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# CPG Announces Successful Closing of Bethesda Towers, a Landmark Downtown Bethesda Office Campus

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BISWIRE/June 17, 2026 — Cohn Property Group is pleased to announce the successful closing of Bethesda Towers, a landmark office campus located in the heart of Downtown Bethesda, Maryland.

This significant off-market transaction encompasses nearly **600,000 square feet** across three office buildings located at **4330, 4340, and 4350 East-West Highway**, together with the structured parking facility at **4311 Montgomery Avenue**. The campus includes **1,227 parking spaces** across both above-grade and below-grade facilities and occupies approximately **2.8 acres** in one of the Washington metropolitan area's most desirable mixed-use submarkets.

Acquired as a covered land play, Bethesda Towers represents a rare opportunity for long-term repositioning and redevelopment within the heart of Bethesda's Central Business District. The property is zoned **CR 6.25 H-145'** and **CR 3.0 H-120'**, providing substantial flexibility and redevelopment potential as Downtown Bethesda continues to evolve.

Transactions of this scale and complexity require exceptional collaboration, and we extend our sincere gratitude to **Roadside Development LLC, EagleBank, Moore & Associates**, and the entire deal team whose expertise, creativity, and persistence were instrumental in bringing this transaction to a successful close.

CPG is proud to have represented Roadside Development in this landmark transaction. We congratulate all parties involved and look forward to watching the property's next chapter unfold as one of Montgomery County's most significant future redevelopment opportunities.

For more information about this transaction or to discuss infill development and redevelopment opportunities throughout the region, please contact our team directly.

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