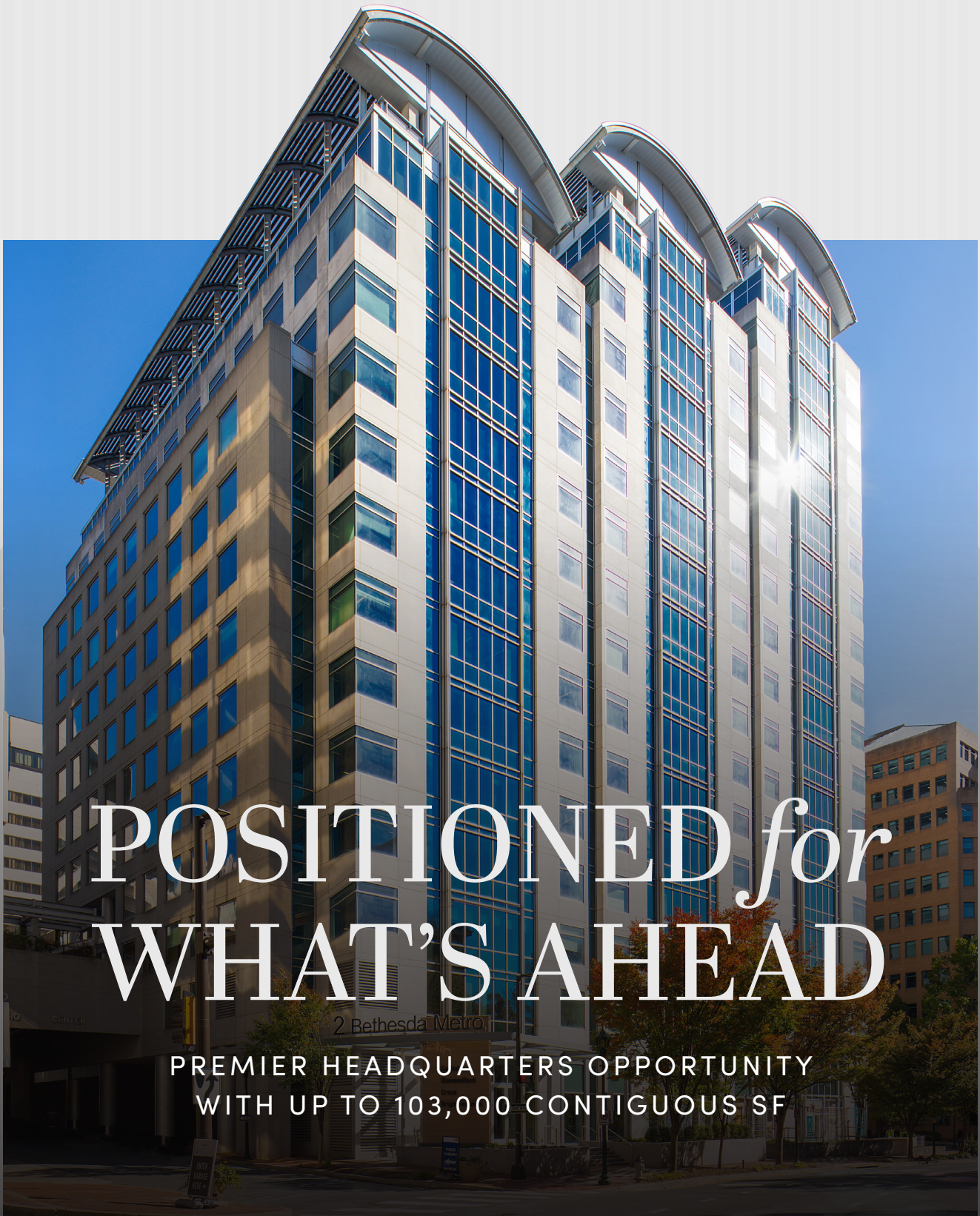


2 BETHESDA METRO



POSITIONED *for*
WHAT'S AHEAD

PREMIER HEADQUARTERS OPPORTUNITY
WITH UP TO 103,000 CONTIGUOUS SF



AT THE CENTER *of* BETHESDA

Presence. Position. Purpose.

Prominently situated along Woodmont Avenue with direct access to the Red Line Metro, 2 Bethesda Metro delivers the connectivity, scale, and efficiency required for headquarters caliber operations. Following a comprehensive \$25 million transformation, the property offers an elevated arrival experience, modernized interiors, and thoughtfully curated amenities, including a rooftop, conference center, and outdoor terrace, designed to support performance throughout the day. Purposeful, enduring, and distinctly professional, 2 Bethesda Metro stands as a signature address at the center of downtown Bethesda.



POINTS *of* DISTINCTION



Thoughtfully Reimagined

Exceptional Class A office environment designed for modern performance



Direct Metro Access

Immediate access to the Bethesda Metro station (Red Line) and Metrobus



Scale and Flexibility

Full floor opportunities complemented by efficient, turnkey spec suites



Centrally Located

A downtown Bethesda setting surrounded by premier retail, dining, and transit



Elevated Amenities

A robust amenity program including conference facilities, rooftop terraces, fitness, concierge services, and access to the Ascend Portfolio



Capitol Reach

A strategic address with enviable proximity to influential institutions and industry leaders in Washington, DC



ASCEND AMENITY PAVILION

An Elevated Amenity Experience at 2 Bethesda Metro

Ascend Amenity Pavilion is the dedicated destination for amenities at 2 Bethesda Metro, thoughtfully designed to support productivity, connection, and well-being throughout the workday. Curated through Ascend by CCLC, the experience reflects an intentional approach that is polished, seamless, and distinctly professional.

Tenants enjoy access to a robust suite of premier offerings, including sophisticated conference facilities and a variety of curated outdoor environments, from the tranquil tiered courtyard to the expansive rooftop terrace. The experience is further enhanced by a high-performance fitness center, secure bike storage, and seamless connectivity to the full Ascend by CCLC amenity portfolio.



▲ Tenant Lounge & Event Center

A refined space for casual meetings, creative breaks, or connecting with colleagues.

◀ Conference Center

Spacious, fully-equipped 20 person conference room—ideal for presentations, team meetings, and large gatherings.



▲ **Rooftop Terrace & Tiered Outdoor Plaza**
 Designed for everything from morning coffee and shuffle board during lunch breaks, to informal client discussions and events.



▲ **Fitness Center, Yoga Room & Locker Facilities**
 This comprehensive wellness environment includes rooftop patio, group fitness studio, and locker rooms to support daily routines and promote holistic well-being.



▲ **Secure Bicycle Storage**
 18-Rack bike room for security and peace of mind.

PRECISELY POSITIONED

Located in the heart of downtown Bethesda, 2 Bethesda Metro offers unmatched connectivity with immediate access to the Red Line Metro and close proximity to the Capital Crescent Trail, the future Purple Line, and Bethesda's premier retail, dining, and services.



▲ Steps Away from World-Class Shopping & Dining at Bethesda Row
A curated collection of the most sought-after brands. Find it all here.

BETHESDA METRO

BETHESDA METRO LINE

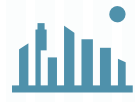
BETHESDA ROW
5 Minutes from 2 Bethesda Metro

BETHESDA ROW RETAILERS

alo	Apple	ANTHROPOLOGIE	AVENTINO	BONOBOS	BLUEMERCURY	CAVA	CHOPT	CLUB PILATES*	DUNKIN'	EQUINOX	
FAHERTY	FRAMEBRIDGE	GEORGETOWN CUPCAKE	gorjara	jenni's ICE CREAMS	Jenni kayne	JOE & THE JUICE	Johnnie-O	KENDRA SCOTT	LENSCRAFTERS*		
Levain BAKERY	Madswell	OFFEEC BAKERY. KITCHEN	MARINE LAYER	MEJURI	MON-AMI-GABI Bistro Classique	NIKE	PAPER*SOURCE	PLANTA	PRATO		
Rails	Reformation	saatva	THE SALT LINE OYSTER BAR	SEPHORA	SERENA & LILY	SILVER NEW AMERICAN EXCELLENCE	SOULCYCLE	Starbucks	SUSHI MASATO	STRETCHLAB	sweetgreen
TACOMBI	Tatte BAKERY & CAFE	THE SHADE STORE*	UNCLE JULIO'S FINE MEXICAN FOOD	U-R-B-A-N COUNTRY	VERONICA BEARD	VUORI	WARBY PARKER	WILLIAMS SONOMA			

ROOM *to* GROW

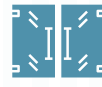
From turnkey spec suites to full-floor headquarters opportunities, 2 Bethesda Metro provides organizations with the ability to scale thoughtfully in a location that is second to none.



Sweeping views of downtown Bethesda



Direct access to the Bethesda Metro station (Red Line)

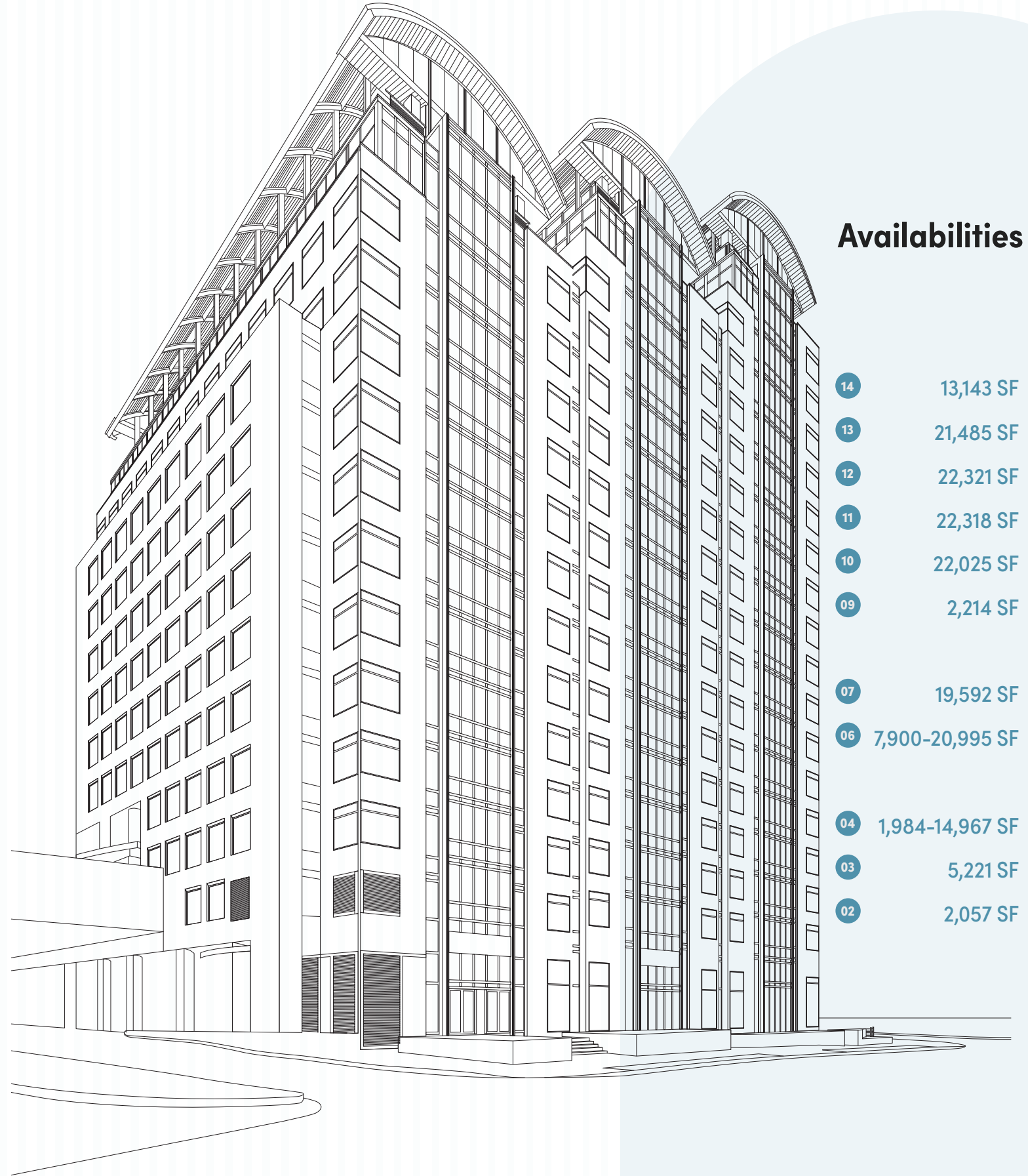


Double glass lobby entries



Prominent signage opportunities available

WISCONSIN AVENUE VISIBILITY



Availabilities

14	13,143 SF
13	21,485 SF
12	22,321 SF
11	22,318 SF
10	22,025 SF
09	2,214 SF
07	19,592 SF
06	7,900-20,995 SF
04	1,984-14,967 SF
03	5,221 SF
02	2,057 SF



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.



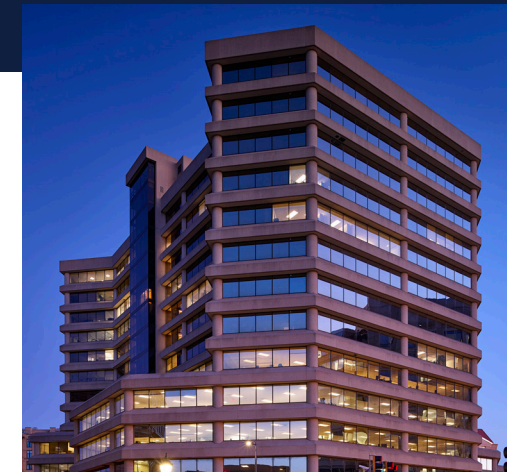
WORKPLACE AMENITIES



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

- Seasonal Event Calendar
- Immediate Access to Friendship Heights Metro
- Ample On-Site Parking
- Steps to Dining and Retail
- Access to the Entire Ascend Portfolio

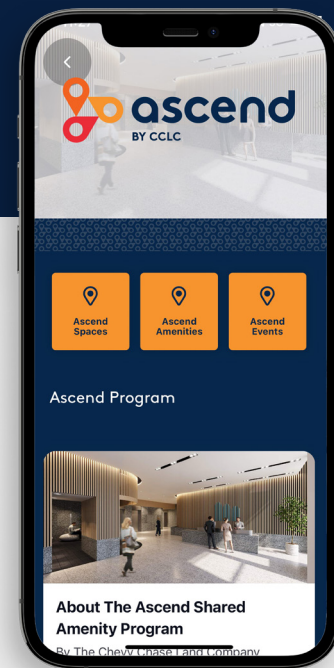
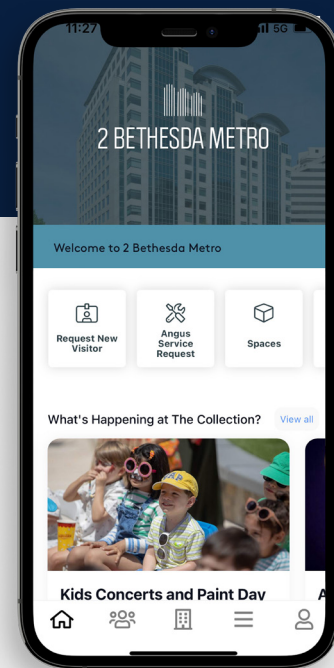


Enhancing the Workplace Experience

Seamlessly connect with properties in CCLC's portfolio through 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.



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.



Scan the QR Code to Learn More About CBRE Host



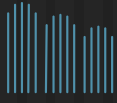
Diversity, Inclusion, and Contributing to Our Community

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

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