

ICONIC

NORTH BETHESDA CAMPUS

RE—

IMAGINED





AN AMBITIOUS REVITALIZATION INTO A

MULTI — FUNCTIONAL WORKPLACE

LOCATION

- + Direct access to I-270 Spur
- + One mile from I-495
- + Large block available on the top stack of 6903 with I-270 signage

WORK

- + On-site conference center with new A/V technology
- + Flexible gathering places and on-site conveniences
- + Move-in ready options

SPACE

- + Office campus totaling 710,000SF
- + Covered parking garage with EV charging stations
- + Fully renovated lobby
- + Common areas with sleek finishes

LIFE

- + Indoor/outdoor cafe
- + White-glove, on-site tenant services management
- + On-site daycare
- + Campus setting with updated outdoor amenities

STAY CONNECTED

5 MI. Bethesda, MD
Downtown

18 MI. Reagan National
Airport

10 MI. Washington, DC
Downtown

25 MI. Dulles International
Airport



CONVENIENT ACCESS

CapRock is located in Bethesda's ever-growing market, giving seamless access to all this area has to offer.

Adjacent to I-270 with easy access

to I-495, the campus offers comfortable commutes to downtown and transportation hubs.



INTEGRATING FUNCTIONAL DESIGN WITH — AESTHETIC FINESSE

"Today's workforce demands flexibility and on-site conveniences.

State-of-the-art amenities, activated green-spaces and renovated common areas are what we deliver."

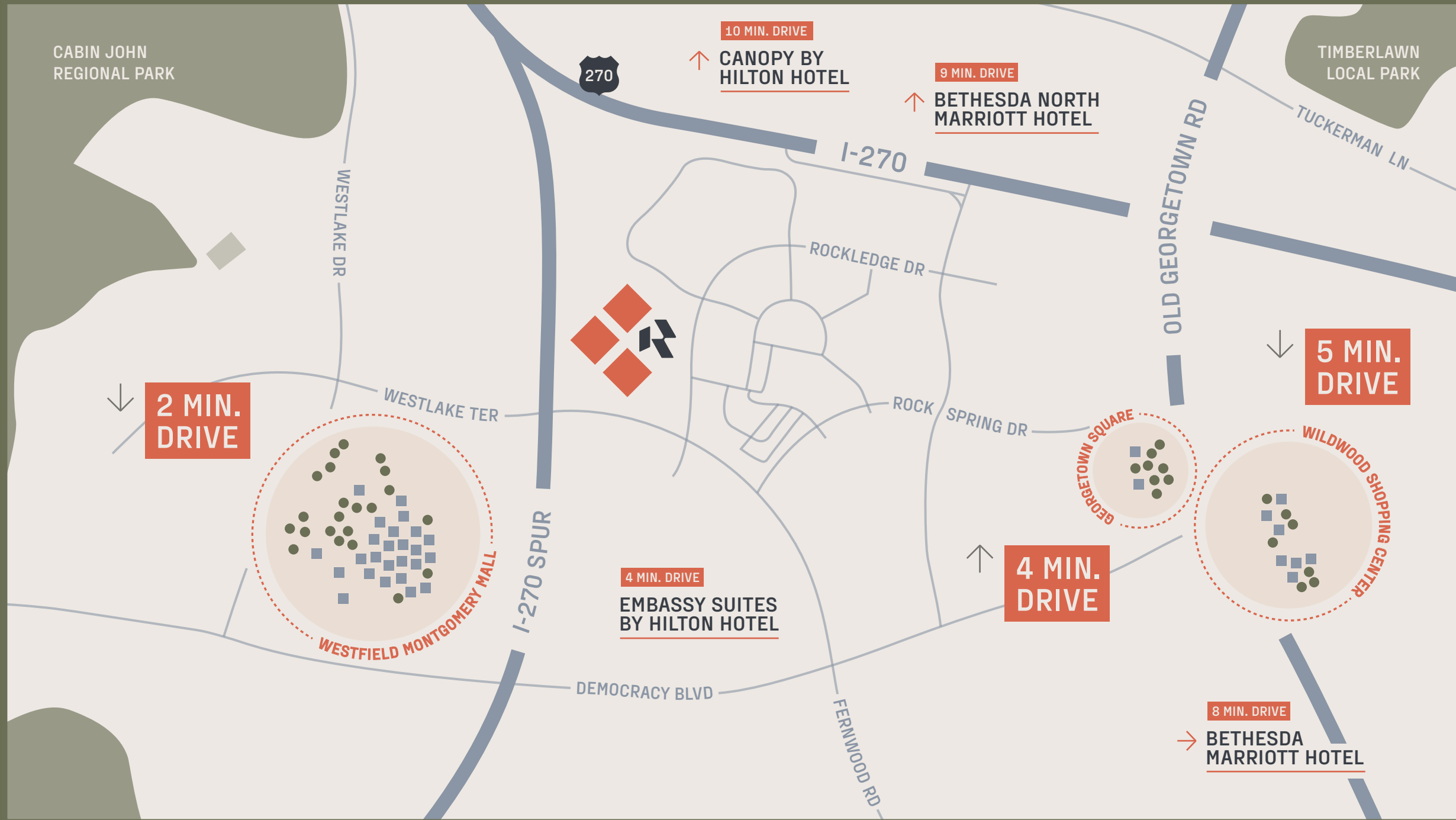
ACTIVATE

- + Sun-filled two floor lobby
- + Revitalized fitness center
- + Open air amenities for outdoor entertainment

GATHER

- + Collaborate in adaptable conference spaces with seating for 120+
- + Innovate at the conference lounge, premium coffee bar or outdoor terrace.

LOCATION AMENITIES



FOOD ●

Westfield Montgomery Mall

- + California Pizza Kitchen
- + Cava
- + Chick-fil-A
- + Ledo Pizza
- + Shake Shack
- + The Cheesecake Factory
- + [More](#)

Georgetown Square

- + Gong Cha
- + Chipotle
- + Not Your Average Joe's
- + Giant Grocery
- + [More](#)

Wildwood Shopping Center

- + Starbucks
- + Bethesda Bagels
- + Flower Child
- + Chopt
- + [More](#)

RETAIL ■

Westfield Montgomery Mall

- + Nordstrom
- + Macy's
- + Lucky Strike Lanes
- + AMC Theatres
- + [More](#)

Georgetown Square

- + Designer Shoe Warehouse
- + Washington Sports Club
- + [More](#)

Wildwood Shopping Center

- + Blue Mercury
- + J. McLaughlin
- + Solid Core
- + CVS
- + [More](#)

STAY — FOOD ● RETAIL ■

EVERYTHING WITHIN REACH

Nearby major shopping centers make it easy to accomplish both retail adventures and errands. With quick access to entertainment, hotels, and restaurants, you can experience the best that the area has to offer.

5 MI.

Downtown
Bethesda

10 MI.

Downtown
Washington, DC

FLEXIBLE
SPACES BUILT
FOR — GROWING
TEAMS



6TH FLOOR



SPEC SUITES

SUITE 610
LEASED

SUITE 620
LEASED

SUITE 630
3,085 RSF

SUITE 640
LEASED

SUITE 650
LEASED

SUITE 660
LEASED

SUITE 670
2,518 RSF

BENEFITS

- + Available Q1 2026
- + Move-in ready suites
- + Professionally designed with customizable touches
- + Staffed by a Community Manager
- + Open lounge + Shared Pantry



YOUR LANDLORD MATTERS

At CP Group, we place a premium on customer service and pride ourselves on transforming spaces into activated environments that drive productivity, build community and help you attract and retain quality talent.

CP GROUP HIGHLIGHTS

\$8B+

Assets Managed,
Acquired, Developed

62+MM

Square Feet Owned
and Managed to Date

36+

Years of CRE Experience

170+

Acquisitions

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