



OFFICE SUBLEASE OPPORTUNITY

4833 BETHESDA AVENUE

2ND FLOOR - BETHESDA ROW - BETHESDA, MD 20814

1,620

RENTABLE SQUARE FEET

\$4,000

RENT PER MONTH

IMMEDIATE

AVAILABILITY

10/31/28

LEASE EXPIRATION

SPACE HIGHLIGHTS

1,620 RSF - efficiently sized open plan office

Includes full kitchen, break room, and 1 private office

2nd floor above Sweetgreen and Five Guys

Directly adjacent to parking garage entrance

Available immediately

Sublease through October 31, 2028

\$4,000/month - all-in sublease rate

LOCATION & ACCESS

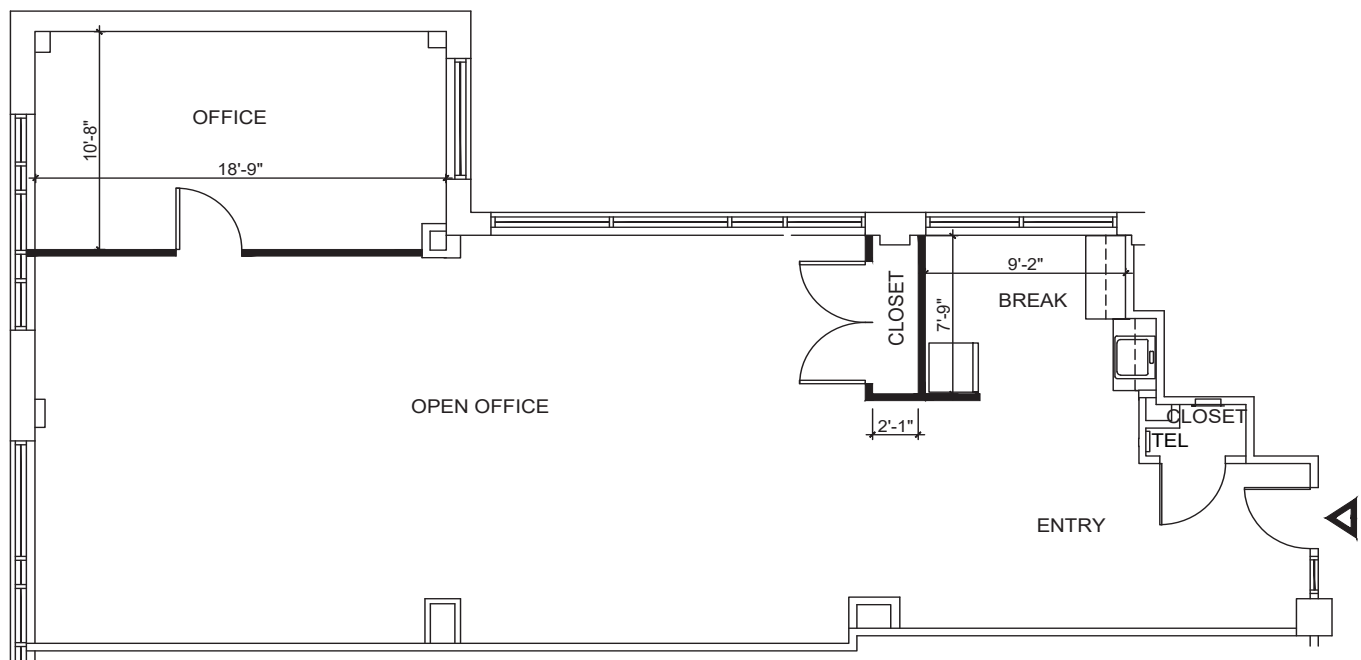
Located on the second floor of 4833 Bethesda Avenue within the award-winning Bethesda Row mixed-use district — one of the DC metro area's most vibrant live-work-play destinations.

The building sits directly above Sweetgreen and Five Guys, with the entrance immediately adjacent to the Bethesda Row parking garage, providing unmatched convenience for employees and clients alike.

The property sits just two blocks from the Bethesda Metro Red Line and steps from the future Purple Line entrance. With a Walk Score of 98, this location is a true Walker's Paradise, surrounded by 70+ shops, restaurants, fitness studios, and services.

Competitively priced at \$4,000/month, this is a rare opportunity to secure turnkey, plug-and-play office space in one of Bethesda's most sought-after addresses.

MOVE-IN READY SPACE



WALK TO EVERYTHING

98

WALK SCORE

70+

SURROUNDING RETAILERS

2

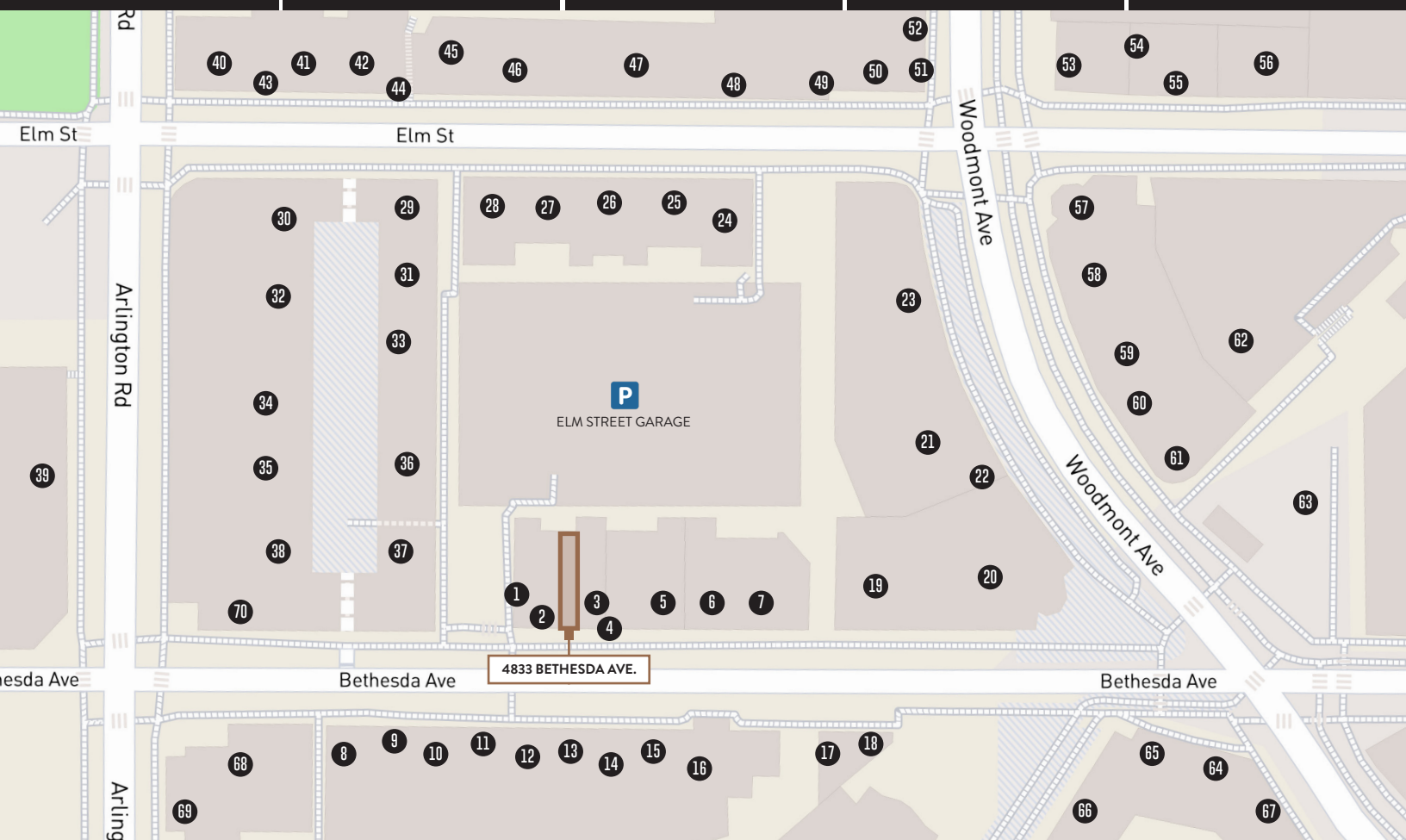
BLOCKS TO METRO

62,643

DAYTIME POPULATION

\$199K

AVG. HH INCOME



SURROUNDING RETAIL

- | | | | | |
|------------------------|----------------------|---------------------|---------------------|-----------------------|
| 1. Madewell | 15. Williams-Sonoma | 29. Luke's Lobster | 43. Club Pilates | 57. Sephora |
| 2. Kendra Scott | 16. Vuori | 30. maman | 44. Soul Cycle | 58. Joe & The Juice |
| 3. Sweetgreen | 17. Gorjana | 31. Wylie Grey | 45. Pure Barre | 59. Fish Taco |
| 4. Five Guys | 18. Framebridge | 32. Collars & Co | 46. Tikka Masala | 60. Mejuri |
| 5. Warby Parker | 19. Paper Source | 33. Serena & Lily | 47. Sushi Masato | 61. Mon Ami Gabi |
| 6. Bethesda Bagels | 20. Anthropology | 34. Pampillonia | 48. The Halal Guys | 62. Johnnie-O |
| 7. Quatermaine Coffee | 21. ALO | 35. Morely | 49. Equinox | 63. Tacombi |
| 8. Apple | 22. FP Movement | 36. Hawkers | 50. Puree Juice Bar | 64. Pottery Barn |
| 9. Rails | 23. EVEREVE | 37. Blue Mercury | 51. Boll & Branch | 65. Pottery Barn Kids |
| 10. Levain Bakery | 24. PLANTA | 38. Poke Dojo | 52. The Salt Line | 66. Chopt |
| 11. lululemon | 25. Mamma Lucia | 39. Giant | 53. Dig Inn | 67. Silver |
| 12. Bonobos | 26. Jeni's Ice Cream | 40. Berries & Bowls | 54. Brilliant Earth | 68. Uncle Julios's |
| 13. Georgetown Cupcake | 27. Yogitopi | 42. Dunkin' | 55. Potbelly | 69. New Balance |
| 14. CAVA | 28. Eat Sprout | 42. Teazzi Tea | 56. The Barking Dog | 70. Johnny Was |

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DONOHUE