

# 3 | BETHESDA METRO CENTER



**: UPDATED, REFRESHED AND READY TO LEASE**



**NEW ATRIUM  
SKYLIGHT**



**FULLY RENOVATED  
GARAGE**



**REJUVENATED  
LOBBY**



**ROOFTOP TERRACE  
& LOUNGE**



**TENANT-ONLY  
CONFERENCE CENTER**



**TENANT FITNESS  
CENTER FEATURING  
PELOTON**



**12TH FLOOR TENANT  
LOUNGE AND TERRACE**



**DIRECT ACCESS  
TO METRO (RED LINE)**



**AMENITY RICH  
NEIGHBORHOOD**



**PROXIMATE TO CAPITAL  
CRESCENT TRAIL**



**EV CHARGING STATIONS  
SELF-SERVE CAR  
CLEANING STATION**



**ADJACENT TO HYATT  
& DAILY GRILL**



**TENANT  
BIKE ROOM**

## LEASING CONTACTS

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Natalie McClellan

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**Brookfield  
Properties**

# 3 | BETHESDA METRO CENTER



Amenity  
rich neighborhood



 DINING & ENTERTAINMENT

 RETAIL

 HOTELS

  (Future Purple Line)

# 3 | BETHESDA METRO CENTER

## BUILDING AMENITIES

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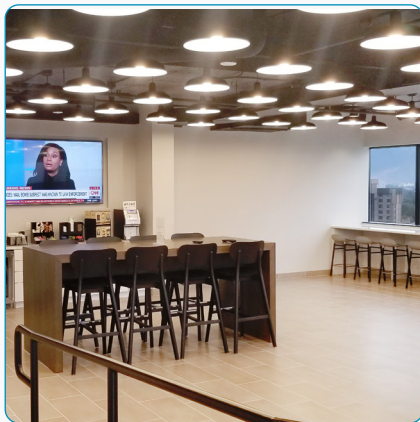
CONFERENCE CENTER



ON - SITE BIKE ROOM



FITNESS CENTER WITH SHOWERS  
AND LOCKERS



ROOFTOP LOUNGE | TERRACE



ENJOY THE VIEW ON THE TERRACE



RENOVATED LOBBY  
WITH WIFI

# 3 | BETHESDA METRO CENTER

## BETHESDA'S BEST SPEC SUITES + BIG BLOCKS AVAILABLE

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## FULL FLOORS AND SPEC SUITES

FLOOR RSF AVAILABILITY

15

9,985 SF | 2 PRIVATE BALCONIES | FULL FLOOR

IMMEDIATELY

11

19,797 SF | 1 PRIVATE BALCONY | FULL FLOOR

Q3 2020

9

15,100 SF

Q4 2020

6

SPEC SUITE | 6,800 SF

IMMEDIATELY

5

1,700 SF | 3,600 SF

IMMEDIATELY

3

2,300 | 2,700 | 3,000 | 3,700 | 13,000 SF

IMMEDIATELY

2

13,000 SF | 33,000 SF

IMMEDIATELY FULL FLOOR

M

METRO | STREET LEVEL RETAIL

4,000 SF | IMMEDIATELY

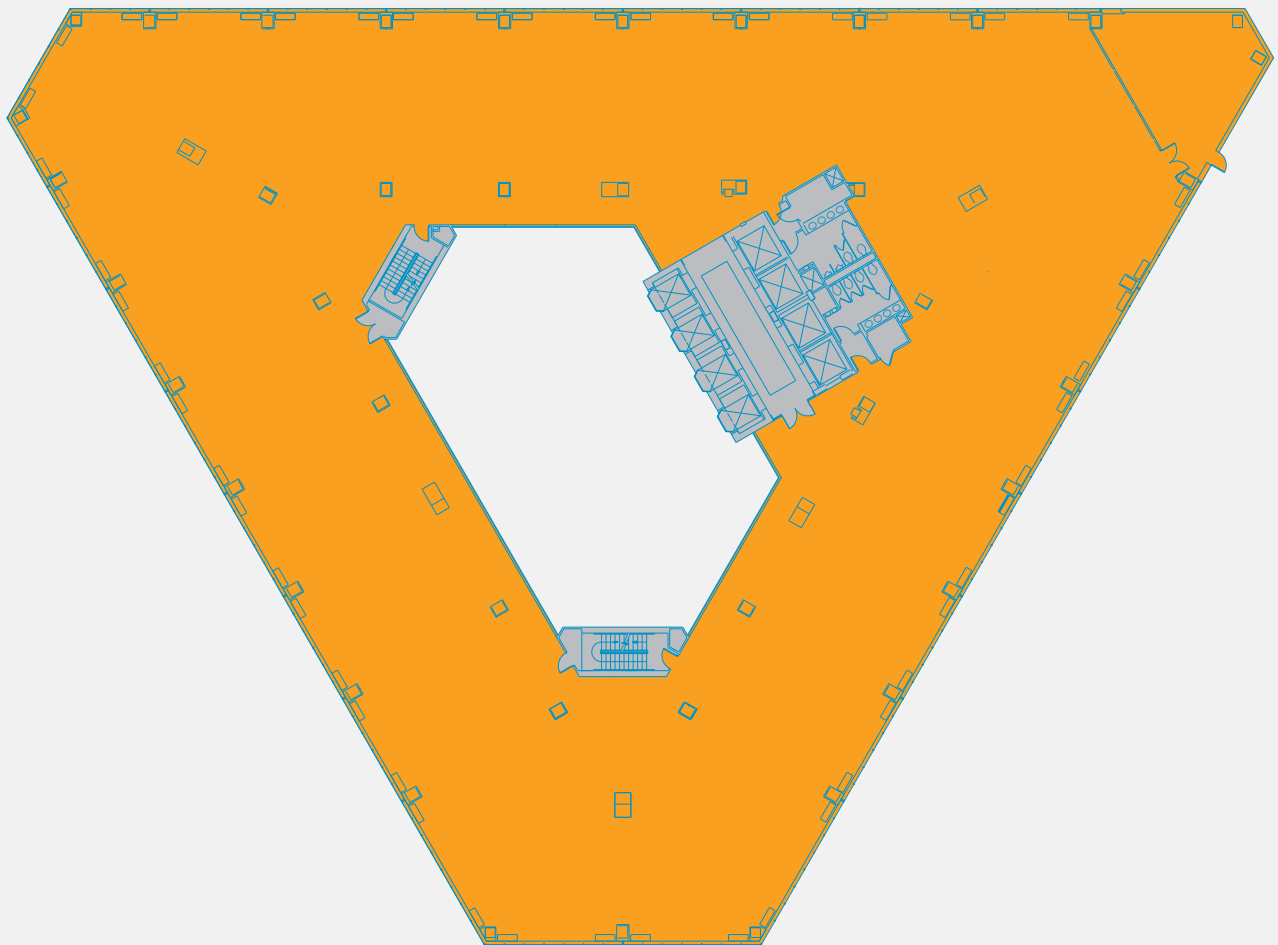
WOODMONT AVE

**Brookfield**  
Properties

# 3 | BETHESDA METRO CENTER

**TYPICAL FLOOR**  
**26,500 RSF**

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**Brookfield**  
Properties

# Activated

BY BROOKFIELD PROPERTIES

## FITNESS CENTER

**Victor Building**, 750 9th Street NW, Level P3  
**655 New York**, 1st and 2nd floor  
**1250 Connecticut**, 1250 Connecticut Avenue NW, Level 1C  
**799 Ninth**, 799 9th Street NW, 2nd Floor  
**650 Mass**, 650 Massachusetts Avenue NW, 2nd Floor  
**2001 M**, 2001 M Street NW, 1st Floor  
**3 BMC**, 3 Bethesda Metro Center, Bethesda, Mezzanine  
**Bethesda Crescent**, 7475 Wisconsin Ave. Bethesda, MD, 20814  
**Silver Spring Metro Plaza**, 8403 Colesville Road, Silver Spring  
**Summit II**, 2000 Edmund Halley Drive, Reston, Lower Level  
**Halley Rise**, 12018 Sunrise Valley Drive, Reston  
**77K**, 77 K Street NE  
**Potomac Tower**, 1001 19th Street N, Arlington, 6th Floor

## FITNESS STUDIO

**Victor Building**, 750 9th Street NW, Lower Level  
**655 New York Ave**, 1st Floor  
**2001 M**, 2001 M Street NW, 1st Floor  
**Potomac Tower**, 1001 19th Street N, Arlington, Level P3

## ROOFTOP TERRACE

**Victor Building**, 750 9th Street NW, PH Level  
**655 New York Ave**, East and West Terraces  
**799 Ninth**, 799 9th Street NW, PH Level  
**2001 M**, 2001 M Street NW, PH Level  
**3 BMC**, 3 Bethesda Metro Center, Bethesda, 12th Floor  
**77 K**, 77 K Street NE  
**Potomac Tower**, 1001 19th Street N, Arlington, 19th Floor  
**Bethesda Crescent**, 7475 Wisconsin Ave. Bethesda, MD, 20814

## ROOFTOP LOUNGE

**799 Ninth**, 799 9th Street NW, PH Level  
**655 New York**, East Tower  
**2001 M**, 2001 M Street NW, PH Level  
**3 BMC**, 3 Bethesda Metro Center, Bethesda, 12th Floor  
**Potomac Tower**, 1001 19th Street N, Arlington, 19th Floor

## GOLF SIMULATOR

**2001 M**, 2001 M Street NW, 1st Floor



HAPPY HOURS WORKSHOPS CULTURAL EXCURSIONS COOKING DEMONSTRATIONS  
 HOLIDAY EVENTS PREMIUM EVENT TICKETS IN-OFFICE CATERING EVENT PLANNING  
 WELLNESS PROGRAMMING CORPORATE TEAM BUILDING FITNESS CENTERS  
 FREE FITNESS CLASSES ROOF TERRACES GOLF SIMULATOR AND SO MUCH MORE