

— 4520 —
BOC

BETHESDA OFFICE CENTER

 Transwestern



Work Where the Action Is

IN THE HEART OF DOWNTOWN BETHESDA

Welcome to **Bethesda Office Center**, located at 4520 East-West Highway, where prime location meets functionality. Positioned in the heart of downtown Bethesda, this premier office destination offers unparalleled accessibility, just steps from Metro, dining, shopping, and vibrant neighborhood amenities. With flexible office spaces, newly delivered amenity spaces, and best-in-class services, Bethesda Office Center is designed to support your business's success in an exceptional, connected environment.

4520 EAST WEST HIGHWAY



Seamless Access to Work & Play

THE BEST BETHESDA HAS TO OFFER

Smack dab in the center of downtown Bethesda, **4520 East West** puts you steps away from power lunches, boutique shopping, and your next big idea. Work where business meets buzz, and success is always just around the corner.

**2 min
walk**

to the
Bethesda
Metro Station

39K

daytime
employees
within 1 mile

**2 min
walk**

to the future
purple line
Metro Station

98

walk score
is a Walker's
Paradise

**5 min
walk**

to shops
and food at
Bethesda Row

On-Site

dining with *Simona
Cafe* and *Sisters
Sandwiches*

4520 EAST WEST HIGHWAY

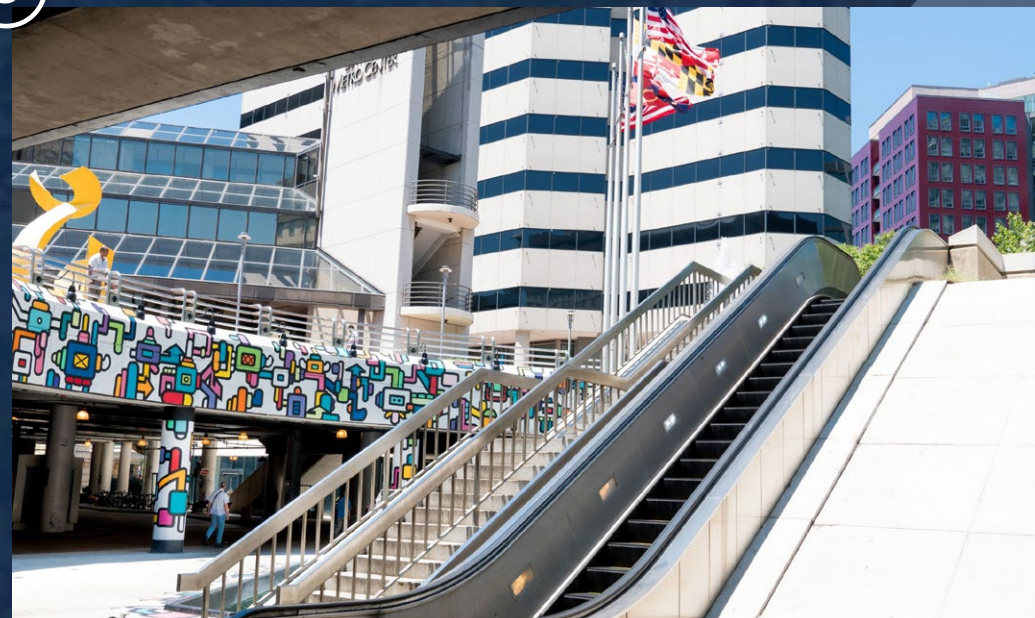
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2



3



4



1. Simona Cafe's On-Site Dining
2. Stroll down Bethesda Ln at Bethesda Row
3. Bethesda Metro Station
4. Sisters Sandwiches On-Site Dining

A Walk Around the Block

Experience a taste of what's around the corner from 4520 East West Highway:

01

barre3

Orangetheory

CapitalOne

MARRIOTT

TRADER JOE'S

THE BIG GREEK CAFE

Guapies

Dojo Haus

THE Original PANCAKE HOUSE

PopUp Bagels

02

ATM

PRESIDENTIAL BANK

Sisters Sandwiches & Such...

ROUND HOUSE THEATRE

Andy's PIZZA

SIMONA

03

BB

KID MUSEUM

DUNKIN'

HYATT REGENCY

04

AC HOTELS MARRIOTT

Hilton Garden Inn

Residence INN BY MARRIOTT

Q By Peter Chang

05

SUBWAY

TARGET

Panera

DON POLLO

CHARBROILED CHICKEN

TRADER JOE'S

06

Starbucks

WOB WORLD OF BEER BAR & KITCHEN

Apple

WELLS FARGO

Omega

alo

jenis

Bethesda Bagels

PIZZA SHOP

Tatte BAKERY & CAFE

COFFEE. BAKERY. KITCHEN.

CAVA

CHOPT

HAWKERS ASIAN STREET FOOD

FISH TACO

GEORGETOWN CUPCAKE

THE SALT LINE OYSTER & ALE

SILVER DINNER

bluemercury makeup • skincare • spa

SEPHORA

SOULCYCLE

pure barre

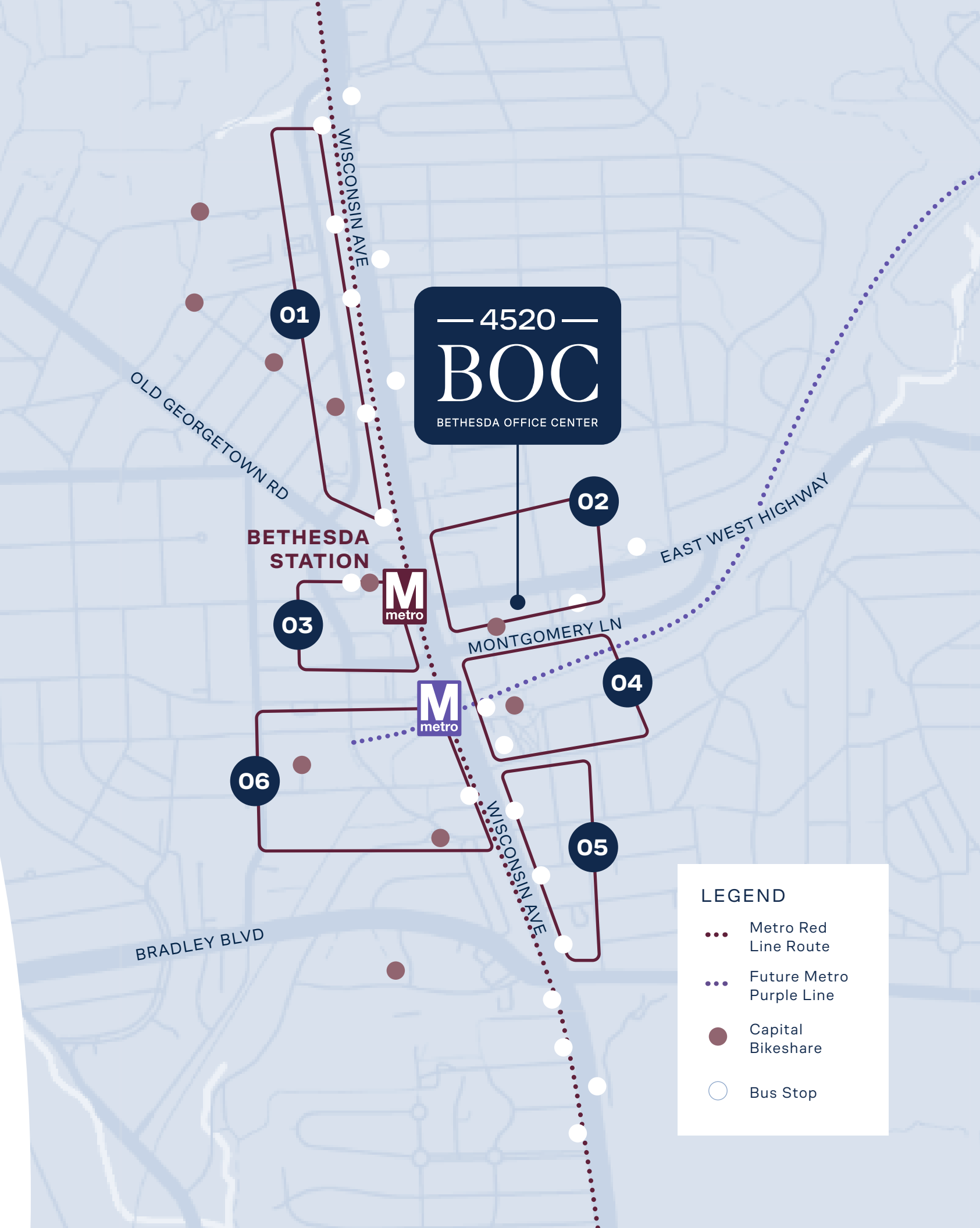
BARRY'S

free people

ANTHROPOLOGIE

BETHESDA ROW

4520 EAST WEST HIGHWAY



LEGEND

- ... Metro Red Line Route
- ... Future Metro Purple Line
- Capital Bikeshare
- Bus Stop



Everything You Need, in One Place

AMENITIES AT BETHESDA OFFICE CENTER

Tenants at 4520 East-West Highway benefit from established conference facilities paired with brand new amenity spaces, including a modern tenant lounge with market pantry and kitchenette, and a fully equipped fitness studio.



Conference
Rooms

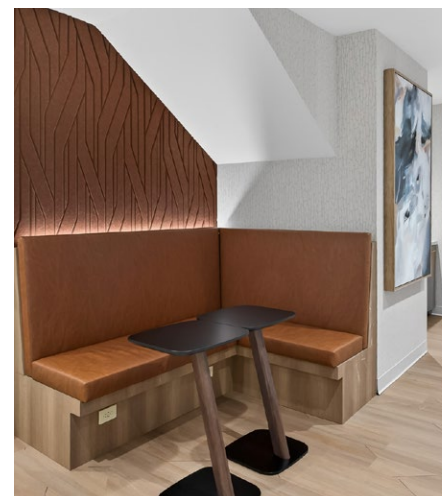


Tenant
Lounge



Fitness
Center

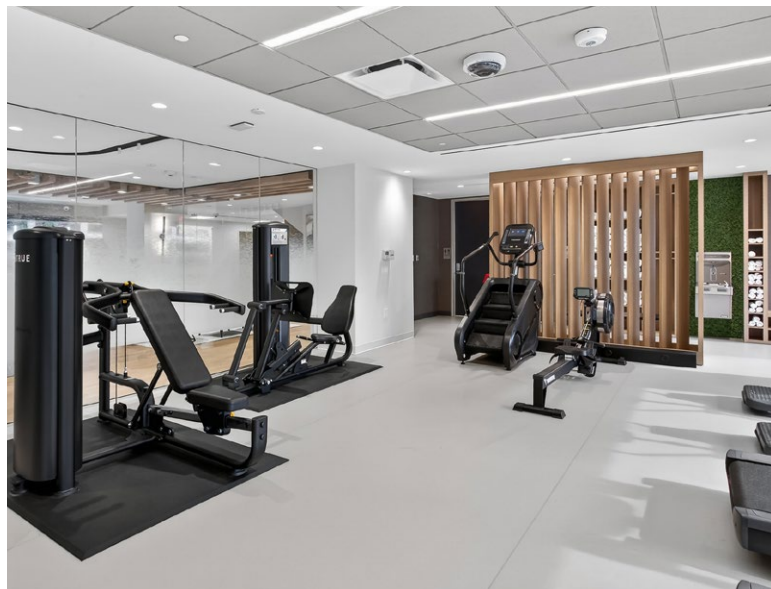
4520 EAST WEST HIGHWAY



Fitness That Fits Your Day

STRONGER WORKDAYS START HERE

Designed for today's work-life balance, the new fitness studio at 4520 East-West Highway brings wellness closer than ever. Tenants enjoy a fully equipped gym with private showers and changing rooms, strength machines, towel and water station, Peloton bikes, and a mirrored studio space—perfect for everything from strength training to stretching between meetings.



Spaces That Work For You

OPTIONS FOR EVERY TEAM

Discover premier office spaces available for lease at Bethesda Office Center. With flexible layouts and spec suite availabilities, 4520 East West Highway offers the perfect foundation for you and your business to thrive.



Spec Suite Opportunities



Suites with Private Balconies



On-Site Parking



Modern Finishes



On-Site ATM

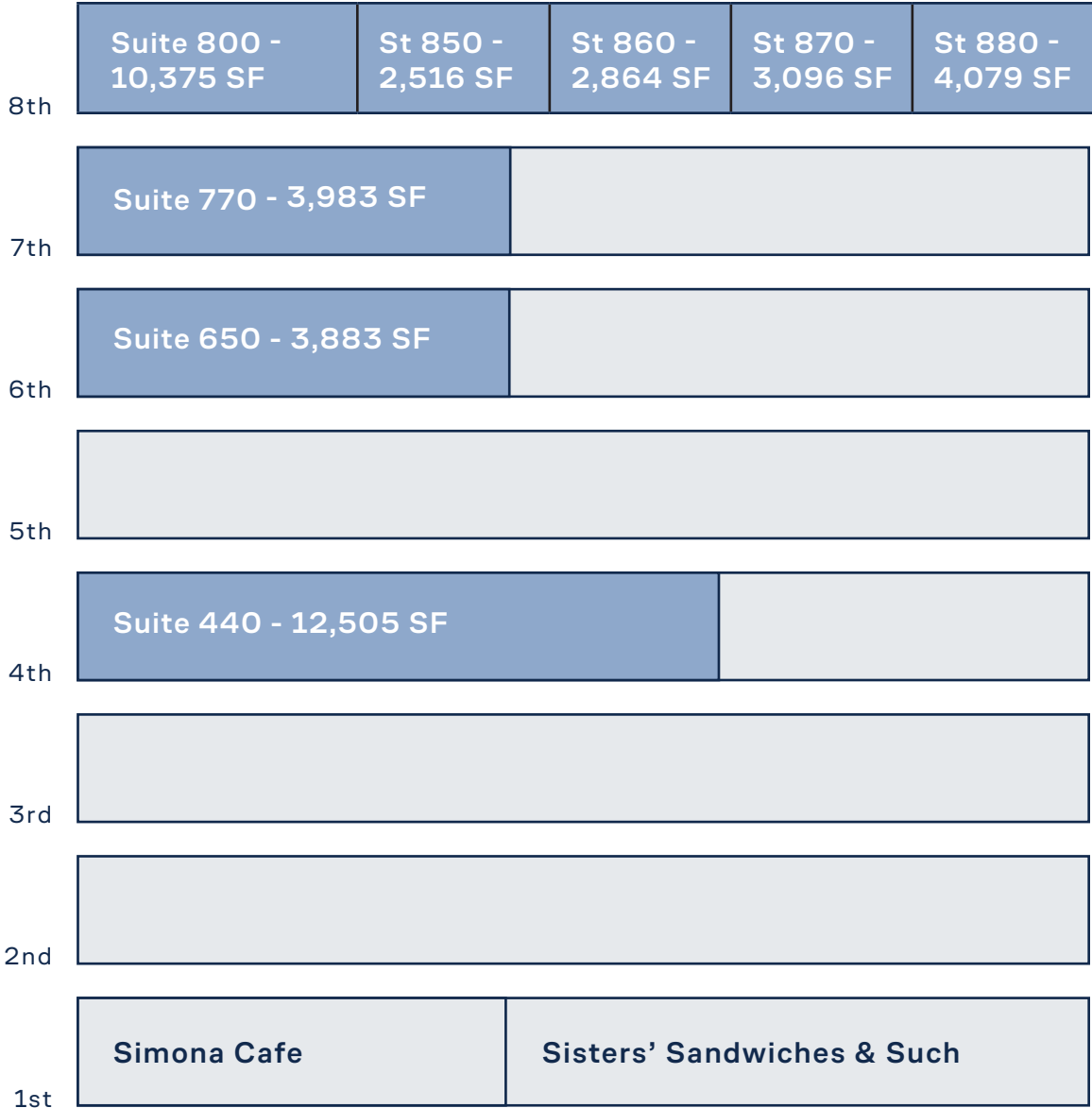


On-Site Dining

4520 EAST WEST HIGHWAY

What's Available For Lease

8TH FLOOR SPEC SUITES DELIVERING Q4 2026



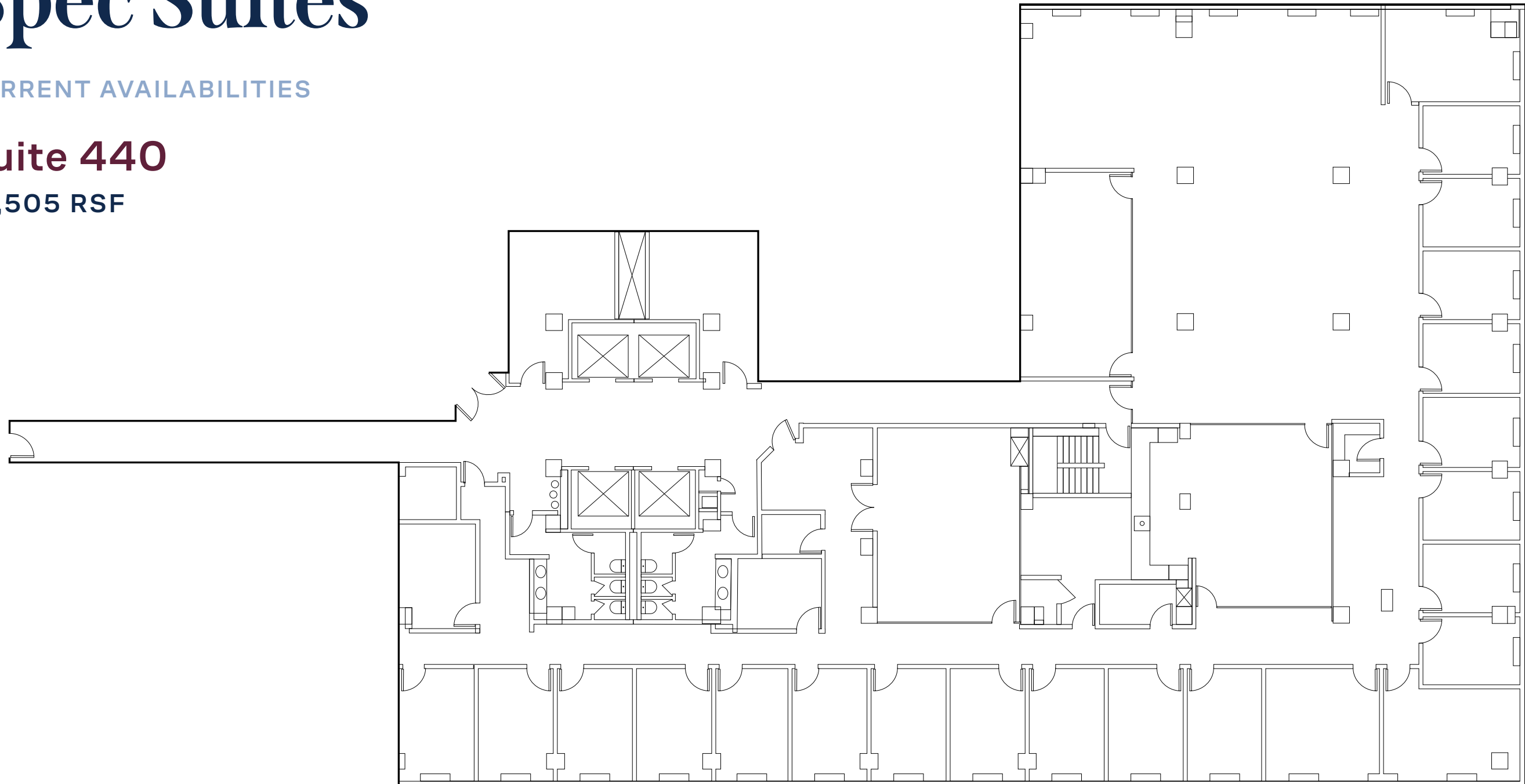
Leased Office Space For Lease

Optimized Spec Suites

CURRENT AVAILABILITIES

Suite 440

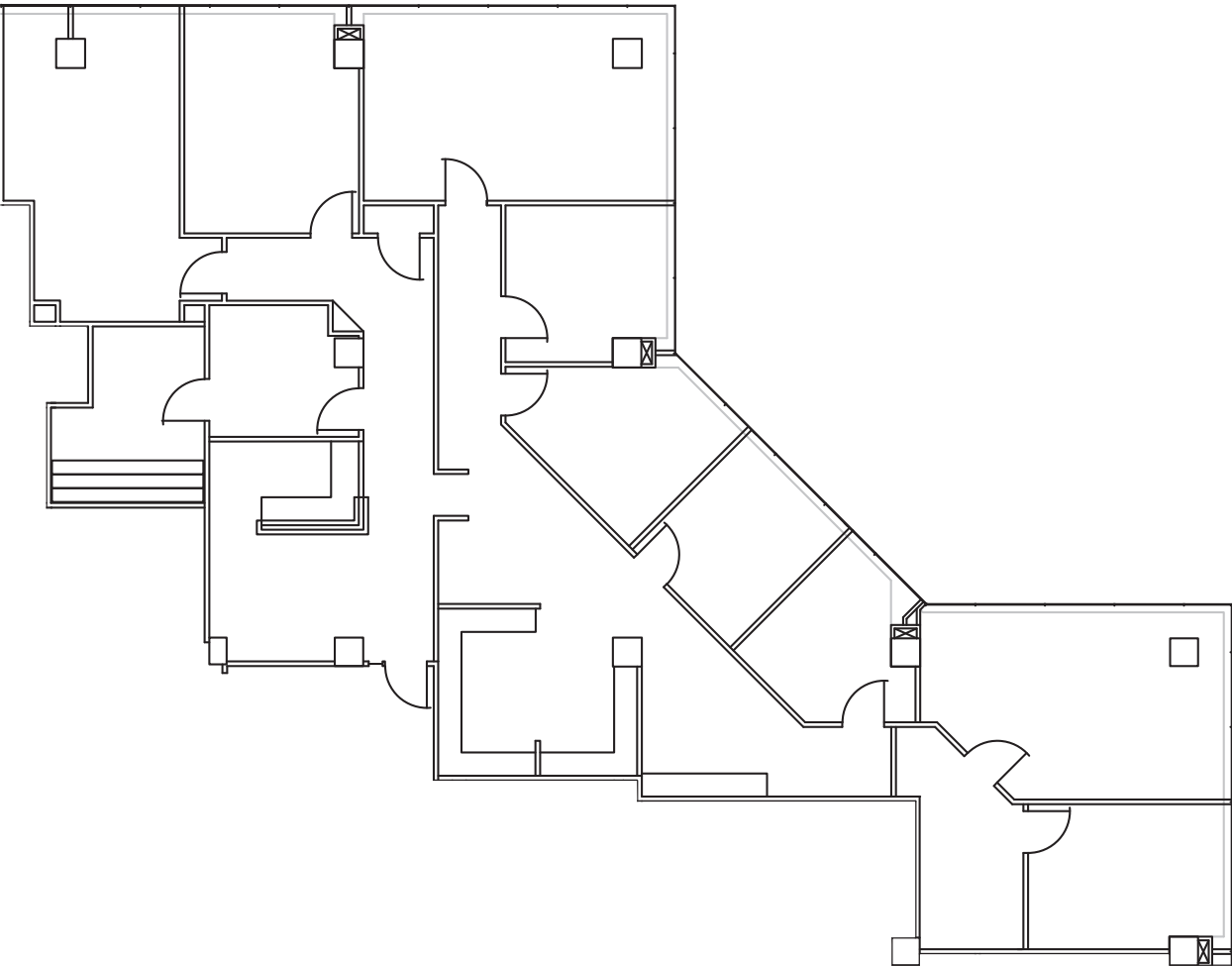
12,505 RSF



Optimized Spec Suites

CURRENT AVAILABILITIES

Suite 650
3,883 RSF



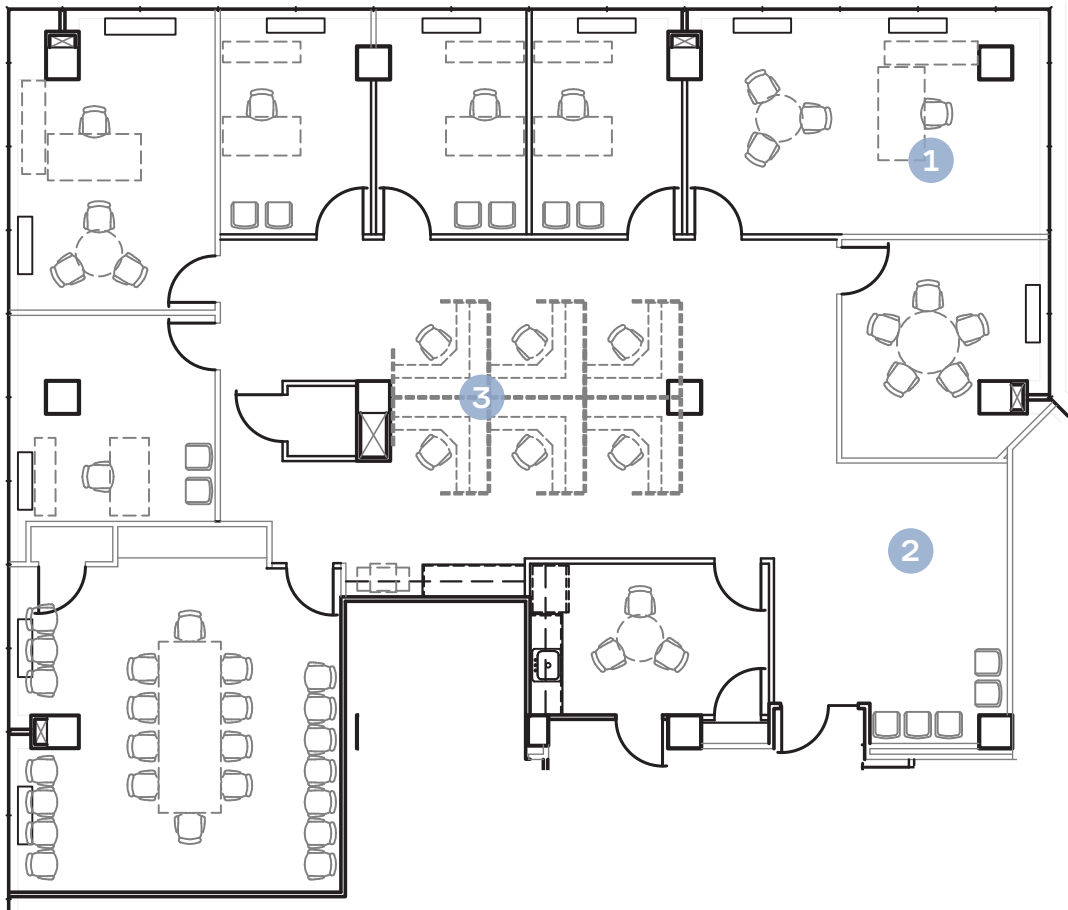
4520 EAST WEST HIGHWAY



Suite 770
3,983 RSF



Scan or click the QR code to take a virtual tour of Suite 770.



Optimized Spec Suites

DELIVERING Q4 2026

8th Floor

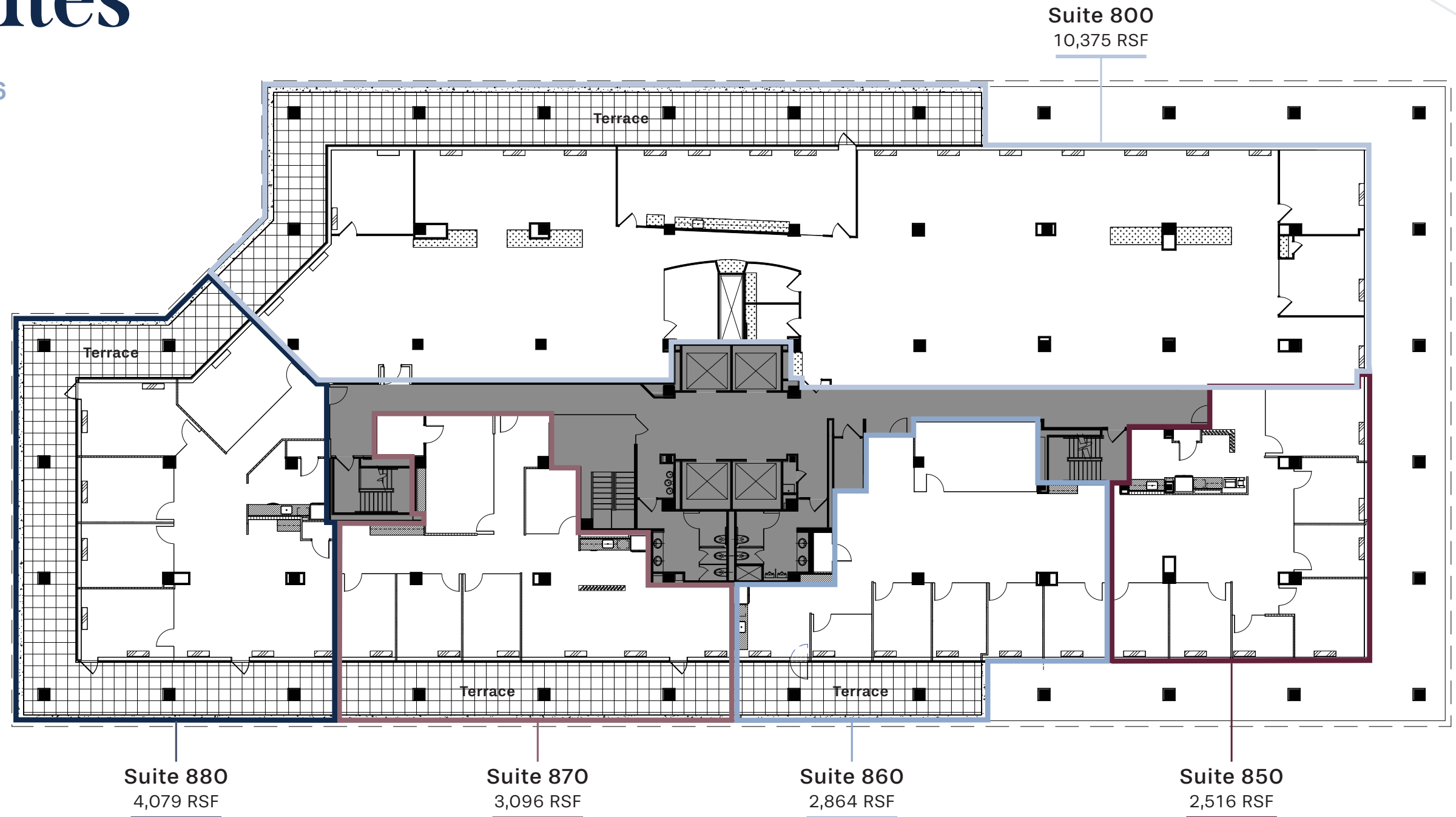
SUITE 800:
10,375 RSF

SUITE 850:
2,516 RSF

SUITE 860:
2,864 RSF

SUITE 870:
3,096 RSF

SUITE 880:
4,079 RSF





FOR MORE INFORMATION
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