lucia</li> <li>• Marine Layer</li> <li>• Matchbox</li> <li>• Mejuri</li> <li>• Mon Ami Gabi</li> <li>• Morley</li> <li>• Neuhaus</li> </ul> | <ul style="list-style-type: none"> <li>• Nike</li> <li>• Paper Source</li> <li>• Pampillonia</li> <li>• Planta</li> <li>• Poke Dojo</li> <li>• Puree Artisan Juice</li> <li>• Quartermain Coffee</li> <li>• Raku</li> <li>• Reformation</li> <li>• Room &amp; Board</li> <li>• Roosters</li> <li>• Rowan</li> <li>• Salt Line</li> <li>• Sassanova</li> </ul> | <ul style="list-style-type: none"> <li>• Serena &amp; Lily</li> <li>• Simon Pearce</li> <li>• Sweetgreen</li> <li>• Symmetry</li> <li>• The Shade Store</li> <li>• The Sill</li> <li>• Uncle Julio’s</li> <li>• Urban Country</li> <li>• Veronica Beard</li> <li>• Vuori</li> <li>• Warby Parker</li> <li>• Williams Sonoma</li> <li>• Wylie Grey</li> <li>• Yogitopi</li> </ul> |
|---|---|--|---|--|



# ROOM TO GROW



EFFICIENT FLOOR PLATES



SWEEPING VIEWS OF DOWNTOWN BETHESDA



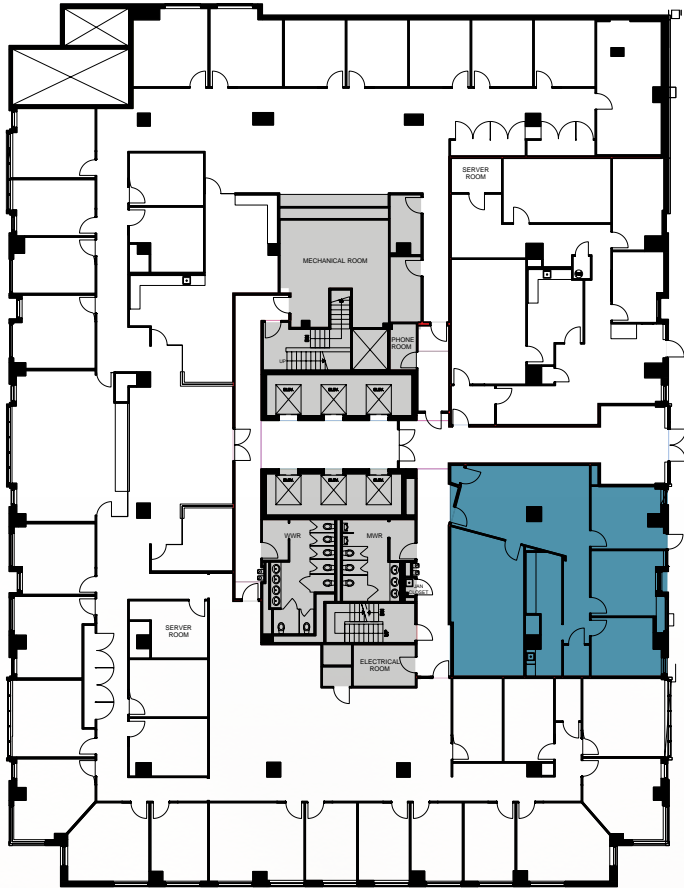
DOUBLE GLASS ENTRIES



AMPLE BRANDING OPPORTUNITIES

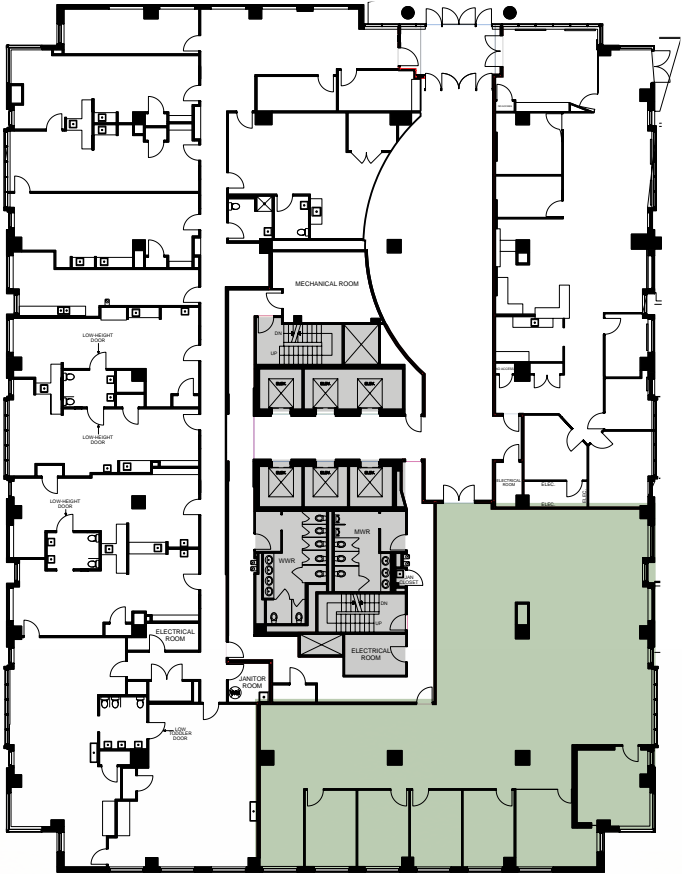


MEZZANINE



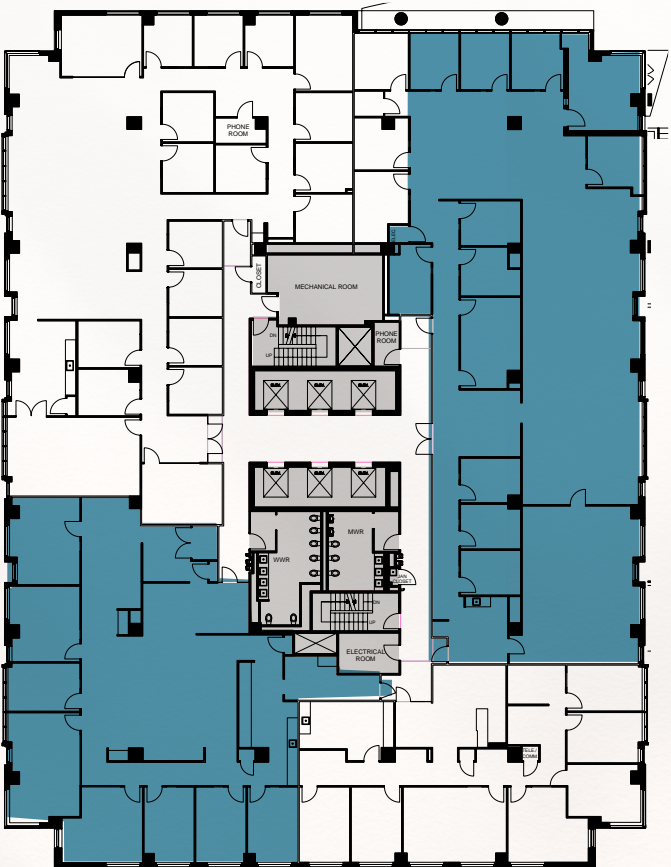
SUITE 200  
2,057 SF

PLAZA



SUITE 320  
5,221 SF

4<sup>TH</sup> FLOOR



SUITE 420  
4,988 SF

SUITE 450  
7,099 SF

9<sup>TH</sup> FLOOR

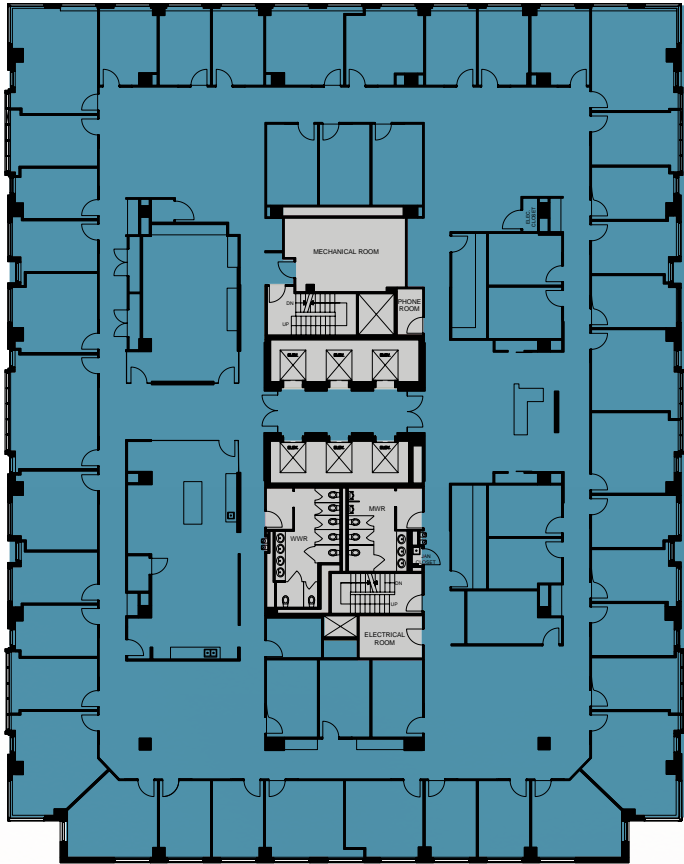


SUITE 920  
9,177 SF

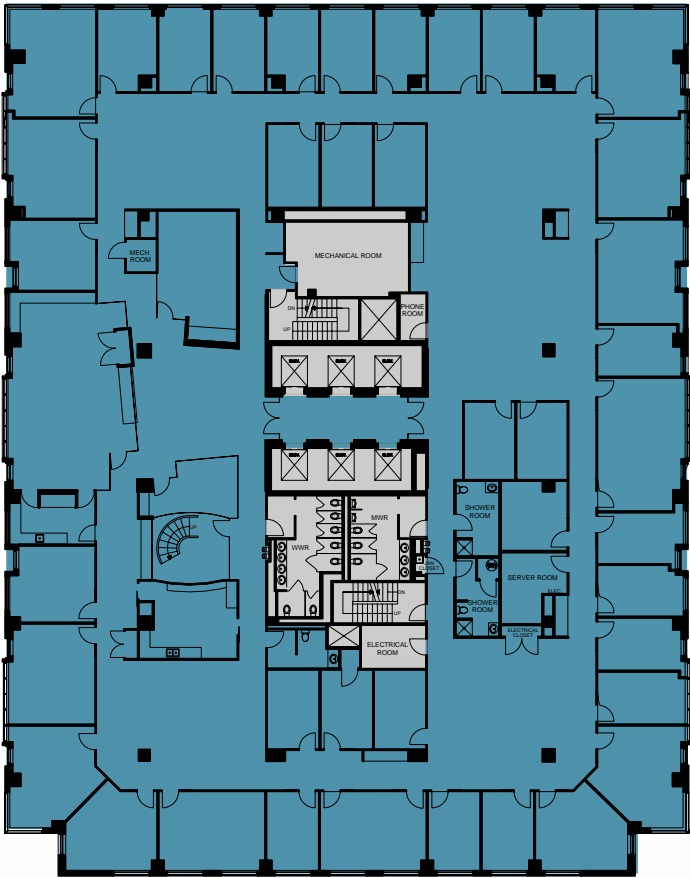
SUITE 915  
2,174 SF

SUITE 905  
2,214 SF

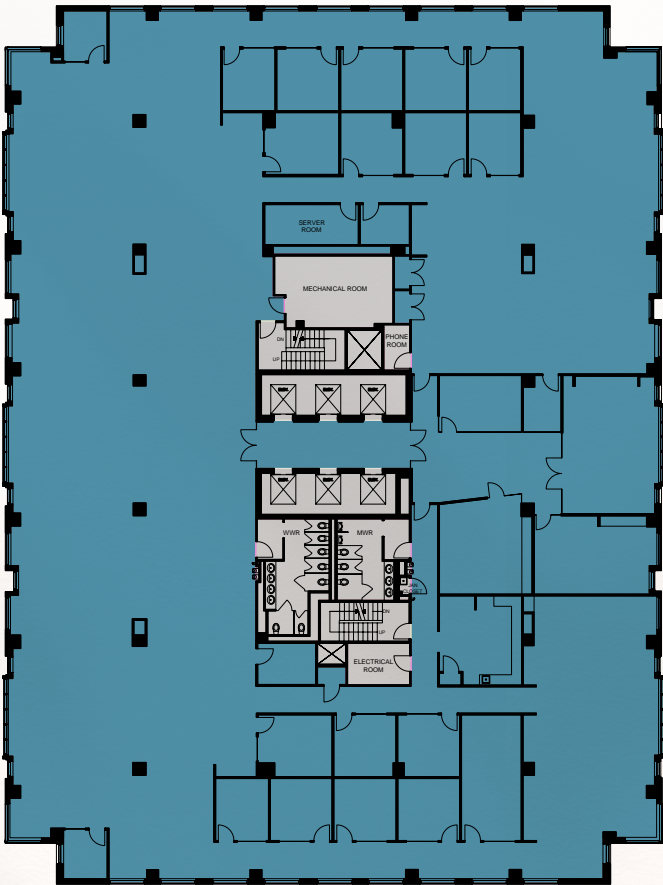
11<sup>TH</sup> FLOOR  
FULL FLOOR  
22,318 SF



12<sup>TH</sup> FLOOR  
FULL FLOOR  
22,321 SF



10<sup>TH</sup> FLOOR

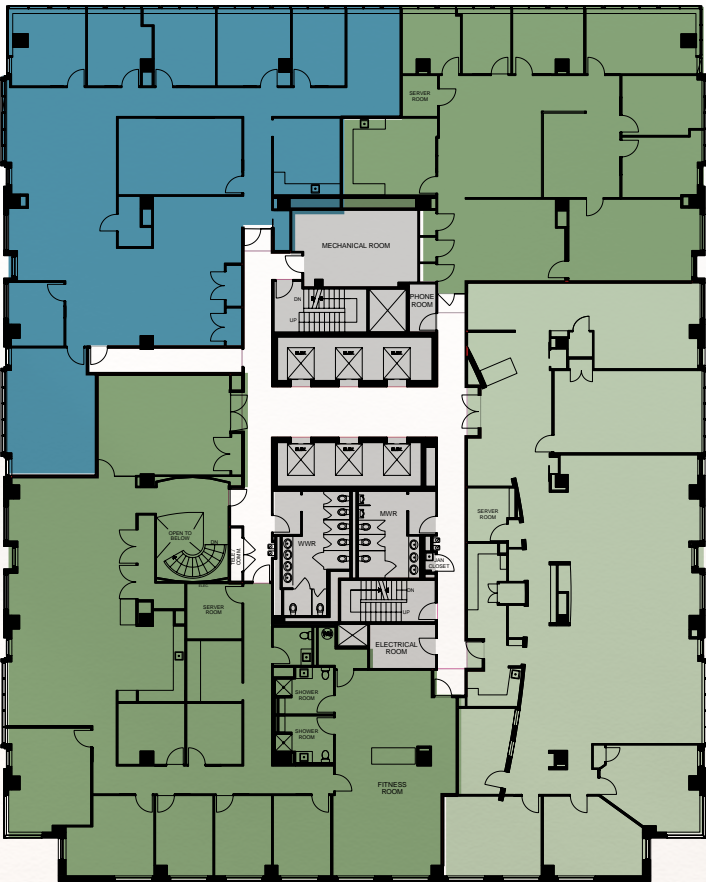


FULL FLOOR  
23,275 SF

13<sup>TH</sup> FLOOR

SUITE 1330  
5,353 SF

SUITE 1350  
6,671 SF

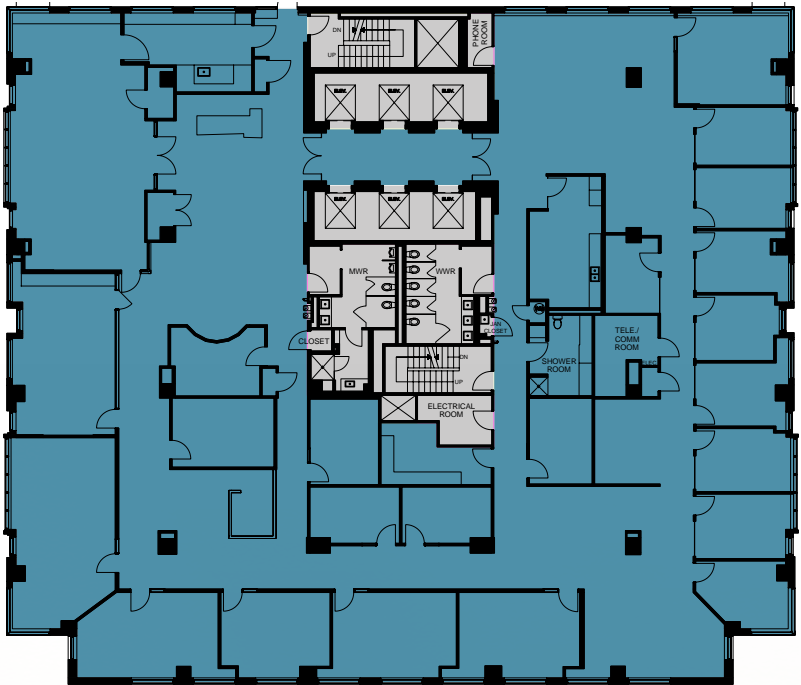


SUITE 1320  
3,769 SF

SUITE 1300  
6,052 SF

14<sup>TH</sup> FLOOR

FULL FLOOR  
14,556 SF



MEZZANINE



TAKE THE 360° TOUR



## elevate every day

Ascend, created by The Chevy Chase Land Company, is a shared amenity program designed to enhance the work environment and provide convenient access to various amenities and experiences across the DC metro area.

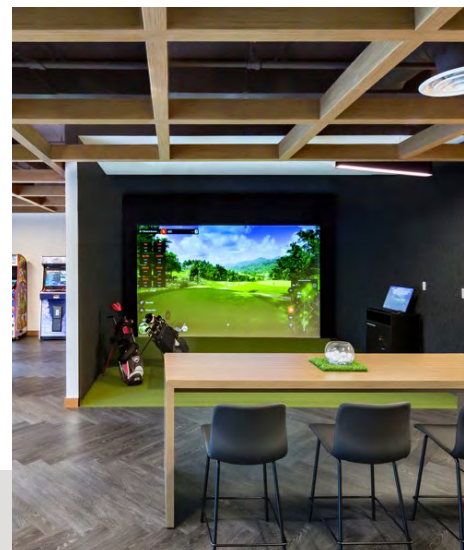
With Ascend, employees have access to a variety of events and environments that promote creativity, wellness, and collaboration. From state-of-the-art fitness centers to tranquil rooftop retreats, every aspect of Ascend spaces are crafted to elevate the team's performance and enjoyment within—and outside of—the office. Powered by the CBRE Host app, Ascend provides workspaces that are more than just places to work.



WORKPLACE  
AMENITIES



FITNESS &  
WELLNESS



COMMUNITY  
ACTIVATIONS



### 2 wisconsin circle

- New Fitness Center with Pelotons
- Outdoor Seating
- Host Concierge Services
- Seasonal Community Events



### 5425 wisconsin avenue

- Conference Center with 60-Person Training Room
- Tenant Lounge with Golf Simulator
- Fitness Center
- Outdoor Seating
- Host Concierge Services
- Seasonal Community Events



### 2 bethesda metro

- 20-Person Conference Room
- Tenant Lounge with Pool Table
- Fitness Center with Yoga Room and Pelotons
- Expansive Rooftop Terrace
- Host Concierge Services



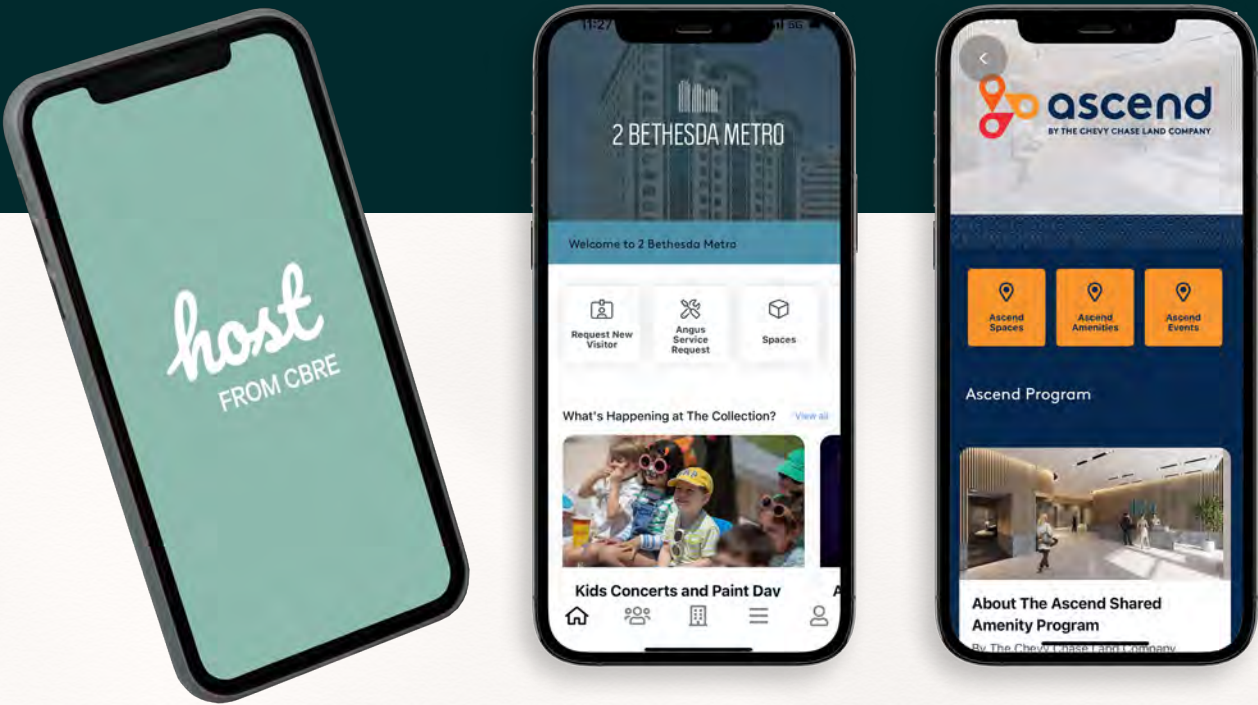
5471 wisconsin ave



8401 connecticut ave

# Enhancing the workplace experience

Seamlessly connect with properties in The Chevy Chase Land Company portfolio through Host.



Host, from CBRE, is an enterprise-grade platform and mobile app that connects workplace spaces, services, amenities and building systems through an intuitive, hospitality-driven interface. Driven by people and technology at 2 Bethesda Metro, 2 Wisconsin Circle and 5425 Wisconsin Avenue, Host helps transform the workplace to help people perform, collaborate, and thrive.



Click or Scan to Learn More About CBRE Host



The Chevy Chase Land Company is an experienced real estate development, management and investment firm with a rich history dating back over a century. We strive to improve the community that our company helped develop over 130 years ago.

130+ Years

IN BUSINESS

1.6+ Million SF

OF OFFICE, RETAIL AND RESIDENTIAL

12+

TRANSFORMATIONAL DEVELOPMENTS

## Our Approach to the Environment and Sustainability

We have worked and will continue to develop company-wide environmental standards to achieve the goal of promoting a healthy and flourishing community.



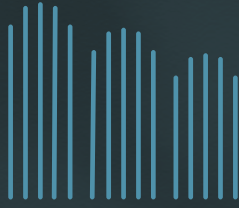
## Diversity, Inclusion, and Contributing to Our Community

We choose to give our time to organizations and initiatives aligned with impacting education, health, shelter, and the environment.

## Corporate Governance

We place the utmost importance in the integrity of our work, as we understand it is the foundational piece that helps build trust with investors and the local community.





# 2 BETHESDA METRO

THE BEST IN BETHESDA

FOR LEASING INFORMATION, PLEASE CONTACT:

---

**KEVIN MCGLOON** [KEVIN.MCGLOON@CUSHWAKE.COM](mailto:KEVIN.MCGLOON@CUSHWAKE.COM)

**PETER ROSAN** [PETER.ROSAN@CUSHWAKE.COM](mailto:PETER.ROSAN@CUSHWAKE.COM)

**KATIE GORMLEY** [KATIE.GORMLEY@CUSHWAKE.COM](mailto:KATIE.GORMLEY@CUSHWAKE.COM)

[2BETHESDA.COM](http://2BETHESDA.COM) | [CCLCPORTFOLIO.COM](http://CCLCPORTFOLIO.COM)

