

**PRIME INVESTMENT PROPERTY FOR FUTURE DEVELOPMENT**

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## BUSINESS TERMS

SALE PRICE	CONTACT CPG FOR PRICING GUIDANCE
STUDY PERIOD	60 DAYS
DEPOSIT	5% OF PURCHASE PRICE
SETTLEMENT	NEGOTIABLE
OFFERS DUE	FRIDAY, JULY 11 <sup>TH</sup>

All information should be independently verified and has been gathered from sources deemed to be reliable, but not guaranteed by CPG Realty, or its agents. Offering Memorandum is subject to price changes, omissions, corrections, prior sales, or withdrawal. There is no cooperating brokerage commission for this opportunity.





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# EXECUTIVE SUMMARY

**CPG Realty, LLC ("CPG"), as exclusive representative to the Seller, is pleased to present 4405 East West Highway (the "Property") in Bethesda, Maryland.** The 1.37 acres of land has a gross tract area of 65,707 SF and is comprised of three parcels and improved with a 65,060 SF office building and a surface parking lot. Prominently located in Downtown Bethesda, the Property has over 200' of frontage on East West Highway and is less than a five minute walk from the Bethesda Metro Station as well as a short walk to all the employment, residential, shopping, dining, and entertainment amenities that Downtown Bethesda has to offer.

Recently adopted Montgomery County legislation provides an expedited regulatory review period, twenty-year property tax abatement for a conversion or redevelopment to multifamily residential development, and reduced development impact taxes. The expedited regulatory review period calls for one application ("EAP") that combines a Sketch Plan, Preliminary Plan, and Site Plan, and it requires the Planning Board to act on the EAP within 60 days of its acceptance. A multifamily residential development will not be subject to Montgomery County Transportation Impact Taxes and 3 bedroom units will only be taxed at 40% of the School Impact Tax rate.

Given its outstanding location, 4405 East West Highway is well suited for a multitude of uses including office, residential, retail, medical, and many other by-right uses for the property's flexible CR (Commercial Residential) zoning. The Property resides within the Bethesda Downtown Plan and the CR zoning permits a by-right density of 1.5 FAR (96,047 SF) and a 100' height limit for commercial, residential, or mixed-use development. Additional density can be purchased and/ or transferred to the Property in accordance with the Bethesda Overlay Zone. The height limit may also be exceeded if the project provides more than 17.5% moderately priced dwelling units (MPDUs). The Property is currently 61% occupied with a path to quickly get it to 50%. All of the leases have redevelopment clauses that allow early termination. Copies of the pertinent financial information and leases will be provided upon execution of a Confidentiality and Non-Disclosure Agreement (CA/NDA). The Seller is seeking offers subject to approvals and for "as-is" transactions for this rare Downtown Bethesda offering.







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# PROPERTY SUMMARY

## ADDRESS:

4405 East West Highway, Bethesda, MD 20814

## TAX ACCOUNT #S:

Montgomery County Tax Account Numbers 07-00426370, 07-00426368, and 07-02905504

## MUNICIPALITY:

Montgomery County

## PROPERTY SIZE (LAND AREA):

Net Tract Area: 57,855 SF, Gross Tract Area: 65,707 SF

## EXISTING CONDITIONS:

The Property is improved with a six level (5 floors and a penthouse) 65,060 SF office building and a surface parking lot with 145 parking spaces.

## BUILDING OCCUPANCY & TENACY:

Currently 61% occupied with a path to quickly get it to 50%, all of the leases have redevelopment clauses that allow early termination.

## CURRENT ZONING:

CR-1.5, Commercial-1.5, Residential-1.5, Height-100' and Property is subject to the Bethesda Overlay Zone

## ENTITLEMENTS/ APPROVALS:

A Sketch Plan for 355,000 SF was approved in November 2022. The plan is now expired.

## UTILITIES:

Public Water, Public Sewer, and Gas

## PROPERTY HISTORY:

The building was built in 1959 as an apartment building and converted into an office building in 1979.

## ENVIRONMENTAL:

A Phase I Environmental Assessment was performed in 2015 and found no evidence of recognized environmental conditions for the Property.

## SCHOOLS:

- Bethesda Elementary School
- Westland Middle School
- Bethesda-Chevy Chase High School

## TOPOGRAPHY:

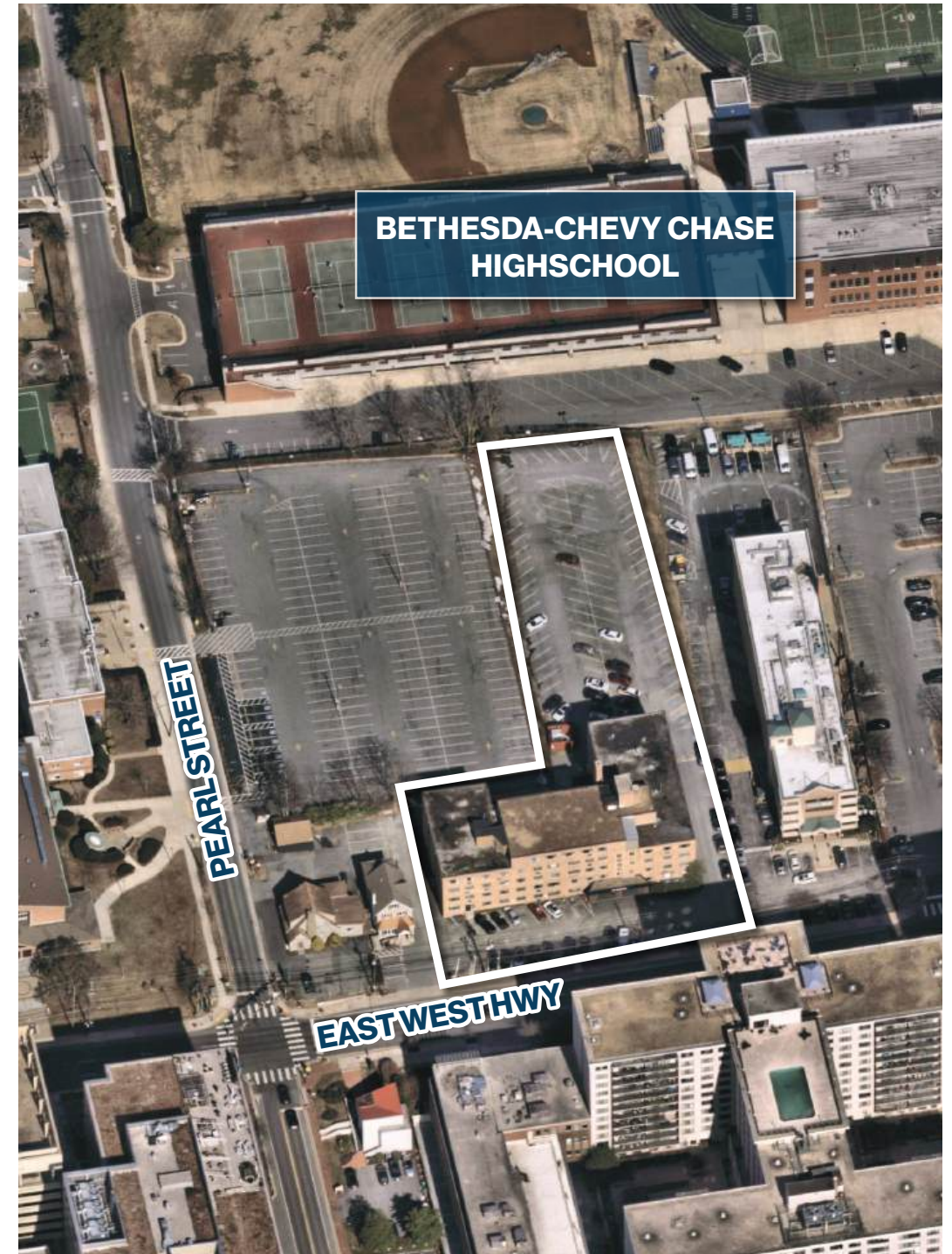
Property frontage on East West Highway is at an elevation of 342' and gradually declines to an elevation of 330' at the northern end of property.

## DEVELOPMENT IMPACT TAXES:

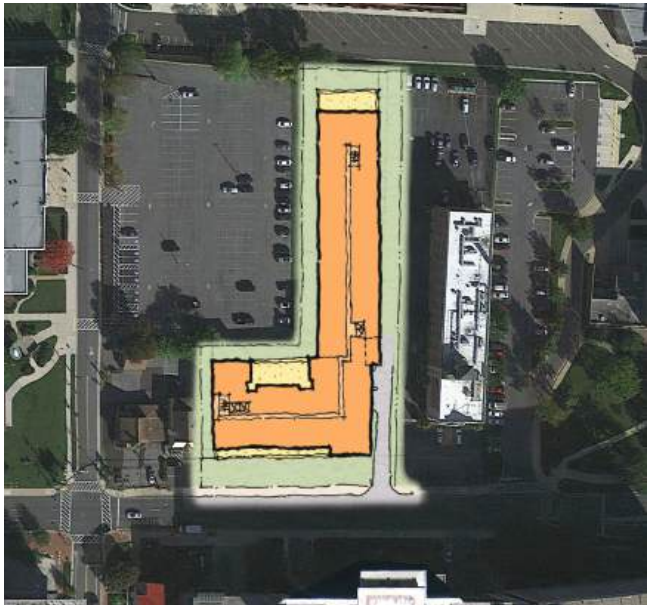
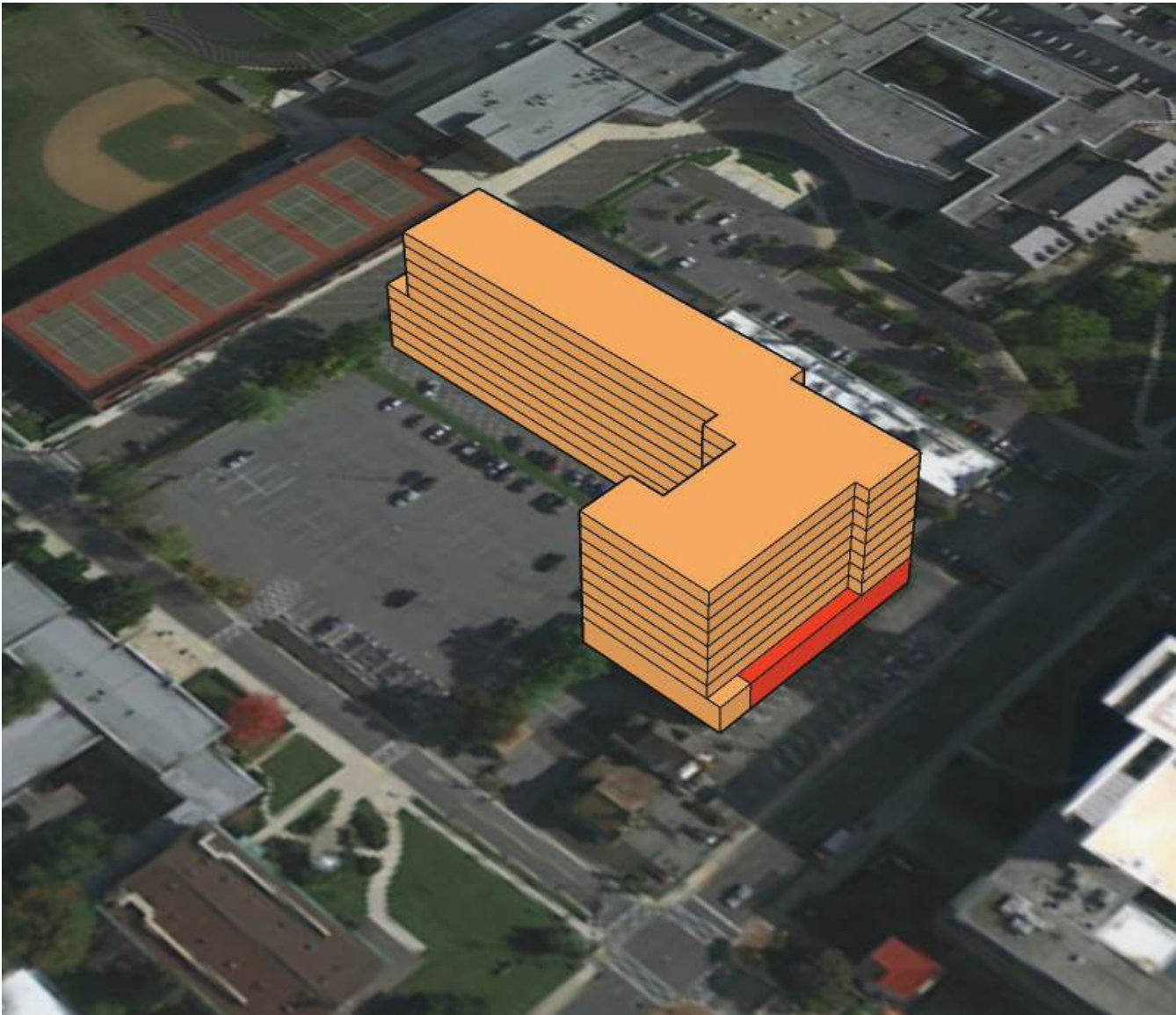
For multifamily residential development, the property is not subject to transportation impact taxes due to recently adopted legislation. School impact taxes are \$4,390 per multifamily residential unit for buildings that are five or more stories. For all other uses, refer to the Montgomery County Department of Permitting Services.

## AFFORDABLE HOUSING:

Zoning requires that a minimum of 15% of the total density be Moderately Priced Dwelling Units (MPDUs). Recent legislation providing tax abatement and expedited approvals requires that a minimum of 17.5% of the total density be MPDUs.







# SK+I

The Loading Study pictured above was created by SK+I Architecture. The Loading Study is strictly conceptual and is subject to changes and/ or modifications.

Please contact Rob Goodill at SK+I Architecture for additional information or to answer any questions you may have.

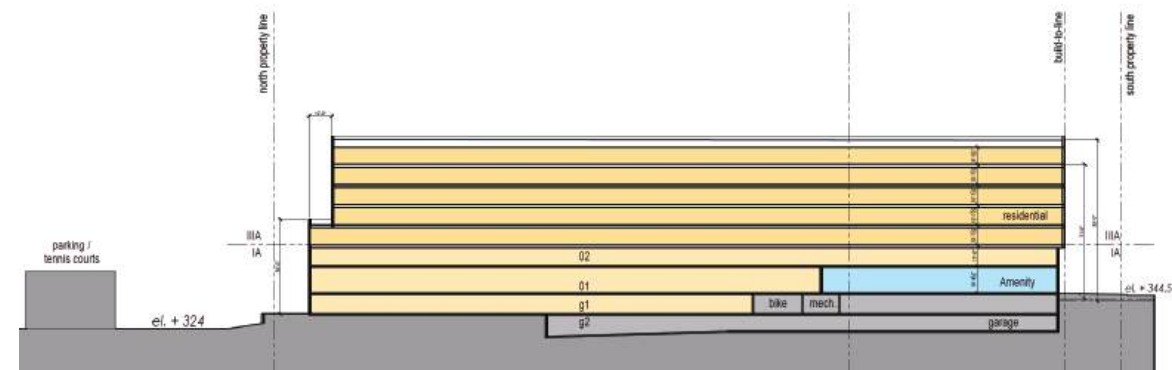
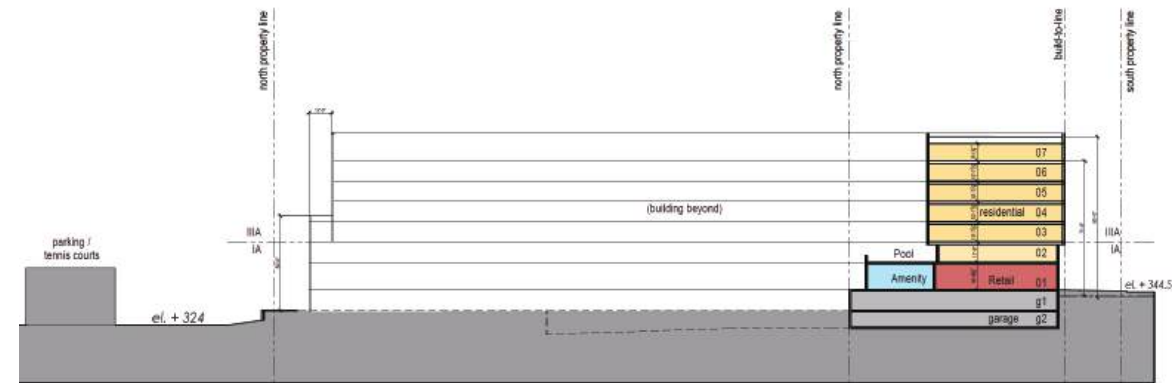
	Retail	Residential	Parking
10		32,075	
9		32,075	
8		32,075	
7		32,075	
6		32,075	
5		33,375	
4		33,375	
3		33,375	
2		18,525	
1	8,400	26,925	
P1			129
P2			129
Total	8,400	305,950	258

**LOADING STUDY CONSULTANT:**

Robert Goodill  
SK+I Architecture  
rgoodill@skiarch.com  
(240) 479-7491



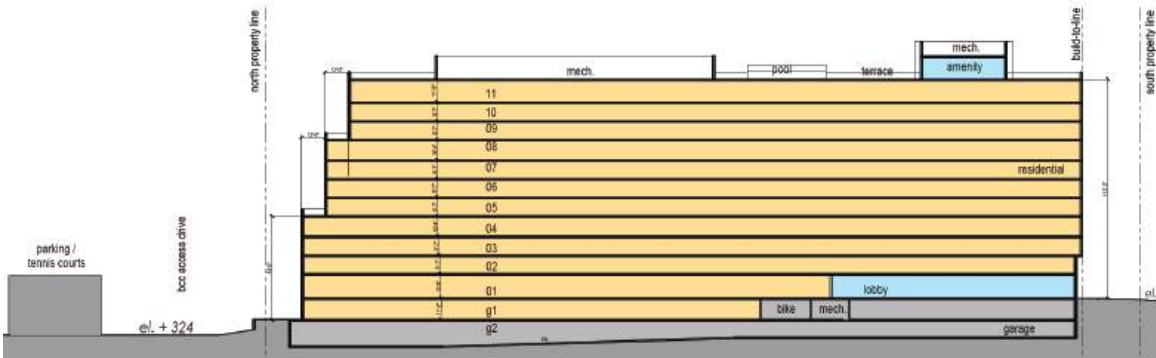
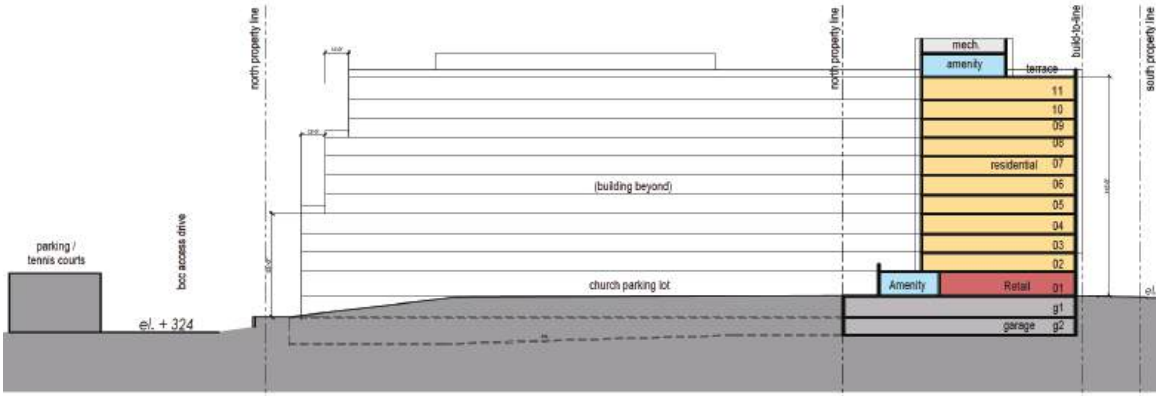
**7 STORY CONCEPT PLAN:**  
245 Units with 6531SF of Retail







11 STORY CONCEPT PLAN:  
380 Units with 6531SF of Retail



## PROPERTY DESCRIPTION:

The Property is comprised of the following: Parcel 224, Pritchetts Purchase subdivision, bearing tax account no. 07-00426370; Lots 3 and 4, Block A, Friendship Pafflows unrecorded subdivision, bearing tax account no. 07-00426368; and parts of Lots 6-10, including Pafflows subdivision. According to the records of the State Department of Assessment and Taxation (“SDAT”), Parcel 224 contains 41,382 square feet of land area, Lots 3 and 4 contain 14,463 square feet of land area, and parts of Lots 6-10 contain 2,010 square feet of land area, for a total of 57,855 square feet of net tract area. The gross tract area of the Property is 65,707 square feet. The SDAT records indicate that the Property is improved with a 65,060 square foot office building.

## CURRENT ZONING:

The vast majority of the Property is zoned CR 1.5, C 1.5, R 1.5 H 100, except that parts of Lots 6-10 (2,010 square feet) located along the western boundary are zoned CRT 25, C .25, R .25,H 50 (See Attachment A). The Property in its entirety is subject to the Bethesda Overlay Zone . The CR Zone designation provides the overall maximum mapped density for the Property, as well as the maximum mapped density of the commercial and residential uses. Accordingly, the overall mapped density is 1.5 floor area ratio (“FAR”), of which 1.5 FAR could be devoted to either commercial use or residential use or a combination thereof. Importantly, the Bethesda Overlay Zone allows the density to exceed the mapped zoning density up to the zoning envelope, which is determined by the allowable height, the CR Zone development standards and the Design Guidelines, as discussed below. Density that exceeds the mapped zoning density is subject to the Park Improvement Payment (“PIP”), which is currently \$12.49 per square foot, but is expected to increase to \$15.57 per square foot in connection with the County Council’s adoption of a zoning text amendment for the Bethesda Overlay Zone, anticipated by Fall 2025.

In addition, the Zoning Ordinance provides for the opportunity to obtain bonus density by providing a minimum of 17.5 percent moderately priced dwelling units (“MPDUs”) instead of the required 15 percent. In such a case, the project may increase the mapped 1.5 residential FAR by 17.5 percent, plus 0.1 percent for each 0.1 percent in MPDUs above 17.5 percent. For instance, if the project were to provide 17.5 percent MPDUs, the base residential FAR would increase to 1.76 FAR.

It may also be possible through the Zoning Ordinance’s FAR Averaging provision to effectively transfer unused density from any site within the Bethesda Downtown Plan area to the Property, in accordance with the Bethesda Overlay Zone. Any density derived from FAR Averaging is not subject to the PIP. In order to implement FAR Averaging, the “sending site” is identified and included in the entitlement applications and a covenant is recorded in the land records indicating the reduced density on the sending site as a result of the transfer. Based on the gross tract area of the Property and the zoning of the entire Property (i.e. the CR and CRT zoned areas), the available base density is 96,047 square feet. Any density developed on the Property in excess of this (with the exclusion of the bonus density) will either be subject to the per square foot cost of the PIP or must be transferred to the Property pursuant to the FAR Averaging provision.

The maximum height permitted on the Property is 100 feet, subject to the step down recommendations of the Sector Plan discussed below. However, there is also the opportunity for additional bonus

height, similar to the bonus density. If the development on the Property provides more than 17.5 percent MPDUs, the zoned height limit does not apply to the extent required to provide the additional MPDUs. By way of example, if the project were to provide 17.5 percent MPDUs, it would be entitled to an additional 12 feet of height over the entire floor plate.

Based on the size of the Property and frontage along just one public street, the Zoning Ordinance does not require that the Property provide any public open space. However, as noted below, the Sector Plan recommends potential public open space on the Property. As noted, residential development on the Property will be required to provide 15 percent MPDUs. The MPDU law requires that the units be made available to individuals with incomes at no more than 65 percent of average median income (“AMI”) in projects less than five stories in height and for individuals with incomes of no more than 70 percent AMI in projects greater than five stories. The rents are established by the County. In addition, the MPDU control period is 99 years for rental units and 30 years for owner occupied units.

The CR Zone allows for a wide array of commercial uses, including office, health club, restaurant and retail uses. With respect to residential uses, in addition to multi-family and townhouse uses, the CR Zone permits senior independent living, assisted living and nursing care uses.

## SECTOR PLAN AND DESIGN GUIDELINE RECOMMENDATIONS:

The Property is located within the 2017 Approved and Adopted Bethesda Downtown Plan (the “Downtown Plan”) area (as amended by the 2024 Minor Master Plan Amendment), and is also subject to the recommendations of the Bethesda Downtown Plan Design Guidelines (the “Design Guidelines”). The Property is located within the Downtown Plan’s Pearl District. The Downtown Plan identifies the Pearl District as an emerging district with the goal that upon this area’s redevelopment it will create a gateway to the heart of downtown Bethesda. The most relevant recommendations of the Downtown Plan include the following:

- Step down development to the west of B-CC High School on Parcel 224 and 280 from 100 feet along East-West High way to 50 feet at the rear of the lots
- Consider providing a new informal public open space with the redevelopment of properties on the northeast block of Pearl Street and East-West Highway that serves the B-CC High School and Our Lady of Lourdes Church and Catholic
- Promote more mix of land uses to enhance 24 hour activity
- Promote Pearl Street as a new main street with local neighborhood serving retail

The purpose of the Sector Plan provision recommending that the building step down to 50 feet at the rear of the Property is to avoid a 100 foot building adjacent to the outdoor space of the high school. However, given that there is a 55-60 foot wide parking area and drive aisle on the high school property adjacent to the Property, and elevated tennis courts located to the north of the parking area, a design that steps down to 50 feet only at the very northern portion of the building will likely be acceptable.

## LAND USE CONSULTANT:

Patricia A. Harris  
Lerch, Early & Brewer, Chtd.  
(301) 841-3832

## RESOURCES:

- [CLICK HERE](#) for Montgomery County Zoning Ordinance
- [CLICK HERE](#) for Montgomery County CR Zoning Development Standards
- [CLICK HERE](#) for Montgomery County Zoning Use Table
- [CLICK HERE](#) for Bethesda Downtown Plan



## SECTOR PLAN AND DESIGN GUIDELINE RECOMMENDATIONS (CONT):

The recommendations of the Design Guidelines are determined in part by the type of street on which the Property fronts. The Design Guidelines designate East-West Highway as an Urban Boulevard. As such, the Design Guidelines provide that along the frontage of the Property the building should be placed 25 to 30 feet from the street curb and the sidewalk should include a 6 to 10 foot planting zone, a 10 to 20 foot pedestrian zone and a 0 to 10 foot frontage zone (the Design Guidelines note that the frontage zone can be waived). The base height of the building should be 3 to 6 stories (35 to 70 feet) with a step-back of 10 to 15 feet. The Design Guidelines also recommend a “neighborhood green” on or in close proximity to the Property (See Attachment C). Generally speaking, since the adoption of the Sector Plan in 2017, M-NCPPC Staff and the Planning Board expect a higher quality design in the development of new buildings in Bethesda. The Design Guidelines recommend that new buildings incorporate such design features as modulated and articulated facades, limited tower floor plates, unique geometry, varied tower height and limited apparent building face. New projects in Bethesda are subject to the review and recommendation of the Design Advisory Panel as part of the Sketch Plan and Site Plan approval process.

## PRIOR APPROVALS:

In November, 2022 the Montgomery County Planning Board approved a Sketch Plan (No. 320220120) for the Property (see Sketch Plan Resolution, Attachment D). While the Sketch Plan has expired (the Zoning Ordinance requires that a Site Plan must be filed within three years of approval of the Sketch Plan), the approval nonetheless is instructive with respect to the type of development that the Planning Board will support on the Property. In general, the Sketch Plan approved a total of 355,000 square feet of development, allowing for up to 348,000 square feet of residential and up to 12,000 square feet of nonresidential, not to exceed the maximum of 355,000 square feet. The Sketch Plan approved a maximum of 100 feet, with two step downs along the northern façade (one at the 5th floor and one at the 7th floor), in response to the Sector Plan recommendation. Access to the parking and loading was provided off of East-West Highway, along the western boundary of the Property. The project provided 193 parking spaces. In order to satisfy the park recommendation set forth in the Sector Plan, the Sketch Plan approval provided that at building permit the Applicant must provide a financial contribution to the Department of Parks, with the amount to be determined at the time of Site Plan.

## APPROVAL PROCESESS:

Any development on the Property above a .5 FAR will need to occur pursuant to the optional method of development. This process requires the approval of a Sketch Plan, Preliminary Plan and Site Plan. Typically, the Sketch Plan is processed first, followed by the concurrent processing of the Site Plan and Preliminary Plan, although the Preliminary Plan may also beprocessed with the Sketch Plan. The density above the .5 FAR is known as incentive density and in order to justify the incentive density, a project must provide at least 100 public benefit points. Public benefit points may be achieved in numerous ways including but not limited to incorporating sustainability measures into the design of the building; providing MPDUs in excess of the 15 percent required; providing open space; limiting parking, and providing structured parking. Because the Property is located within the Bethesda Overlay Zone, any development will be required to obtain a minimal number of public benefit points for exceptional design and architectural elevations. A final plat consolidating the Property into a single

record lot will be required following the approval of the Site Plan. The entitlement process through Site Plan approval typically takes approximately 16-18 months and the plat recordation process takes an additional four months.

## IMPACT TAXES:

Any new development on the Property will be subject to both the development (transportation) impact tax and if residential development, also the school impact tax. However, given that there is an existing office building on the Property, and pursuant to the County Council's 2024 revisions to the Impact Tax (Expedited Bill 16-24), projects that involve the demolition of an office building and development of a residential project are exempt from the development impact tax. Commercial uses are still subject to the development impact tax, although there is a credit available for existing development. The existing development impact tax for an office building at this location is \$8.80 per square foot, while the impact tax on retail space is \$7.85 per square foot. Residential development is subject to the school impact tax which currently is \$4,390.00 per unit for a multi-family high rise building (i.e. five stories or more). In an effort to incentivize larger residential units, the impact tax law provides that the three bedroom (or larger) units in a multi-family building in an “infill school” area, such as the Property, will only be taxed at 40 percent of the school impact tax rate. All other units will be taxed at the regular standard rate.

## EXPEDITED REVIEW AND TAX ABATEMENT:

On April 8, 2025 the Montgomery County Council adopted Zoning Text Amendment 25- 03 (the “ZTA”) and Bill 2-25 providing for an expedited regulatory review period and a 20 yearproperty tax abatement. This legislation may provide a potential benefit to the future developmentof the Property. More specifically, the legislation applies to properties currently improved withan office building of at least two stories that are to be redeveloped with residential uses and are at least 50 percent vacant at the time application is made to M-NCPPC. In the case of the Property, given that it is located within a red policy area, the Property must be redeveloped with multi-family residential (not townhouses) in order to qualify for the expedited review and tax abatement. Moreover, the project must provide 17.5 percent MPDUs for a period of 25 years at 60 percent of AML or lower. After the expiration of the 25 years, the project would still be required to provide the otherwise required percentage of MPDUs (in this case 15 percent, assuming additional MPDUs were not provided to trigger the bonus density and height provisions) for the balance of the required MPDU term (i.e. 99 years for rental and 30 years for ownership units). The ZTA provides for a consolidated regulatory review period requiring one application referred to as an Expedited Approval Plan (“EAP”) that effectively combines a Sketch Plan, Preliminary Plan and Site Plan. The Planning Board is required to act on the EAP within 60 days of the plan's acceptance. Subsequently, an administrative subdivision plat will be required to subdivide the Property. Correspondingly, the Property would be entitled to a twenty year property tax abatement.

## CONCLUSION:

I trust this information is helpful. If you have any questions, please do not hesitate to contact me.

## LAND USE CONSULTANT:

Patricia A. Harris  
Lerch, Early & Brewer, Chtd.  
(301) 841-3832

## RESOURCES:

- [CLICK HERE](#) for Bethesda Downtown Plan Design Guidelines
- [CLICK HERE](#) for Bethesda Downtown Streetscape Standards

## LAND USE MAP:

Can be found on the following page



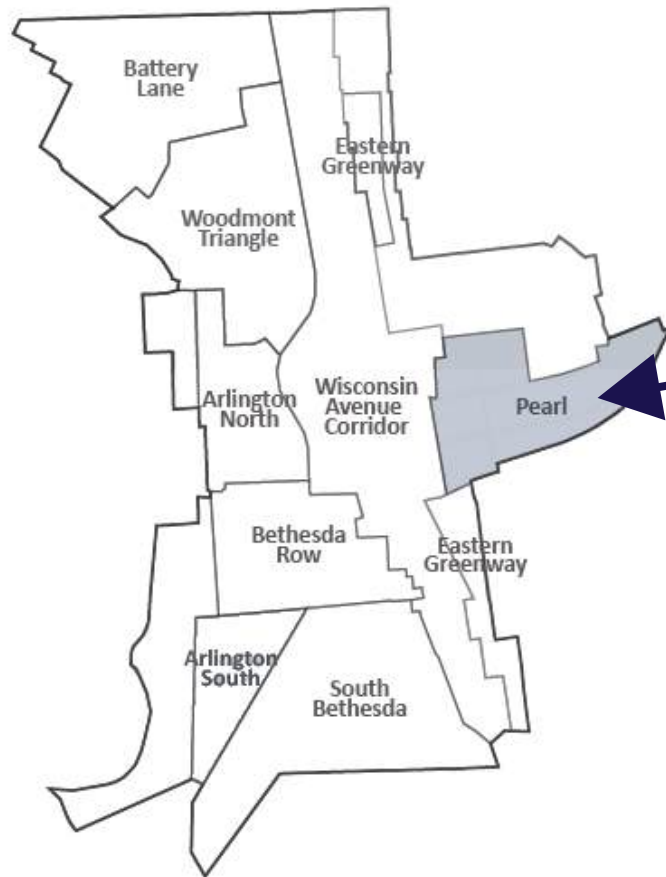
Property Info	
Location:	Latitude: 38.9854 Longitude: -77.0903
ACCT #:	<a href="#">00426370</a>
Parcel , Lot , Block:	P224 , N/A , N/A
Address:	<a href="#">0 EAST WEST HWY</a>
Legal Description:	PRICHETTS PURCHASE 15354/534
Landuse:	Vacant
WSSC Grid:	209NW04
Zoning Info	
Zone:	<a href="#">CR-1.5 C-1.5 R-1.5 H-100</a>
Overlay Zone:	Bethesda Overlay Zone
TDR Overlay:	N/A
Allowable Use Table:	
Map Amendments:	None
Other Legislative Districts	
<a href="#">Septic Tier:</a>	<a href="#">Tier 1: Sewer existing</a>
<a href="#">Water/Sewer Categories:</a>	<a href="#">W-1</a> / <a href="#">S-1</a>
<a href="#">Municipality:</a>	N/A
<a href="#">Master Plan:</a>	<a href="#">BETHESDA DOWNTOWN PLAN</a>
<a href="#">Historic Site/District:</a>	N/A
<a href="#">Parking District:</a>	N/A
<a href="#">Urban District:</a>	BETHESDA
<a href="#">Central Business District:</a>	N/A
<a href="#">Special Protection Area:</a>	N/A
<a href="#">Enterprise Zone:</a>	N/A
<a href="#">Arts &amp; Entertainment District:</a>	N/A
<a href="#">Special Tax District:</a>	N/A
<a href="#">Bike/Pedestrian Priority Area:</a>	Bethesda CBD
<a href="#">Urban Renewal Area:</a>	N/A
<a href="#">Metro Station Policy Area:</a>	Bethesda CBD

MCATLAS.ORG MONTGOMERY COUNTY ZONING MAP

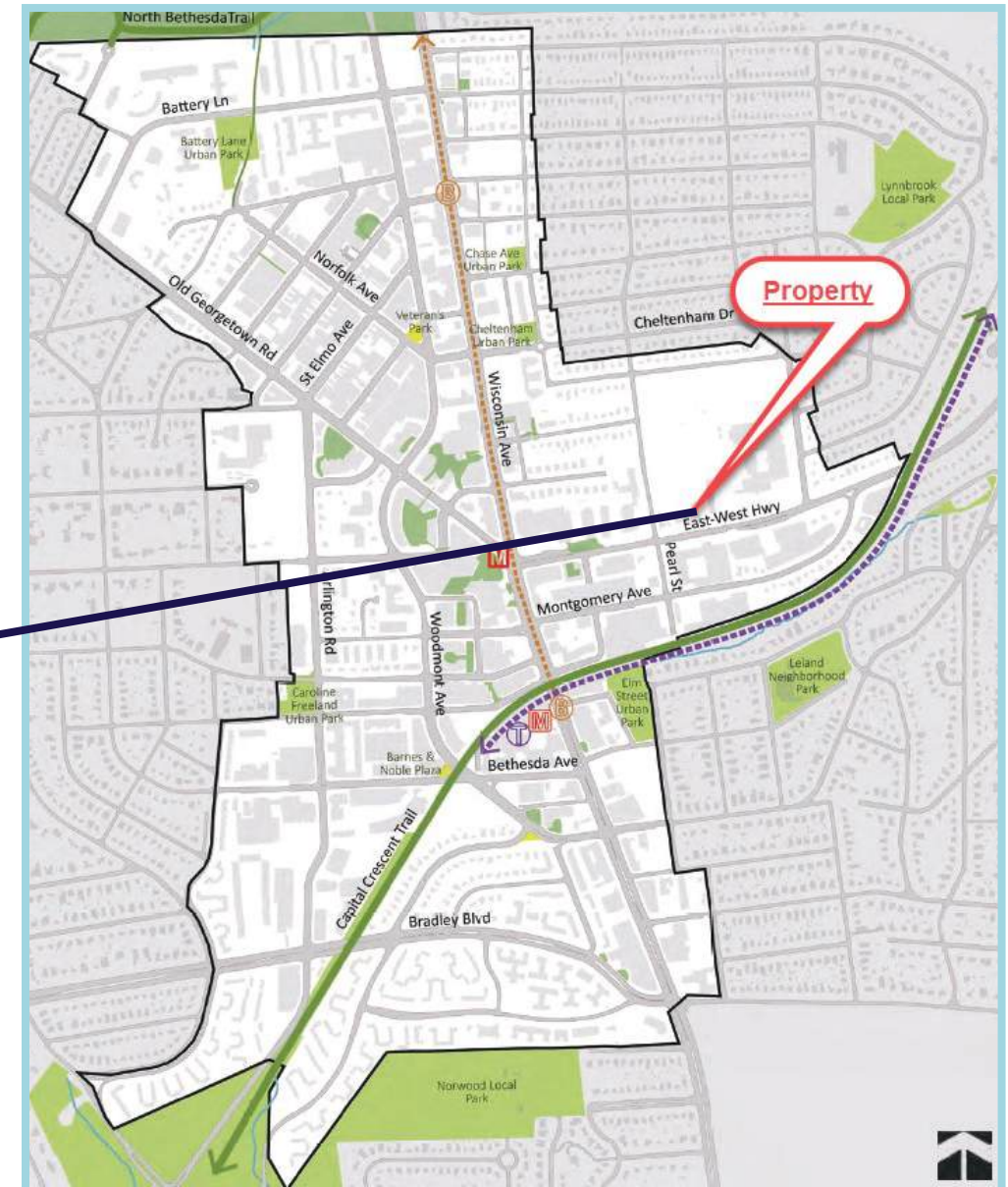




4405 East West Highway is located in the Pearl District of the Bethesda Downtown Plan (BDP). The Pearl District is considered the eastern gateway to the Sector Plan area and is identified as an emerging center of activity with strong growth potential. The Pearl District contains a mix of office and residential uses, many constructed prior to the 1976 Bethesda Central Business District Sector Plan. East West Highway is primarily high-rise and urban on the south, but its character on the north is less clearly defined. The updated BDP calls for improvement of the Pearl District through the redevelopment of lower density parcels such as 4405 East West Highway.



**BETHESDA DOWNTOWN PLAN SECTOR AREA MAP**



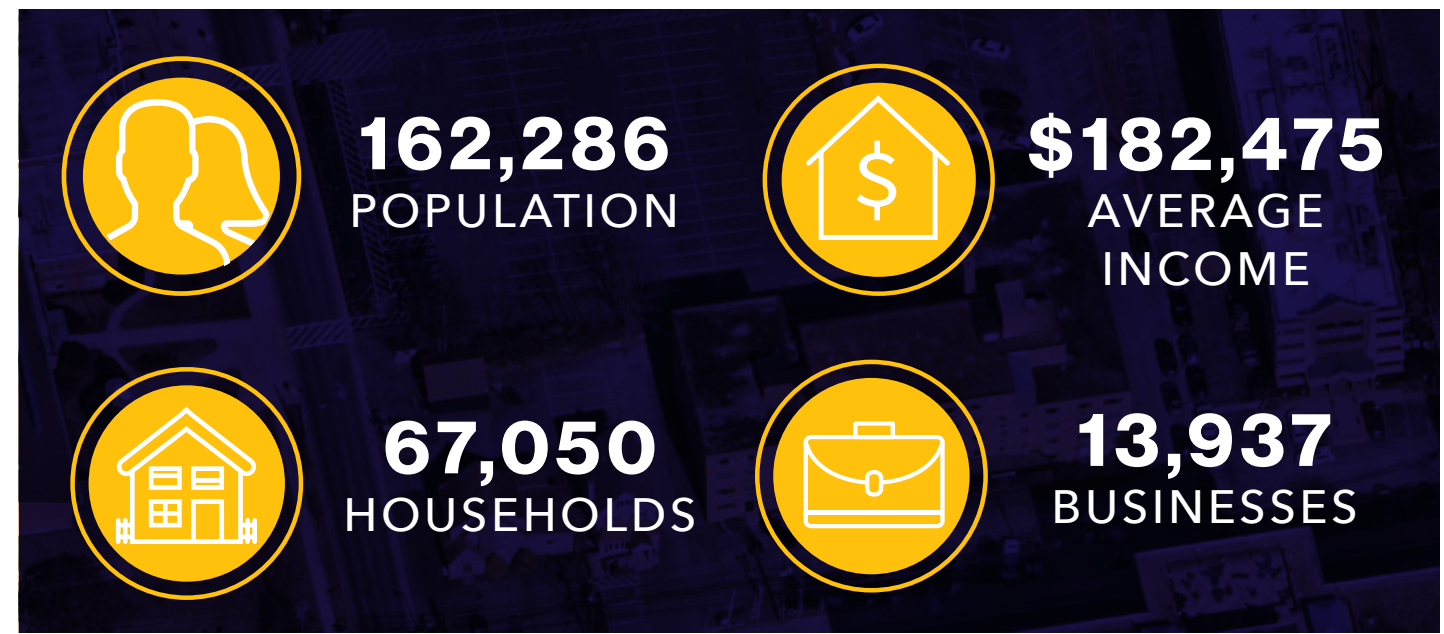


4405 East West Highway benefits from strong demographics. Bethesda CBD is one of the most desirable locations in the Washington, DC metropolitan area as it's central location combined with an abundance of amenities have created an urban core that will always be in demand and be a prime location for all types of development.

Known for its highly educated population, strong economy, and proximity to the nation's capital, Bethesda is a popular place to live and work. 4405 East West Highway is a destination that will attract the best businesses and residents.

Sources: CoStar & Bethesda Urban Partnership

DEMOGRAPHICS
\*BASED ON 3 MILE RADIUS



MAJOR EMPLOYERS IN BETHESDA

- American Society of Health System-Pharmacists
- B.F. Saul Company
- Clark Construction Group
- Comcast Sportsnet
- Coventry Healthcare
- Cystic Fibrosis Foundation
- Diamondrock Hospitality
- Henry M. Johnson Foundation
- HMS Host
- Hospitality Partners
- Host Hotels & Resorts
- Howard Hughes Medical Center
- JBG Smith
- Johns Hopkins Suburban Hospital
- Lockheed Martin
- Marriott International
- National Institutes of Health
- Naval Support Activity Bethesda (Walter Reed)
- Pebblebrook Hotel Trust
- Red Coats, Inc.
- Total Wine



MULTIFAMILY ANALYTICS IN BETHESDA/CHEVY CHASE MARKET

Apartment demand in Bethesda is fueled by the excellent lifestyle area residents enjoy. Bethesda enjoys a strong regional location close to the District, employment centers like the National Institute of Health, and access to the Metro's Red Line. One of the Washington, D.C. metropolitan area's most dense urban areas, it provides residents access to restaurants, shopping, entertainment, parks, and excellent schools.

Bethesda is experiencing rising rents despite the large influx of new apartment buildings and a lagging office market. The average rent is \$2,810, up 1.9% since last year. Asking rents in the top 10% of the metro area. The current asking rate for 4 & 5 Star properties is \$3,160. While concessions are still in play, rent growth increased by 1.2% in 4 & 5 Star properties in the past year.

BETHESDA CBD COMPARABLE MULTIFAMILY PROJECTS							
PROPERTY NAME	PROPERTY ADDRESS	YEAR BUILT	STORIES	# UNITS	AVG UNIT SF	AVG ASKING/UNIT	AVE ASKING/SF
Sophia Bethesda	4924 Saint Elmo Ave	2024	22	276	901	\$4,006	\$4.57
The Camille	7000 Wisconsin Ave	2023	14	181	863	\$3,374	\$3.97
The Brody	4901 Montgomery Ln	2018	7	112	944	\$4,723	\$3.93
The Elm	4710 Elm St	2021	29	456	984	\$3,758	\$3.84
Griffis Edgemoor	4900 Moorland Ln	2021	6	229	979	\$3,767	\$3.80
Solaire	7607 Old Georgetown	2024	22	197	899	\$3,606	\$3.79



OFFICE ANALYTICS IN BETHESDA/CHEVY CHASE MARKET

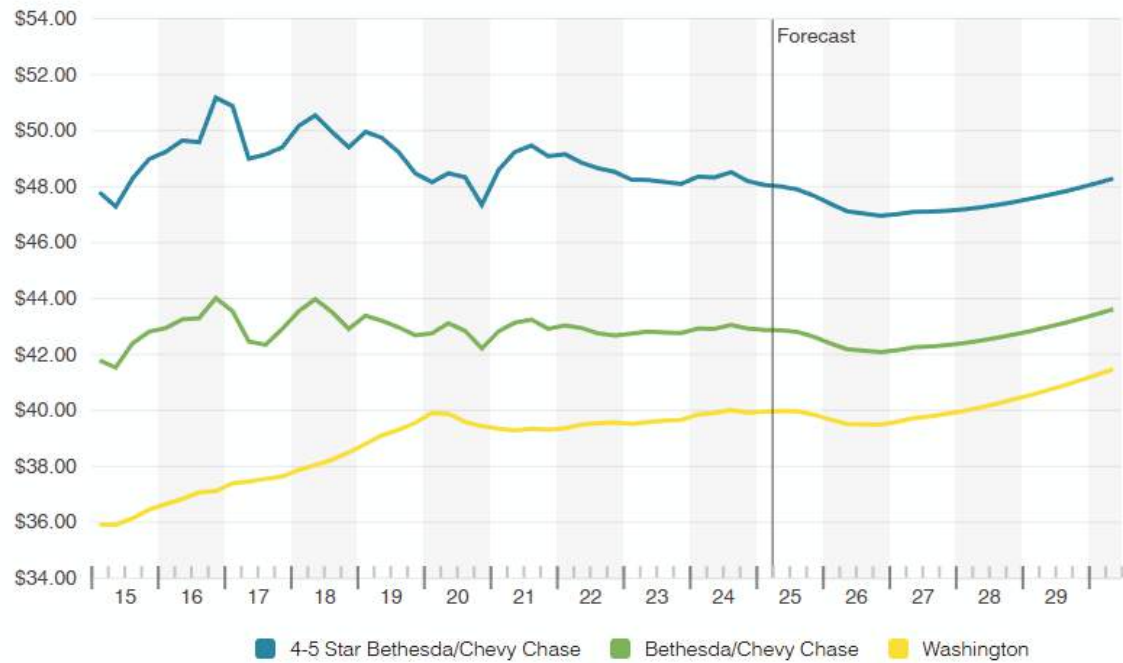
The Bethesda/Chevy Chase neighborhoods are vibrant and upscale, offering residents, tenants, and visitors a mixed-use, walkable environment. This includes strong public transportation access and proximity to some of the D.C. region's best schools. Despite all of these positives, the office market is struggling. Growth has slowed in office-using industries such as finance, insurance, and professional, scientific, and technical services, which are heavily represented in the submarket. The office market regionally is also in a time of uncertainty, as it's not clear what impact the federal government's activities with employees and space will have on the office market.

The rising vacancy rate has impacted rents. Current annual rent growth is flat, and the cumulative five-year rent change is -0.2%. The highest-end properties have taken the biggest hit, with asking rents falling nearly 10% during the same period.

The highest-end office properties, particularly those near the Wisconsin Avenue corridor and around the Bethesda Metro Station, command significant premiums. Asking rents for new, high-quality office buildings typically exceed \$60/SF full-service gross. For example, UBS's 11-year lease for 18,205 SF at The Wilson started at \$67.50/SF FS in March 2020. That was before the onset of the coronavirus pandemic. After March 2020, another lease was signed for \$62.5/SF FS in November 2020, similar to a rate of \$64/SF FS from May 2019. In February 2023, a lease was signed with Pinnacle Financial Partners for \$77/SF NNN for around 2,600 square feet. These rates do not account for any free rent or other concessions.

INVENTORY	SUBMARKET 4-5 STAR	SUBMARKET
Existing Buildings	31	213
Inventory SF	8.6M	14.7M
Average Building SF	277K	68.9K
Under Construction SF	0	0
12 Mo Delivered SF	0	0

Market Asking Rent Per SF



AVAILABILITY	SUBMARKET 4-5 STAR	SUBMARKET
Market Asking Rent/SF	\$48.01	\$42.85
Vacancy Rate	30.0%	24.1%
Vacant SF	2.6M	3.5M
Availability Rate	30.0%	25.7%
Available SF Direct	2.4M	3.5M
Available SF Sublet	185K	257K
Available SF Total	2.6M	3.8M
Months on Market	36.8	35.0



# DOWNTOWN BETHESDA

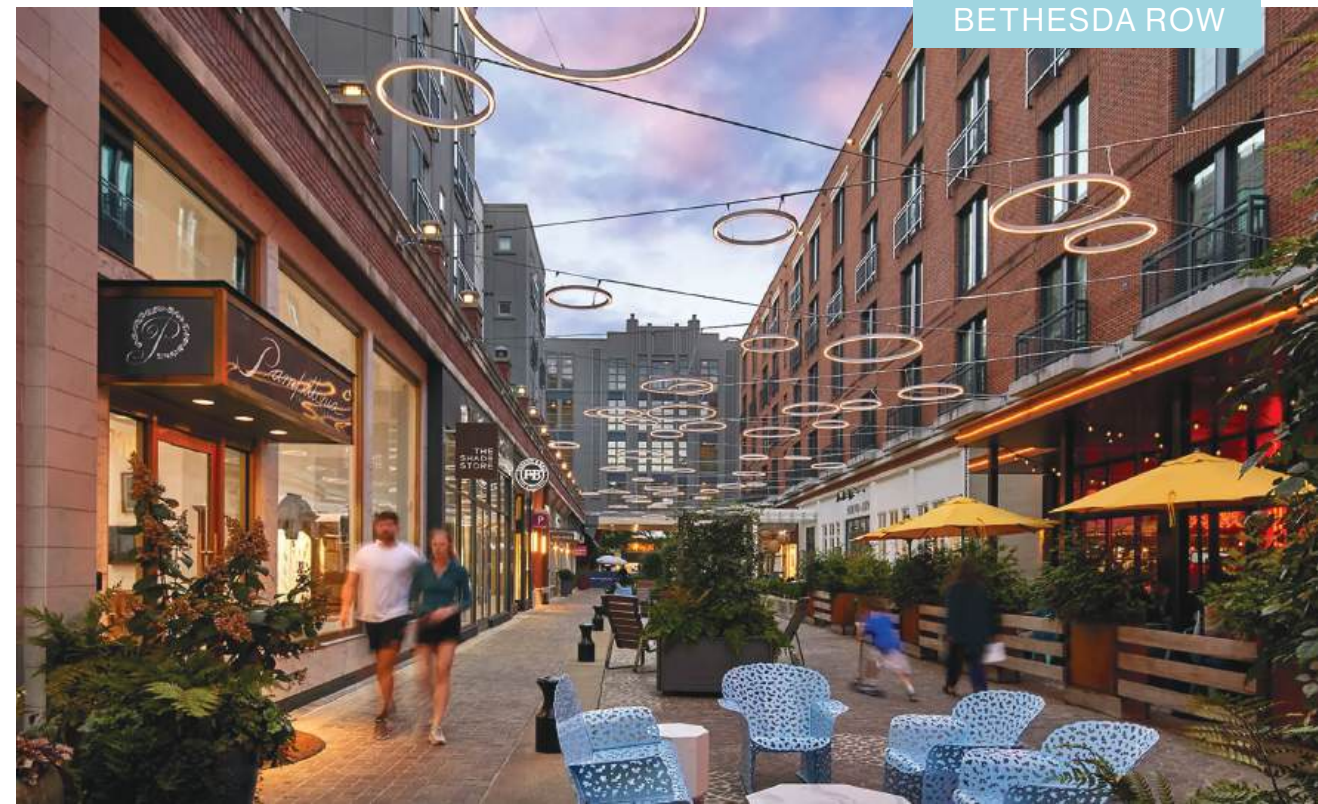
4405 East West Highway is a short walk to all of the amenities Downtown Bethesda has to offer whether they be work, play, live, shop, or transit. The convenience is unparalleled. Downtown Bethesda is a regional hub that attracts the best that the Washington, DC metropolitan area has to offer.



WISCONSIN AVENUE



BETHESDA METRO STATION



BETHESDA ROW



## CONTACT



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