

FOR LEASE

4330, 4340, & 4350 EAST-WEST HIGHWAY, BETHESDA MD 20814



EXCEPTIONAL BUILDINGS, MANAGEMENT & LOCATION

Convenient Location on East-West Highway in Bethesda, just east of Wisconsin Avenue. Nearby Red Line Metro stop, convenient to DC and Capital Beltway.

Campus Setting - Buildings form a secure oasis with fountain, sculpture, seating, and beautiful landscaping. Nearby theater, movies, and bountiful dining.

On-Site Owners and Management. We invite you to join us.

Ample Parking

NEW

Conference Center FREE to Tenants
Renovated SPEC Suites
Building Standard Improvements
Renovated Multi-Tenant Lobbies & Corridors
Free Shuttle w/GPS App



Space: 550,000 sq. ft. of rentable space; three 11-story buildings.

Location: Minutes from Washington, DC in downtown Bethesda, Maryland. On East-West Highway, 2½ blocks from Wisconsin Avenue. Convenient to the Capital Beltway and airports (Baltimore Washington International, Ronald Reagan National & Dulles International).

Parking: General parking ratio 2/1000 sq. ft.

Nearby: Hotels, movie theaters, playhouses, and more.

Convenient to: NIH campus, Bethesda Naval hospital.

Security: Access-control on all perimeter doors, on-site security.

Commitment: Owner-management on site.

Style: Barrel-vaulted lobbies with architectural lighting, paneled walls and patterned granite flooring.

Park-like setting: Graciously-landscaped courtyard with fountain and sculpture provides urban oasis to prestige tenants.

Dining: Over 220 restaurants, cafes, and specialty food establishments within walking distance. New Deli (Sprouts Café) with outdoor seating & free outdoor Wi-Fi.

Transportation: 2 blocks from Metro. **Free shuttle buses** for all tenant and guests run throughout the day.



Equipped with new GPS tracking app that gives you the real time location for the shuttle no matter where you are in downtown Bethesda.

