



MONTGOMERY TOWER
AT BETHESDA CROSSING

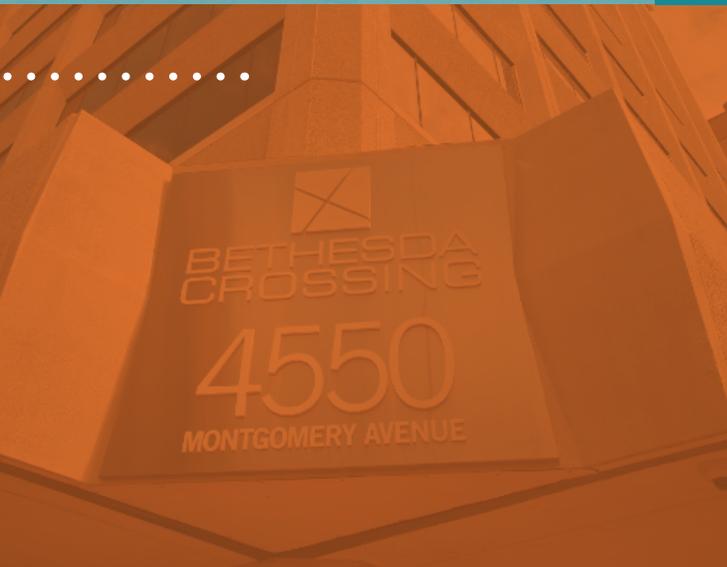
**AT THE
INTERSECTION
OF WORK. LIFE. PLAY**

**SMALL, MEDIUM AND
LARGE OFFICE SUITES
FOR LEASE ON THE
RED LINE METRO**

CLASS A | FOR LEASE



4 5 5 0 M O N T G O M E R Y A V E N U E | B E T H E S D A | M A R Y L A N D



MRPIREALTY | CBRE

—

**EXPERIENCE
THE WORKPLACE
OF TOMORROW.
TODAY.**

BUILDING HIGHLIGHTS



- Located in the heart of Downtown Bethesda, Maryland.
- Conveniently located one block from the Red Line METRO and future Purple Line stations.
- Access to our Wi-Fi equipped first-floor lounge, which provides spaces for employees to recharge during the workday.
- Our three-story Town Hall promotes teamwork, collaboration and innovation, outside your office walls

BUILDING AMENITIES

Everything at your fingertips. Take advantage of Montgomery Tower's best-in-class on-site amenities:



Stay connected in our brand new conference and training facility, thoughtfully designed with flexibility in mind and seats up to 100



Shared board room outfitted for connection and collaboration



Recharge in our newly-updated and fully-equipped fitness center



Refresh in our state-of-the-art locker room with towel service



DC Fast Electric car-charging stations. Plug in and power up to support ESG and climate goals



Start your day off right, in our energizing lobby lounge with a complimentary Nespresso or coffee



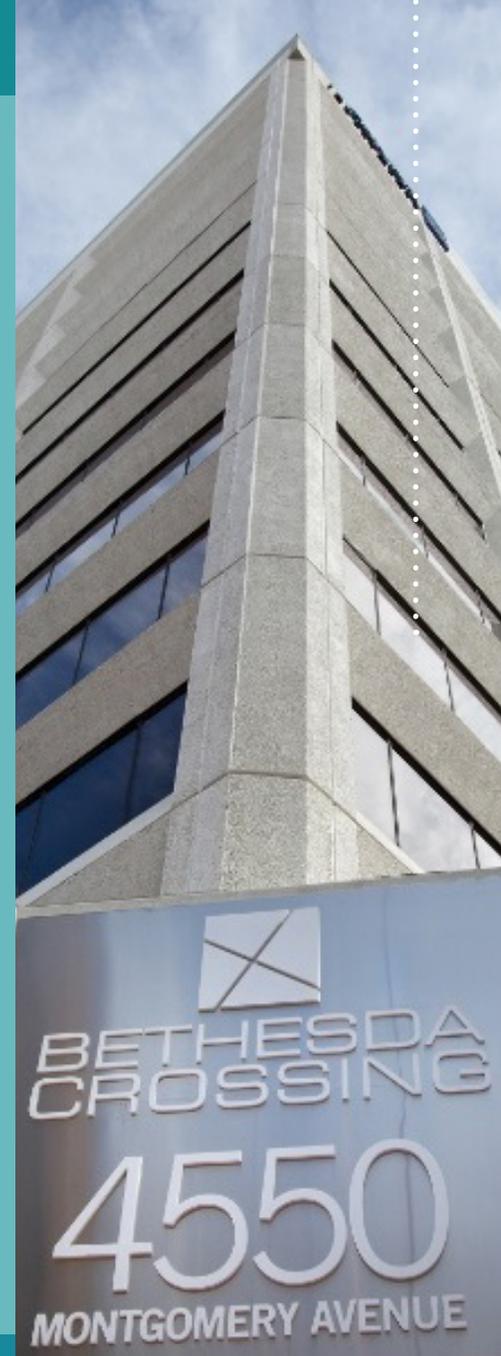
On-site daycare



24/7 Building security



On-site delis

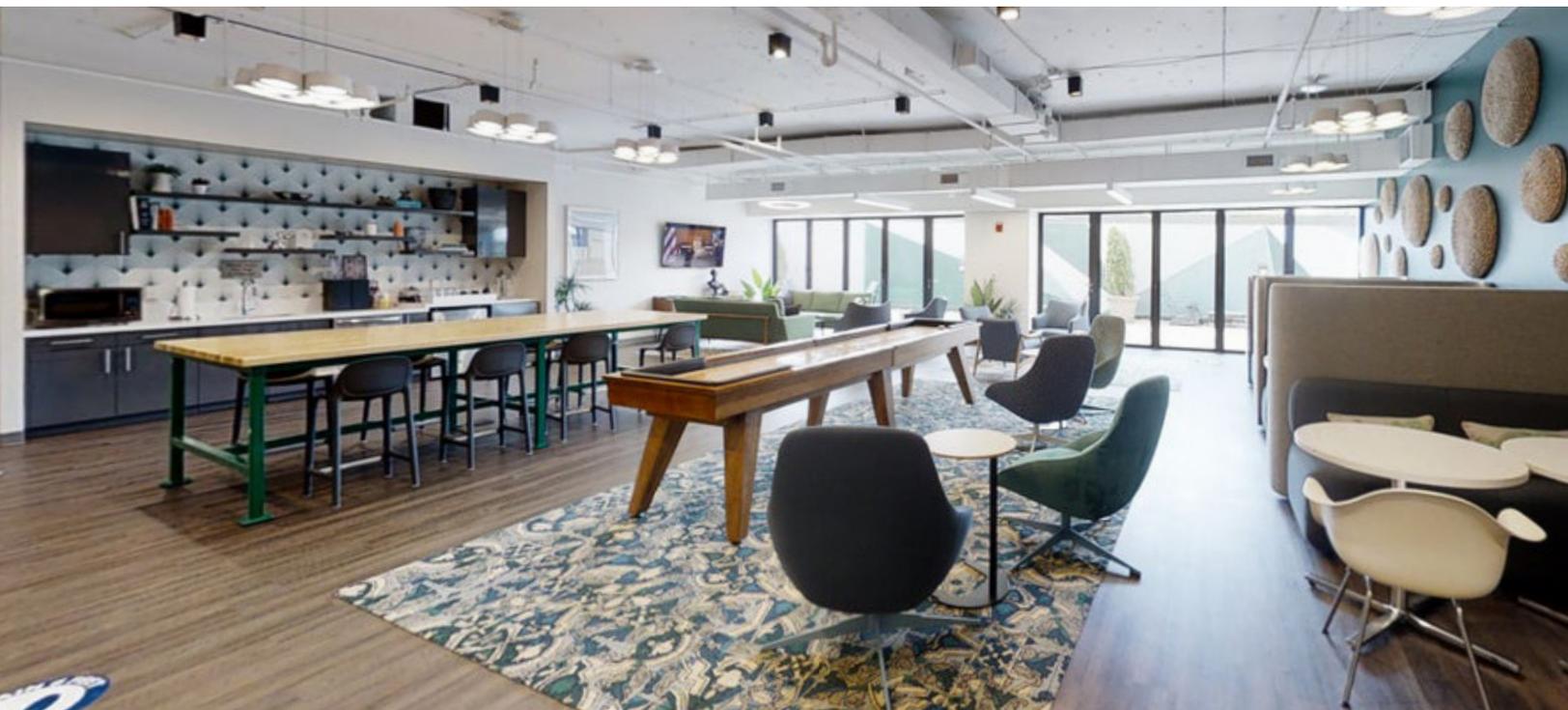


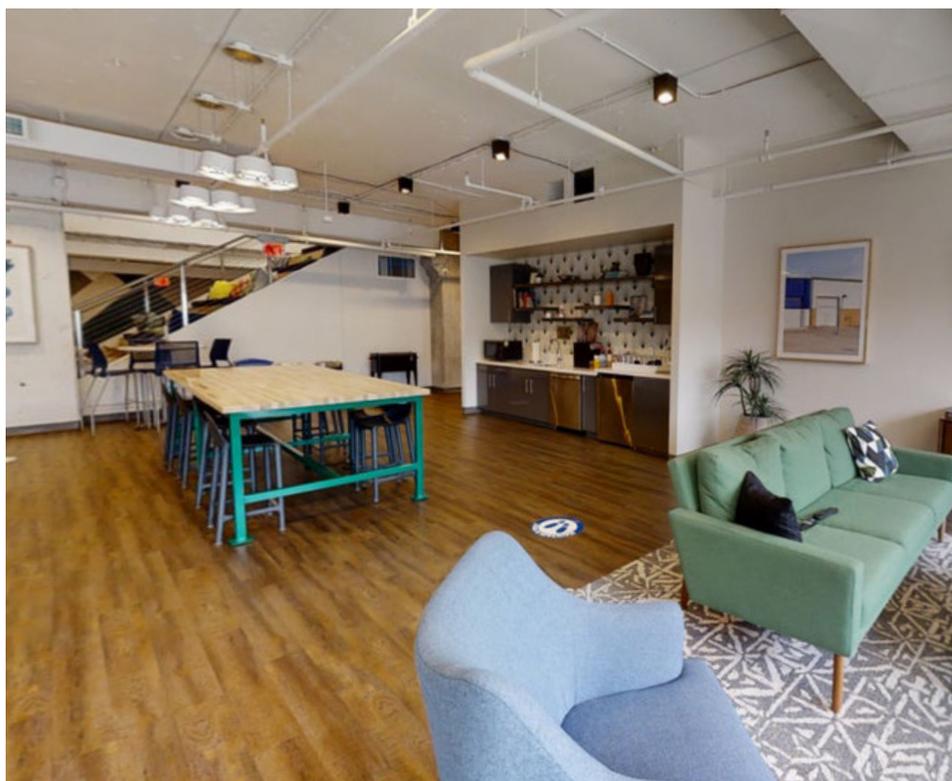




POWER UP IN THE UPDATED AND FULLY-EQUIPPED FITNESS CENTER







**UNWIND, CONNECT
& RECHARGE
IN THE TOWN HALL**





CLASSROOM SEATING FOR 72



ROUND-TABLE SEATING FOR 56



BRAND NEW CONFERENCING THREE FLEXIBLE LAYOUTS SEATING FOR UP TO 100



LECTURE
SEATING FOR 100

AMENITIES IN NUMBERS.

STEPS AWAY FROM BETHESDA ROW

Known for its high end shopping, delicious restaurants, cafés and more, Bethesda Row is just what you need for a breath of fresh air.



—
DINING
53



—
WELLNESS
27



—
RETAIL
95





 INGRESS
 OUTGRESS

 **P**
 MONTGOMERY TOWER
 AT BETHESDA CROSSING

P Parking for Montgomery Tower: 1,275 spaces.
 Tenants are guaranteed the right to 1.51/1,000 SF leased.

P Waverly Garage: 842 spaces. \$1.75 per hour metered parking.

P Metropolitan Garage: 964 spaces. \$1.50 per hour metered parking.

UNMATCHED LOCATION

Montgomery Tower offers unparalleled proximity and access to all that downtown Bethesda has to offer, making commuting to work a breeze.

Get to work faster and save time with Montgomery Tower's prime location

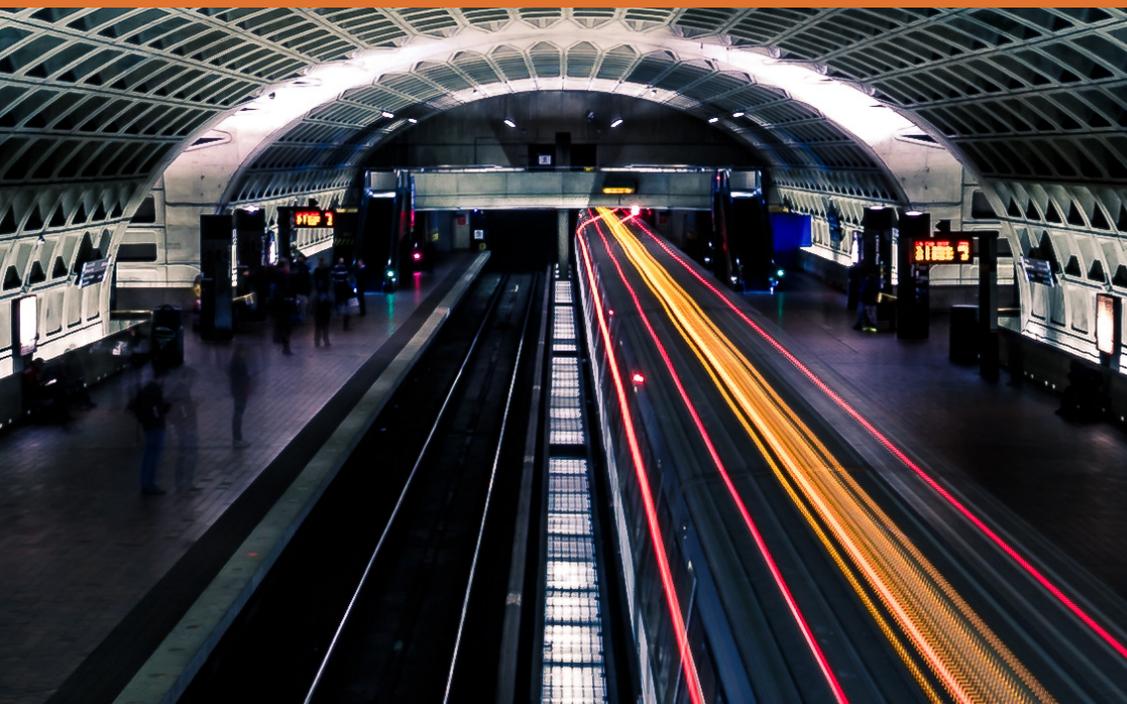
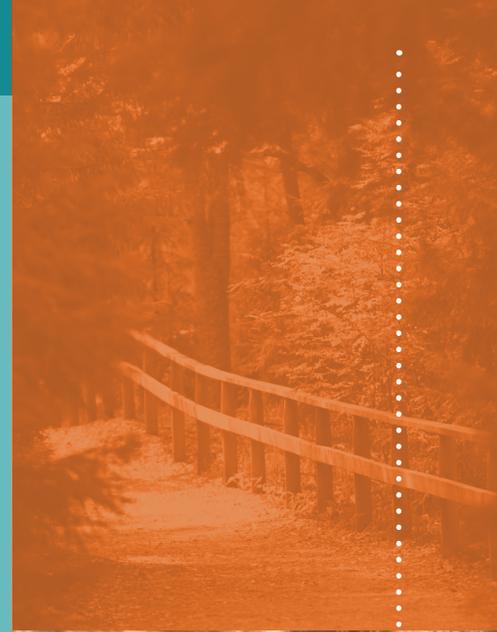
Convenient interstate access, as well as abundant parking and EV charging stations in our building garage and EV charging stations

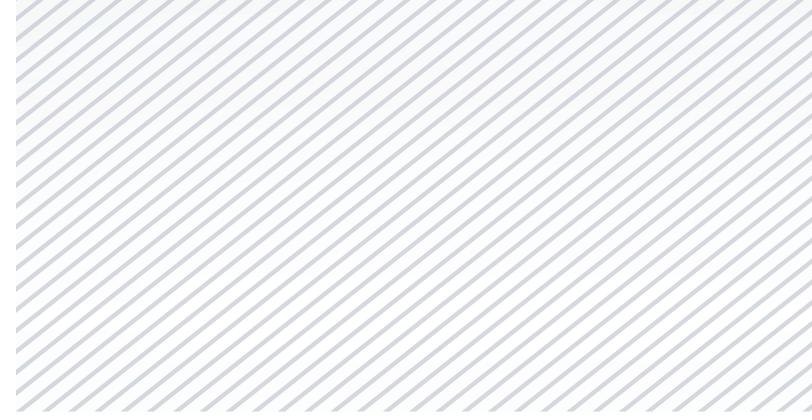
4 minute walk to Bethesda Red Line METRO Station

Direct access to Georgetown Branch Trail

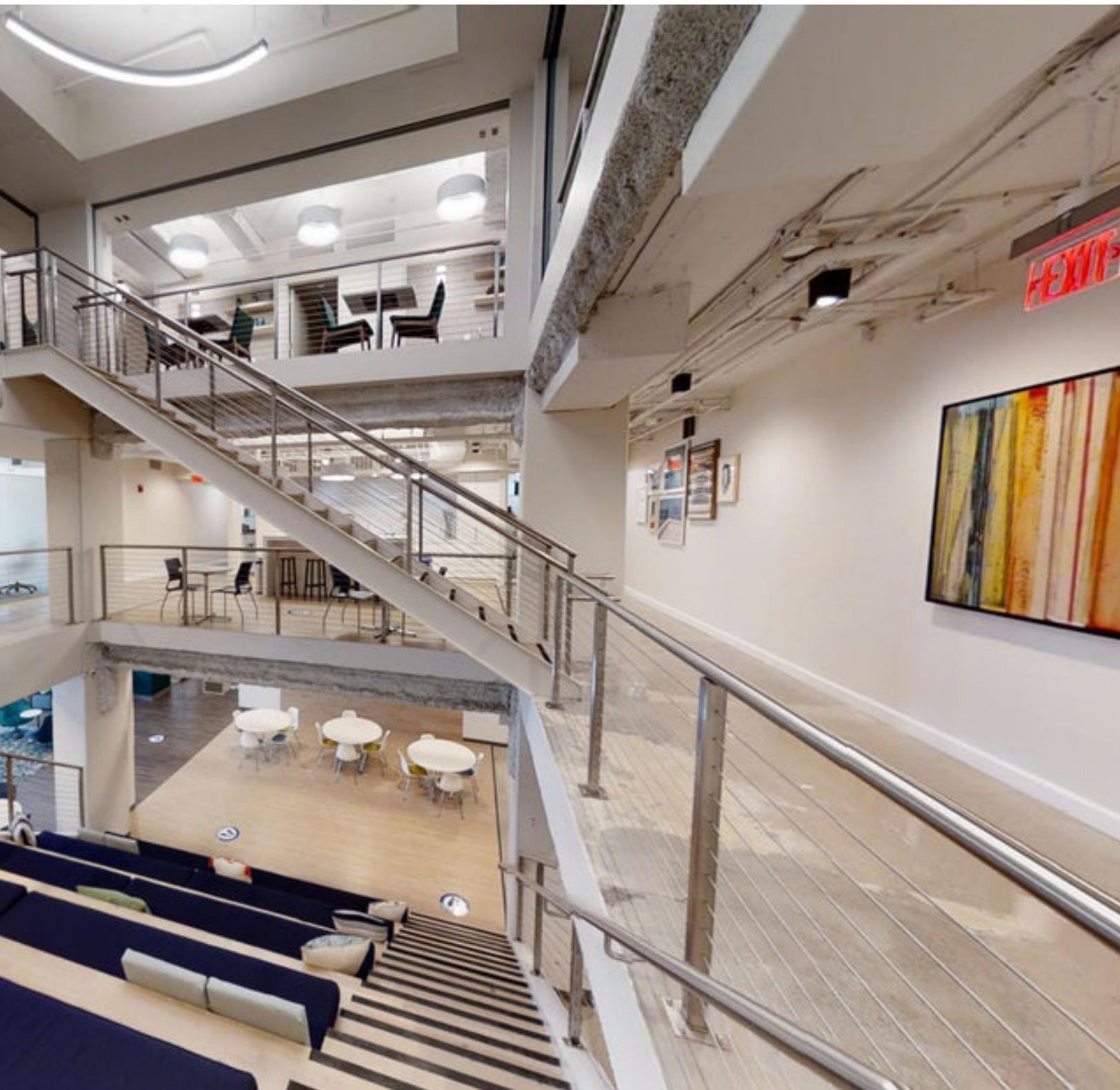
Utilize Capital BikeShare and ride or walk to work via the Pearl Street Pedestrian Overpass

The Purple Line is a 16-mile light rail line extending from Bethesda, MD in Montgomery County to New Carrollton, MD in Prince George's County. It will provide a direct connection to the METRO's Red, Green and Orange Lines; in Bethesda, Silver Spring, College Park and New Carrollton. The Purple Line will also connect to the MARC, Amtrak and local bus services.





A SPACE AND
PLACE FOR
EVERY NEED



THE FUTURE STARTS NOW

 **MONTGOMERY TOWER**
AT BETHESDA CROSSING

CONTACT INFORMATION

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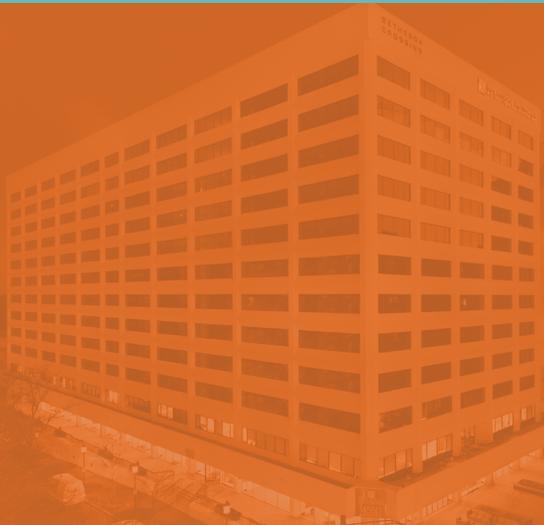
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