

4600 East West Hwy

Bethesda, MD 20814

**3,599 RSF
Office Space
Available For Sublease**



**PRIME
LOCATION**

Suite Highlights

- 3,599 RSF modern, mostly open office suite (Suite 620)
- Five private carpeted offices + conference room
- Polished concrete floors with industrial, exposed ceiling aesthetic
- Eight large workstation tables with chairs
- Upgraded electric IT room with 4x 20A L5-20R outlets
- Fully equipped kitchen
- Prime Bethesda location with great accessibility

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Suite Overview

Modern, mostly open office suite with elevator lobby exposure and double glass door entry. Features an industrial aesthetic with exposed ceilings and polished concrete floors finished with a durable polyurethane coating.



Technology & Infrastructure

Suite is wired for Ethernet, WiFi capability and Cable. There is a suite camera system in place. The IT room has several existing equipment racks (Please note that the various servers shown are not available). Electric to the IT room has been upgraded to 4x20A L5-20R.

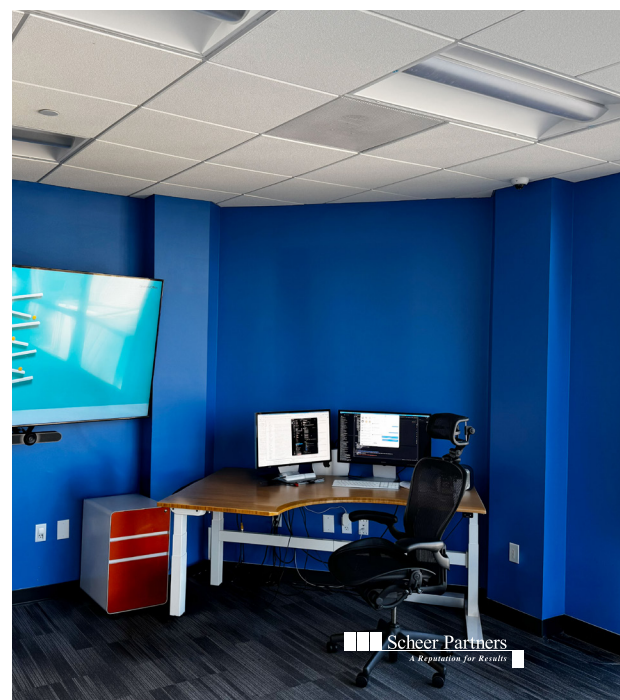
Suite contains numerous TV monitors, tables and chairs, desks and desk chairs, white boards, metal storage racks and other furniture that can be made available.



Layout & Buildout

The suite includes five private carpeted offices, a conference room just off the main entry, and a fully equipped kitchen. The open area features eight large workstation tables with chairs.

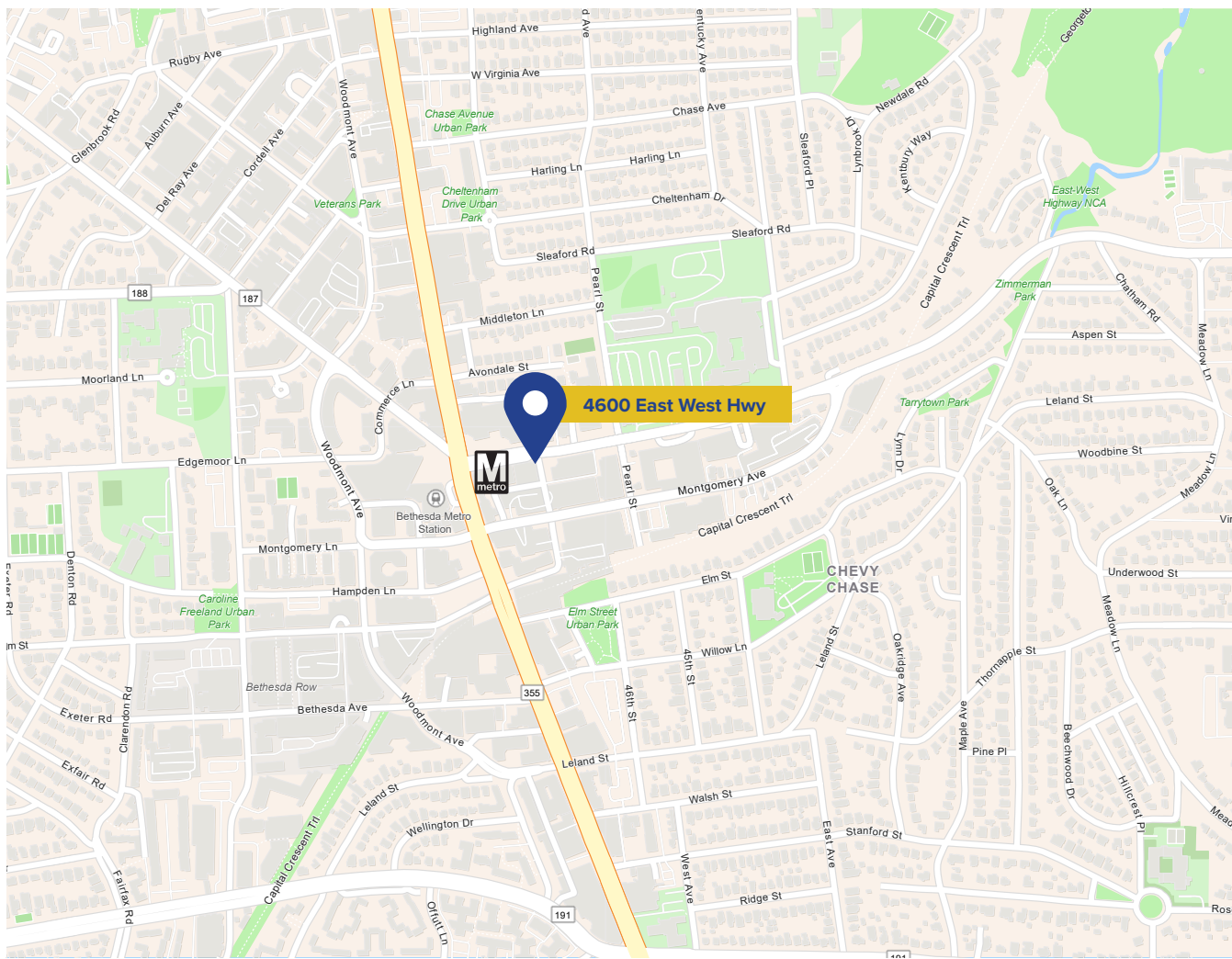
Suite 620 • 3,599 RSF



Location & Accessibility

Located at 4600 East West Highway in Bethesda, the property offers excellent regional access just minutes from the Capital Beltway (I-495) and major commuter routes including Wisconsin Avenue (Route 355) and Connecticut Avenue. The building is easily accessible by public transportation with close proximity to Metro and multiple bus lines, and is surrounded by a dense amenity base including restaurants, retail, and services, making it an ideal location for both employees and visitors.

Local Retailers Include



For Leasing Opportunities

Richard Benswanger

Strict Tenant Representative for over 25 years

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