

2 BETHESDA METRO

POSITIONED *for*
WHAT'S AHEAD

PREMIER HEADQUARTERS OPPORTUNITY
WITH UP TO 104,315 CONTIGUOUS SF



AT THE CENTER *of* BETHESDA

Presence. Position. Purpose.

Prominently situated along Woodmont Avenue with direct access to the Red Line Metro, 2 Bethesda Metro delivers the connectivity, scale, and efficiency required for headquarters caliber operations. Following a comprehensive \$25 million transformation, the property offers an elevated arrival experience, modernized interiors, and thoughtfully curated amenities, including a rooftop, conference center, and outdoor terrace, designed to support performance throughout the day. Purposeful, enduring, and distinctly professional, 2 Bethesda Metro stands as a signature address at the center of downtown Bethesda.



POINTS *of* DISTINCTION



Thoughtfully Reimagined

Exceptional Class A office environment designed for modern performance



Direct Metro Access

Immediate access to the Bethesda Metro station (Red Line) and Metrobus



Scale and Flexibility

Full floor opportunities complemented by efficient, turnkey spec suites



Centrally Located

A downtown Bethesda setting surrounded by premier retail, dining, and transit



Elevated Amenities

A robust amenity program including conference facilities, rooftop terraces, fitness, concierge services, and access to the Ascend Portfolio



Capitol Reach

A strategic address with enviable proximity to influential institutions and industry leaders in Washington, DC



ASCEND AMENITY PAVILION

An Elevated Amenity Experience at 2 Bethesda Metro

Ascend Amenity Pavilion is the dedicated destination for amenities at 2 Bethesda Metro, thoughtfully designed to support productivity, connection, and well-being throughout the workday. Curated through Ascend by CCLC, the experience reflects an intentional approach that is polished, seamless, and distinctly professional.

Tenants enjoy access to a robust suite of premier offerings, including sophisticated conference facilities and a variety of curated outdoor environments, from the tranquil tiered courtyard to the expansive rooftop terrace. The experience is further enhanced by a high-performance fitness center, secure bike storage, and seamless connectivity to the full Ascend by CCLC amenity portfolio.



▲ Tenant Lounge & Event Center

A refined space for casual meetings, creative breaks, or connecting with colleagues.

◆ Conference Center

Spacious, fully-equipped 20 person conference room—ideal for presentations, team meetings, and large gatherings.



▲ **Rooftop Terrace & Tiered Outdoor Plaza**
Designed for everything from morning coffee and shuffle board during lunch breaks, to informal client discussions and events.



▲ **Fitness Center, Yoga Room & Locker Facilities**
This comprehensive wellness environment includes rooftop patio, group fitness studio, and locker rooms to support daily routines and promote holistic well-being.



▲ **Secure Bicycle Storage**
18-Rack bike room for security and peace of mind.



A curated collection of the most sought-after brands.
Find it all here.



ROOM *to* GROW

From turnkey spec suites to full-floor headquarters opportunities, 2 Bethesda Metro provides organizations with the ability to scale thoughtfully in a location that is second to none.



Sweeping views of
downtown Bethesda



Direct access to the
Bethesda Metro station
(Red Line)



Double glass
lobby entries



Prominent signage
opportunities available

WISCONSIN
AVENUE
VISIBILITY





the ascend
network

elevate every day

Ascend, created by CCLC, is a shared amenity program designed to enhance the work environment and provide convenient access to various amenities and experiences across the DC metro area.

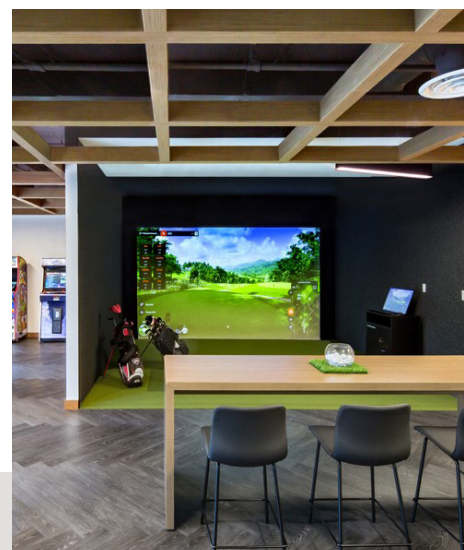
With Ascend, employees have access to a variety of events and environments that promote creativity, wellness, and collaboration. From state-of-the-art fitness centers to tranquil rooftop retreats, every aspect of Ascend spaces are crafted to elevate the team's performance and enjoyment within—and outside of—the office. Powered by the CBRE Host app, Ascend provides workspaces that are more than just places to work.



WORKPLACE
AMENITIES



FITNESS &
WELLNESS



COMMUNITY
ACTIVATIONS



2 wisconsin circle

- New Fitness Center with Pelotons
- Outdoor Seating
- Host Concierge Services
- Seasonal Community Events

5425 wisconsin avenue

- Conference Center with 60-Person Training Room
- Tenant Lounge with Golf Simulator
- Fitness Center
- Outdoor Seating
- Host Concierge Services
- Seasonal Community Events



2 bethesda metro

- 20-Person Conference Room
- Tenant Lounge with Pool Table
- Fitness Center with Yoga Room and Pelotons
- Expansive Rooftop Terrace
- Host Concierge Services

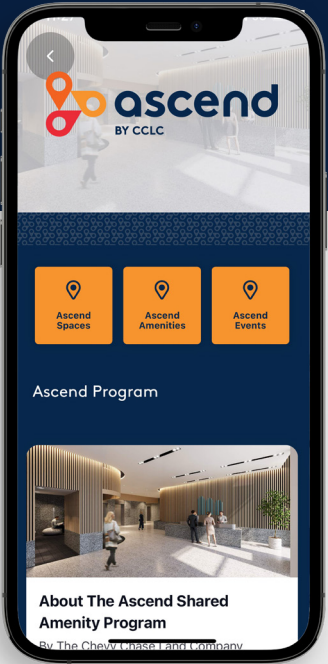
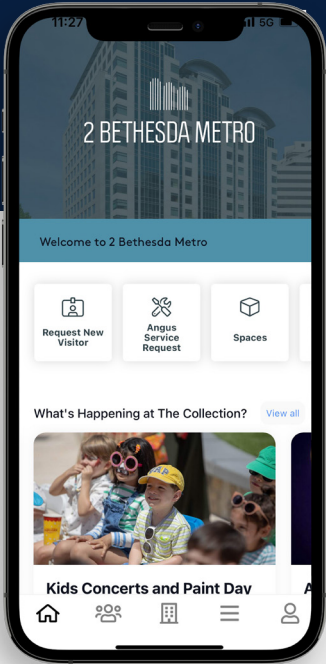
5471 wisconsin ave

- Seasonal Event Calendar
- Immediate Access to Friendship Heights Metro
- Ample On-Site Parking
- Steps to Dining and Retail
- Access to the Entire Ascend Portfolio



Enhancing the Workplace Experience

Seamlessly connect with properties in CCLC's portfolio through Host.



CCLC is an experienced real estate investment and asset management firm with a rich history dating back over a century. We strive to improve the communities that our company helped shape over 135 years ago.

135+ Years
IN BUSINESS

2+ Million SF
OF OFFICE, RETAIL
AND RESIDENTIAL

1.4 Million SF
OF LEED CERTIFIED
PROJECTS

500+
CHARITIES
SUPPORTED

Our Approach to the Environment and Sustainability

We have worked and will continue to develop company-wide environmental standards to achieve the goal of promoting a healthy and flourishing community.



Diversity, Inclusion, and Contributing to Our Community

We choose to give our time to organizations and initiatives aligned with impacting education, health, shelter, and the environment.



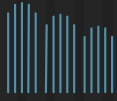
Host, from CBRE, is an enterprise-grade platform and mobile app that connects workplace spaces, services, amenities and building systems though an intuitive, hospitality-driven interface. Driven by people and technology at 2 Bethesda Metro, 2 Wisconsin Circle and 5425 Wisconsin Avenue, Host helps transform the workplace to help people perform, collaborate, and thrive.



Scan the QR Code
to Learn More
About CBRE Host

Corporate Governance

We place the utmost importance in the integrity of our work, as we understand it is the foundational piece that helps build trust with investors and the local community.



2 BETHESDA METRO

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CBRE



CCLC

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