

# 2 BETHESDA METRO



## THE BEST IN BETHESDA

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





WATCH PROPERTY



VIDEO



# WORLD-CLASS OFFERINGS & AMENITIES

## THE PINNACLE OF WORKPLACE LUXURY IN BETHESDA

2 Bethesda Metro makes an immediate impression with its commanding presence along Woodmont Avenue, striking entrance lobby and refined modern design. The tenant experience is further elevated by a state-of-the-art amenity center, complete with a rooftop conference center and outdoor terrace that offers sweeping, panoramic views of the city. With every detail meticulously crafted for elegance, comfort, and productivity, 2 Bethesda Metro is not just a workplace, but a destination that embodies the future of a thriving community from the heart of Bethesda.

## 2 Bethesda Metro



AN ELEGANT  
ENTRANCE

AN ELEVATED PRESENCE ON WOODMONT AVENUE  
AND MODERNIZED BUILDING ACCESS



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

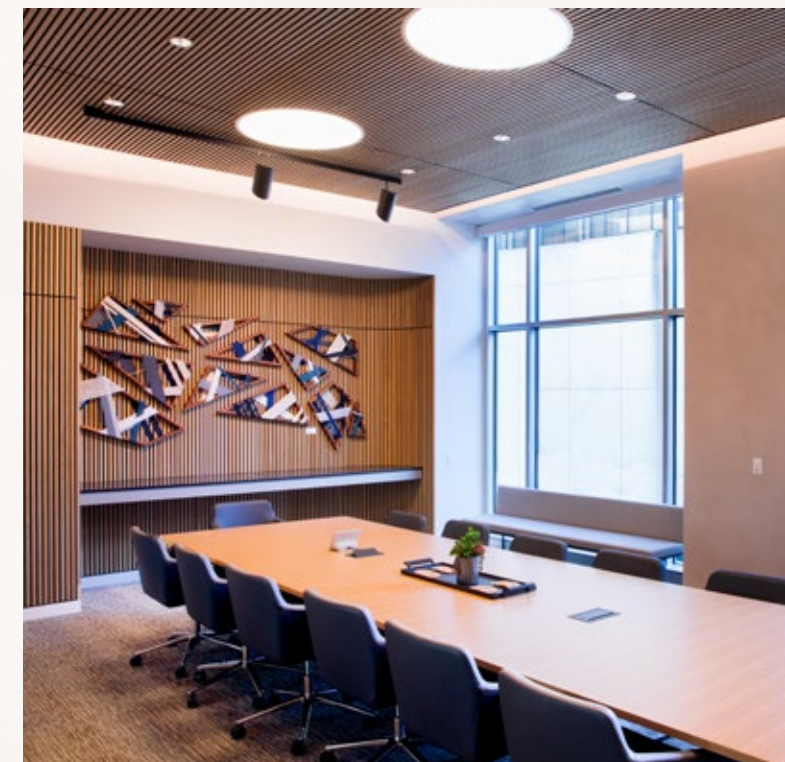


TAKE THE 360° TOUR



# 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

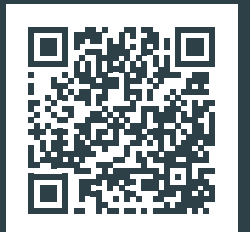


## UNWIND IN THE TENANT LOUNGE

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



FITNESS CENTER



TAKE THE 360° TOUR





MEZZANINE



TAKE THE  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>• Anine Bing</li> <li>• Anthropologie</li> <li>• Apple Store</li> <li>• Aveda</li> <li>• Bethesda Bagels</li> <li>• Berries &amp; Bowls</li> <li>• Bluemercury</li> <li>• Boll and Branch</li> <li>• BondVet</li> <li>• Bonobos</li> <li>• CAVA</li> <li>• Chip City</li> <li>• Club Pilates</li> <li>• DIG INN</li> <li>• Dolcezza Gelato</li> <li>• Eat Sprout</li> <li>• Equinox</li> <li>• Ernesta</li> </ul> | <ul style="list-style-type: none"> <li>• Evereve</li> <li>• Faherty</li> <li>• Farrow &amp; Ball</li> <li>• Fish Taco</li> <li>• Five Guys</li> <li>• FP Movement</li> <li>• Framebridge</li> <li>• Georgetown Cupcake</li> <li>• Giant</li> <li>• Gorjana</li> <li>• Hair Cuttery</li> <li>• Hawkers</li> <li>• Hey Day</li> <li>• Ideal Image</li> <li>• Indigo Octopus</li> <li>• J Mc Laughlin</li> <li>• Jeni’s Ice Creams</li> <li>• Jenni Kayne</li> </ul> | <ul style="list-style-type: none"> <li>• Joe &amp; The Juice</li> <li>• Johnny Was</li> <li>• Kendra Scott</li> <li>• Landmark Theaters</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>• New Balance</li> <li>• Nike</li> <li>• Paper Source</li> <li>• Pampillonia</li> <li>• Pink Chicken</li> <li>• Planta</li> <li>• Poke Dojo</li> <li>• Puree Artisan Juice</li> <li>• Quartermain Coffee</li> <li>• Rails</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> <li>• Sephora</li> </ul> | <ul style="list-style-type: none"> <li>• Serena &amp; Lily</li> <li>• Simon Pearce</li> <li>• Soul Cycle</li> <li>• Strech Lab</li> <li>• Sweetgreen</li> <li>• Symmetry</li> <li>• Teazzi Tea Shop</li> <li>• The Halal Guys</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

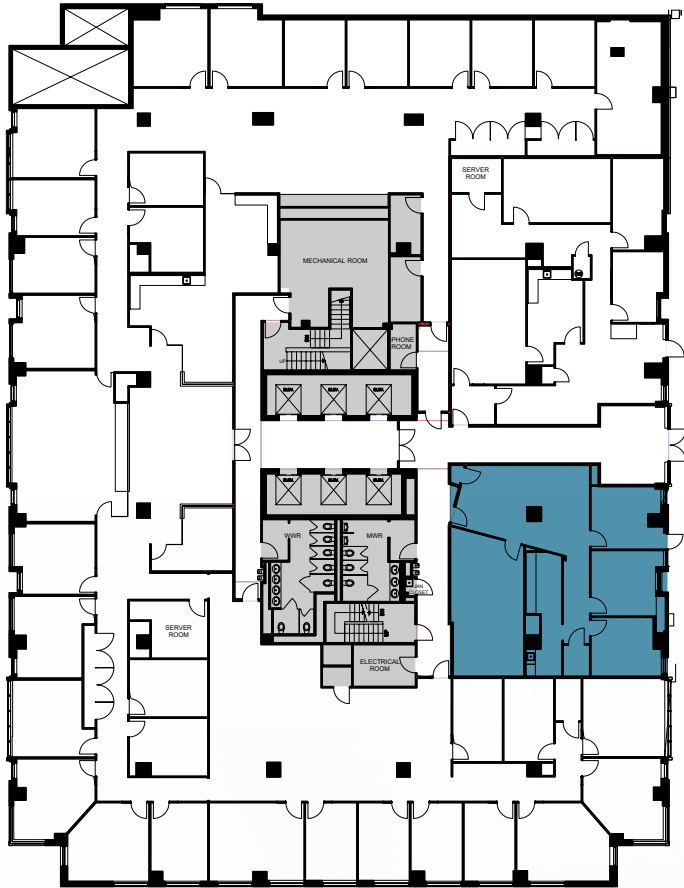


AMPLE BRANDING OPPORTUNITIES



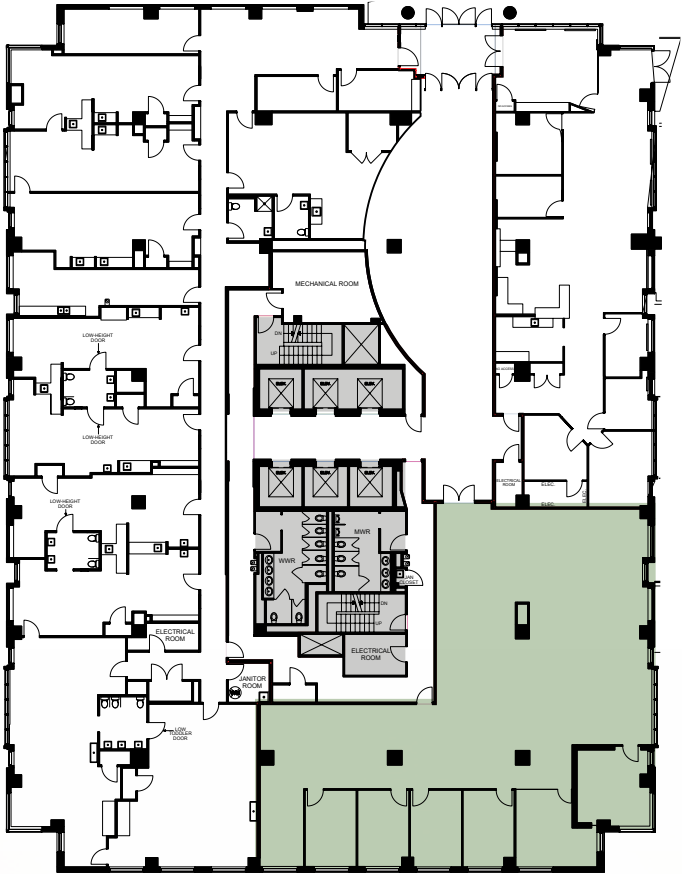


MEZZANINE



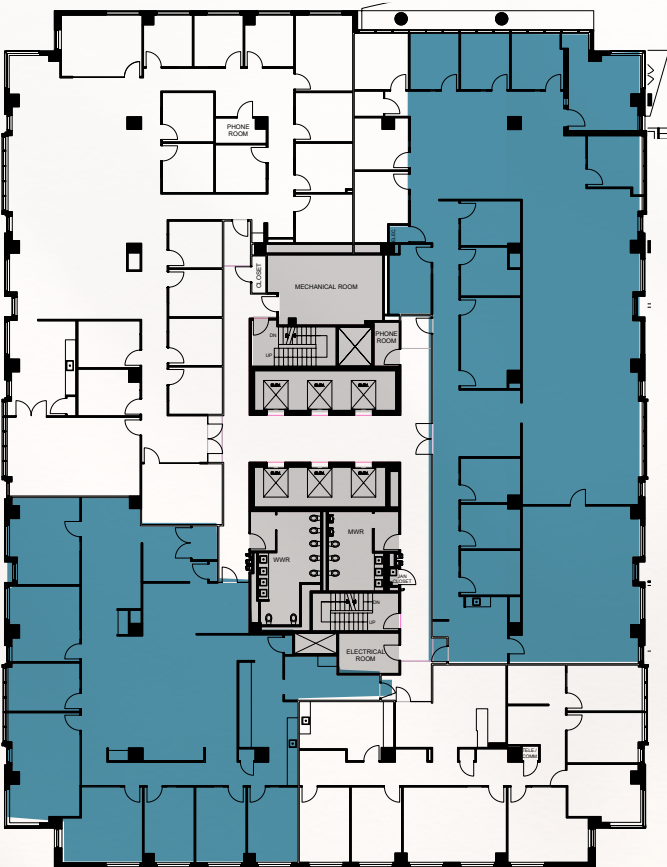
SUITE 200  
2,057 SF

PLAZA



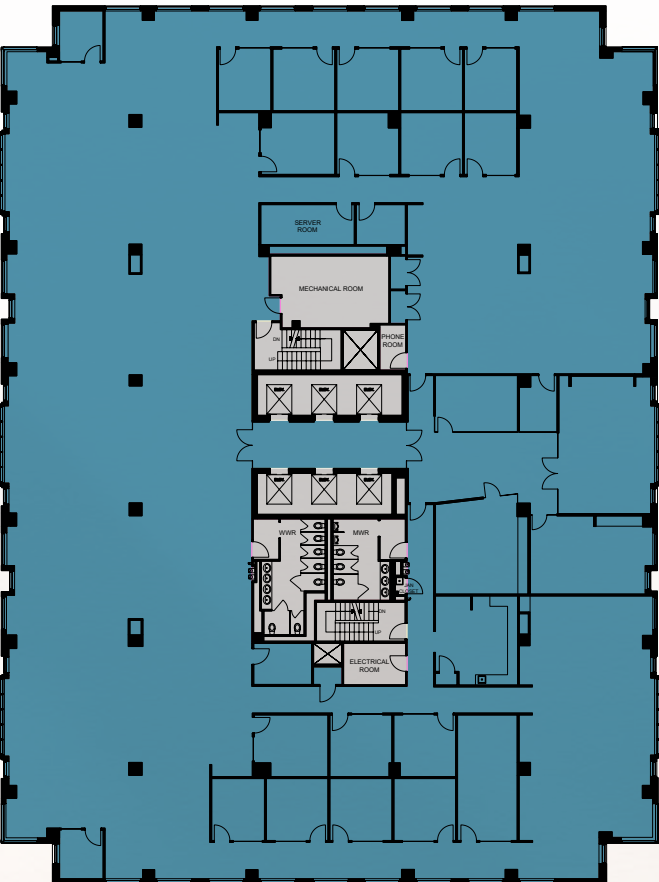
SUITE 320  
5,221 SF

4<sup>TH</sup> FLOOR



SUITE 420  
4,988 SF

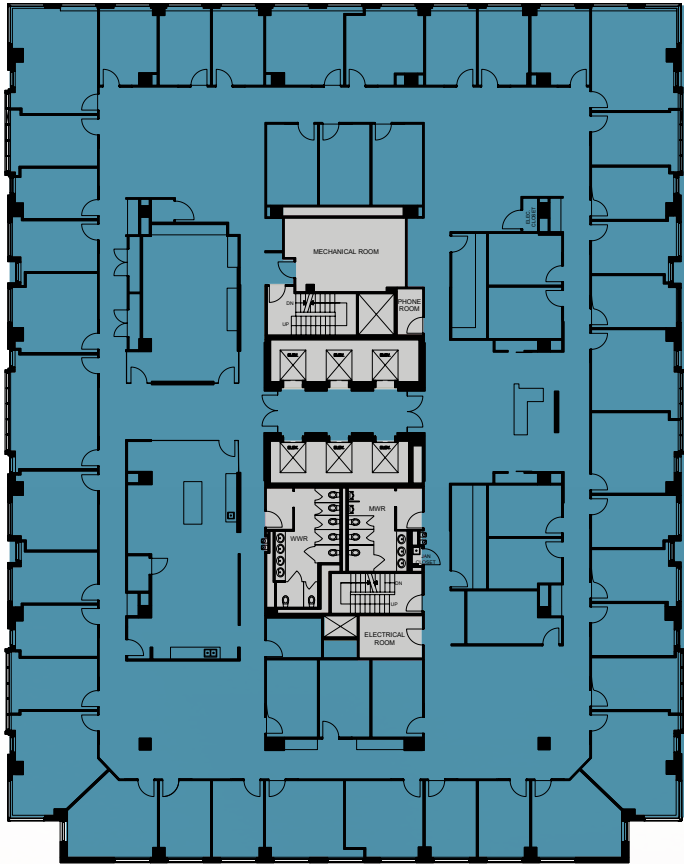
10<sup>TH</sup> FLOOR



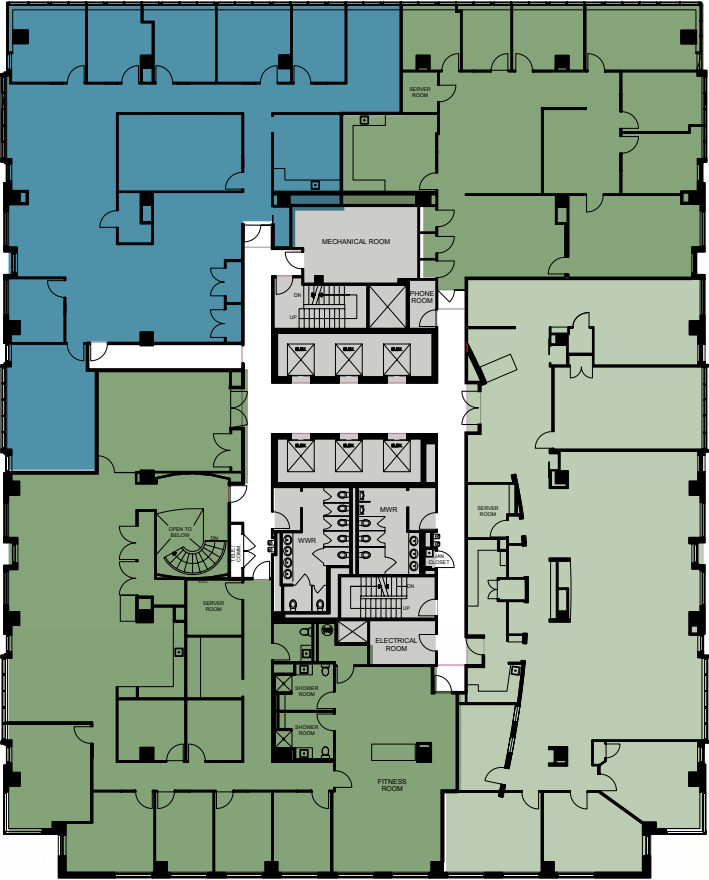
FULL FLOOR  
23,275 SF



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



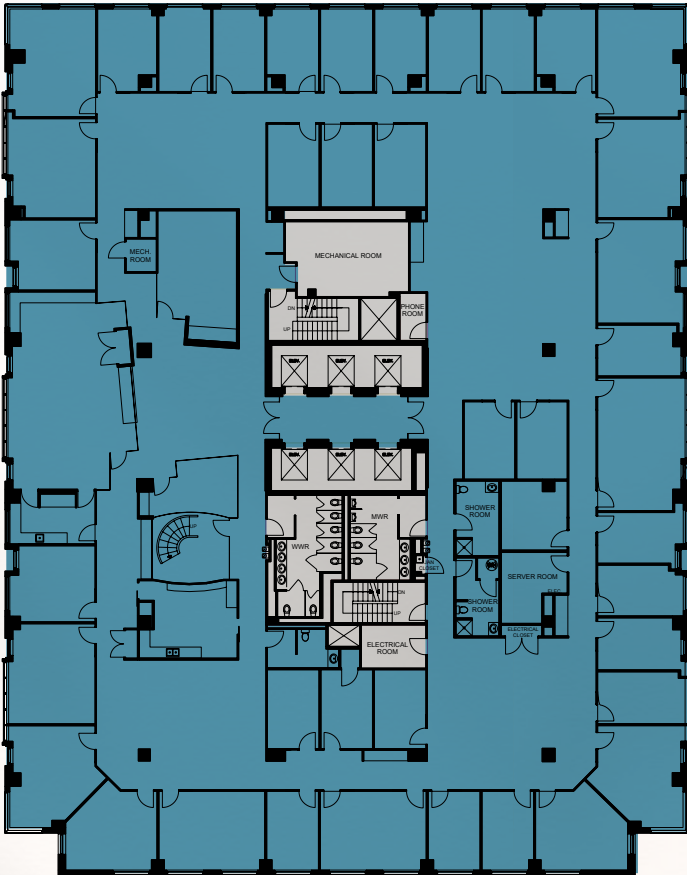
13<sup>TH</sup> FLOOR  
SUITE 1330  
5,353 SF  
SUITE 1350  
6,671 SF



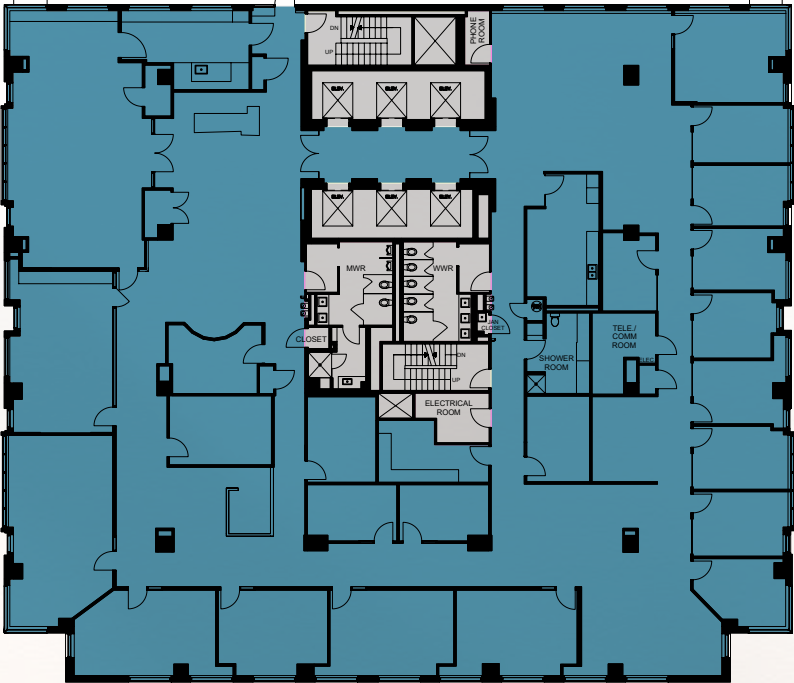
SUITE 1320  
3,769 SF

SUITE 1300  
6,052 SF

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



14<sup>TH</sup> FLOOR  
FULL FLOOR  
14,556 SF







# the ascend network

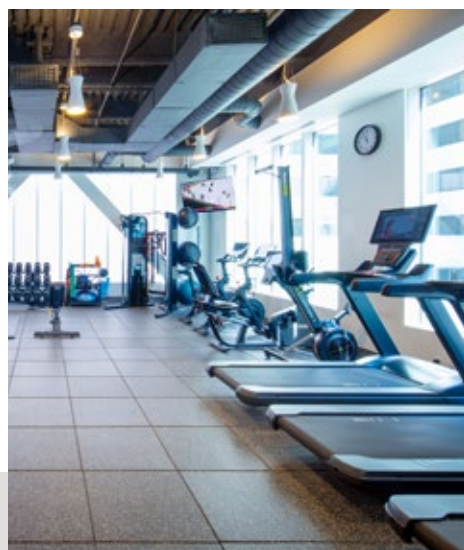
## elevate every day

Ascend, created by CCLC, 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.

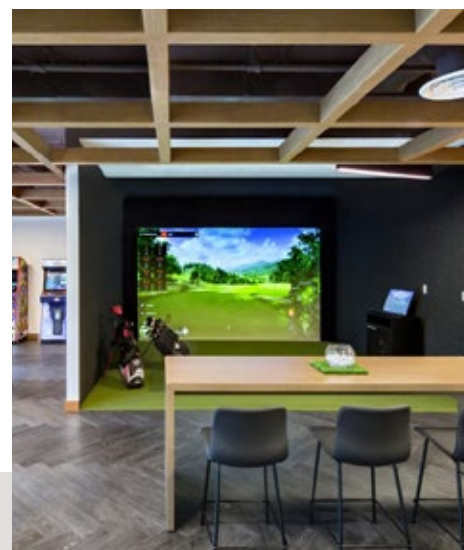
With Ascend, employees have access to a variety of events and environments that promote creativity, wellness, and collaboration. From state-of-the-art fitness centers to tranquil rooftop retreats, every aspect of Ascend spaces are crafted to elevate the team's performance and enjoyment within—and outside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



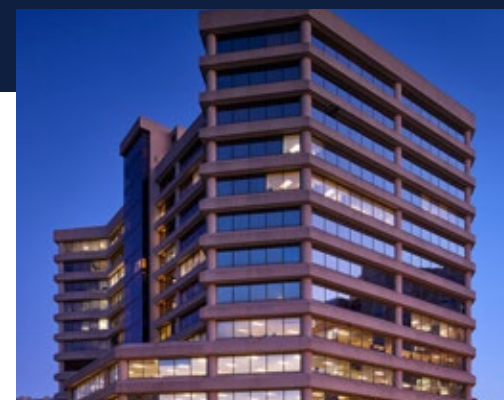
WORKPLACE AMENITIES



FITNESS & WELLNESS



COMMUNITY ACTIVATIONS



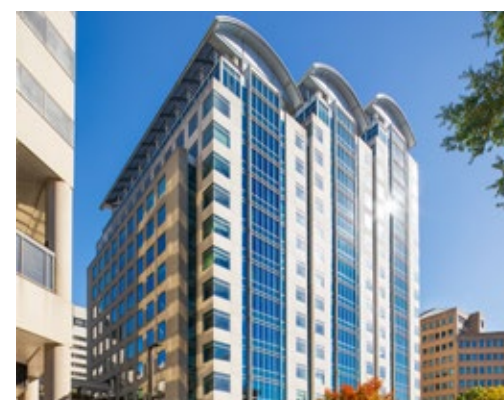
### 2 wisconsin circle

- 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

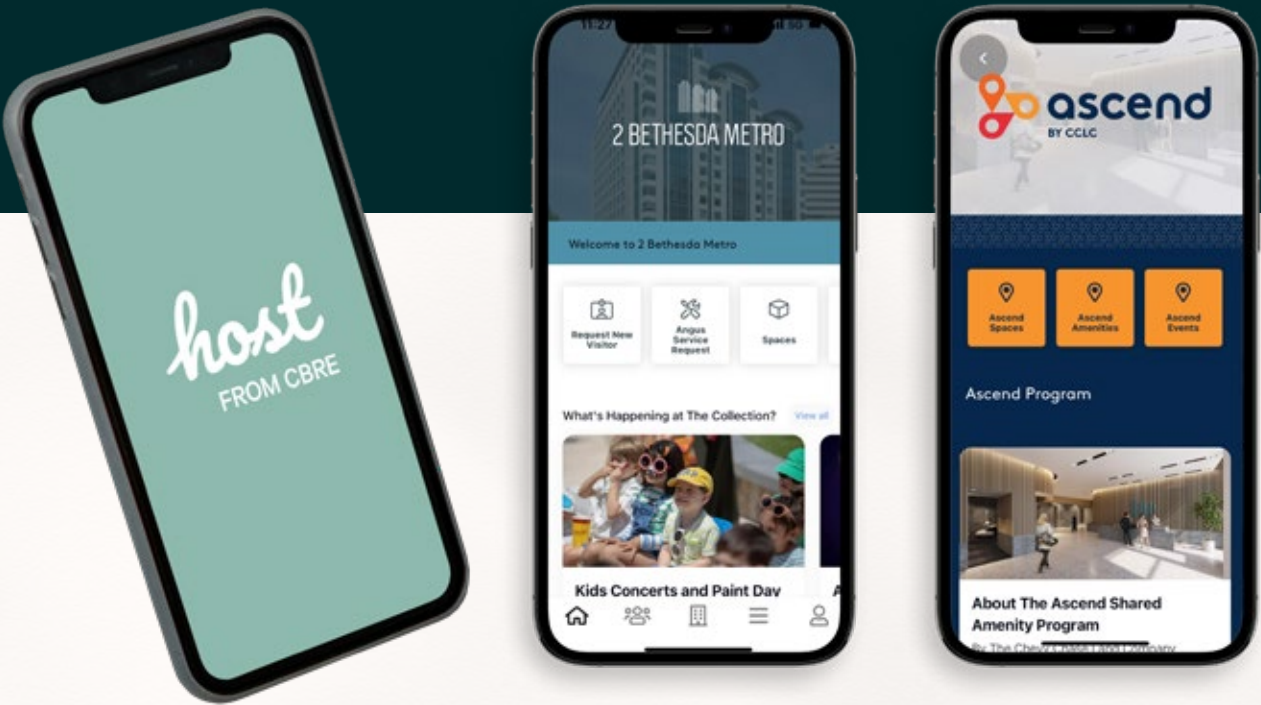


8401 connecticut ave



# Enhancing the workplace experience

Seamlessly connect with properties in CCLC's 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



CCLC is an experienced real estate investment and asset management firm with a rich history dating back over a century. We strive to improve the communities that our company helped shape over 135 years ago.

135+ Years  
IN BUSINESS

2+ Million SF  
OF OFFICE, RETAIL AND RESIDENTIAL

1.4 Million SF  
OF LEED CERTIFIED PROJECTS

500+  
CHARITIES SUPPORTED

## 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

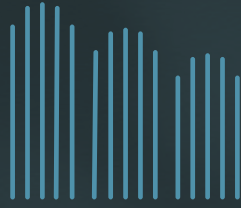
We choose to give our time to organizations and initiatives aligned with impacting education, health, shelter, and the environment.

## 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:

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