



Wentworth House

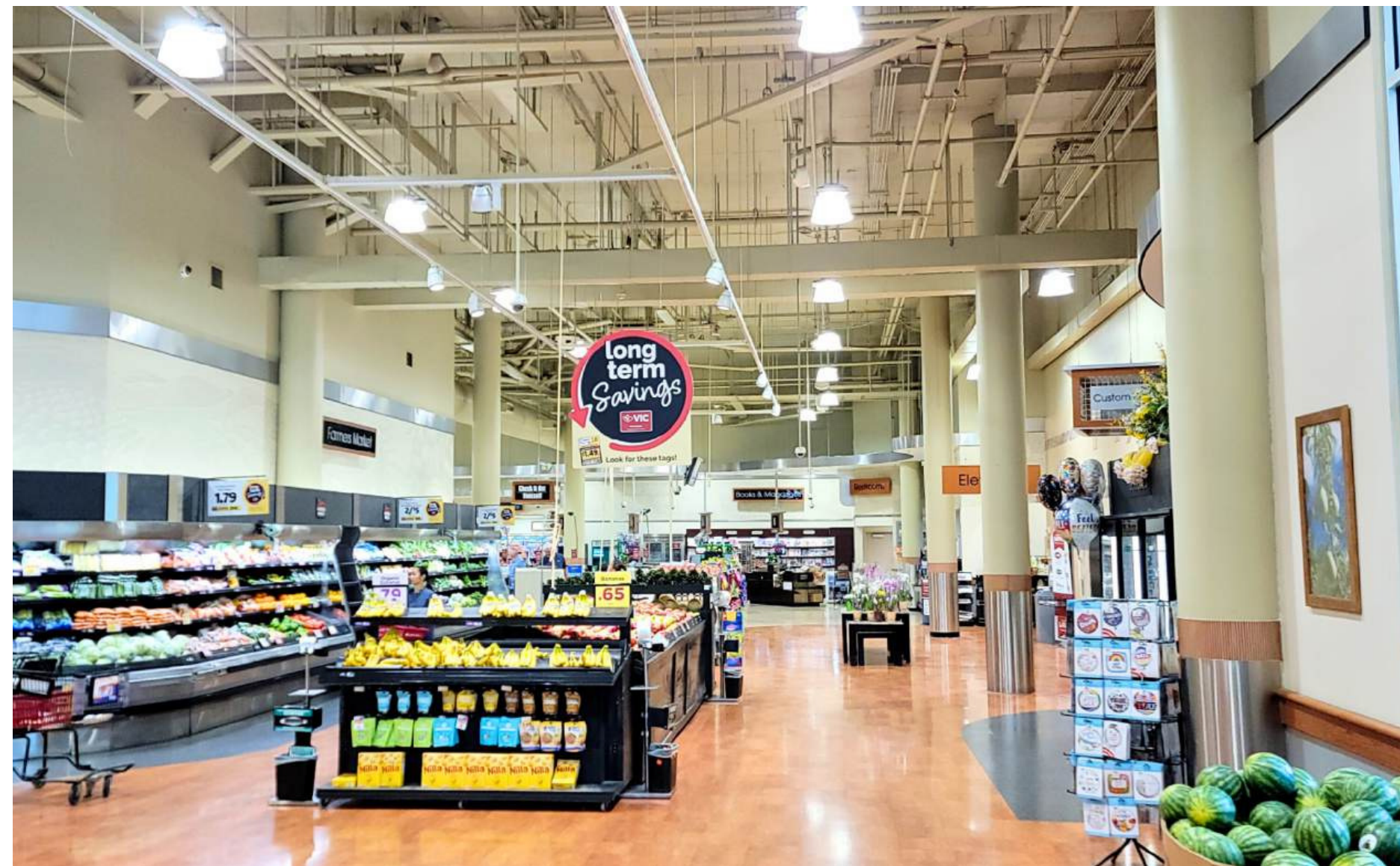
North Bethesda, MD

62,378 SF Available with
Dedicated Surface and Underground Parking



North Bethesda

Maryland



- Rare anchor space available in 312-unit, Class A multifamily high-rise
- Situated in affluent North Bethesda, an area with a dense population and strong household income levels
- Located within close proximity of the North Bethesda Metro Stop and Old Georgetown Road
- Located within one of the region's fastest-growing residential corridors

2026 Demographics

	1 mi.	3 mi.	5 mi.
Population	21,921	163,839	380,842
Daytime Population	22,256	83,158	221,993
Household Income	\$146,590	\$171,756	\$187,431
Traffic Counts	44,000 on Rockville Pike		

Area Retailers

SEPHORA





Congressional North
petco ALDI Michaels

Wegmans

Twinbrook Metro
4,163 Daily Riders

Woodmont Country Club

Congressional Plaza
The Container Store THE FRESH MARKET BARNES & NOBLE ULTA

Hilton

ETHAN ALLEN TRUIST GoFresh365

Federal Plaza
TRADER JOE'S ROSS TJ-maxx

Pike Center
UNITED BANK FedEx MATTRESS Warehouse

Montrose Crossing Shopping Center
Giant Target Marshalls OLD NAVY Starbucks Burlington

JOSIAH HENSON PARKWAY
MONTROSE ROAD

E JEFFERSON ST 13,000 VPD

BOULVARD

RANDOLPH RD 24,000 VPD



DEDICATED MONUMENT SIGN

Wentworth House

Pike & Rose
west elm REI SEPHORA GAP PINSTRIPES

Access to Interstate 270
1.93 Miles From Site

White Flint Metro
3,456 Daily Riders

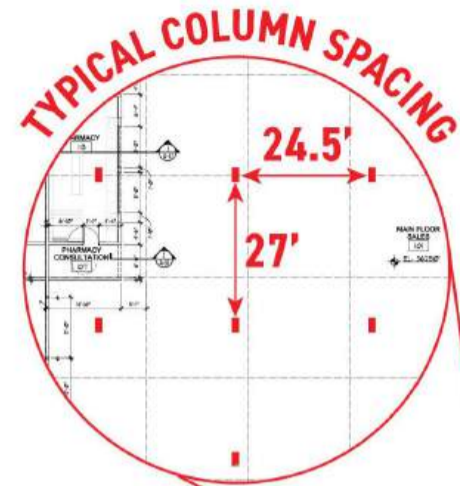
OLD GEORGETOWN RD

ROCKVILLE PIKE 44,000 VPD

North Bethesda Market
WHOLE FOODS Market Seasons 72 Starbucks

Site Plan

62,378 SF Available



**SURFACE
PARKING 78 SPACES**

**MAIN
ENTRANCE**

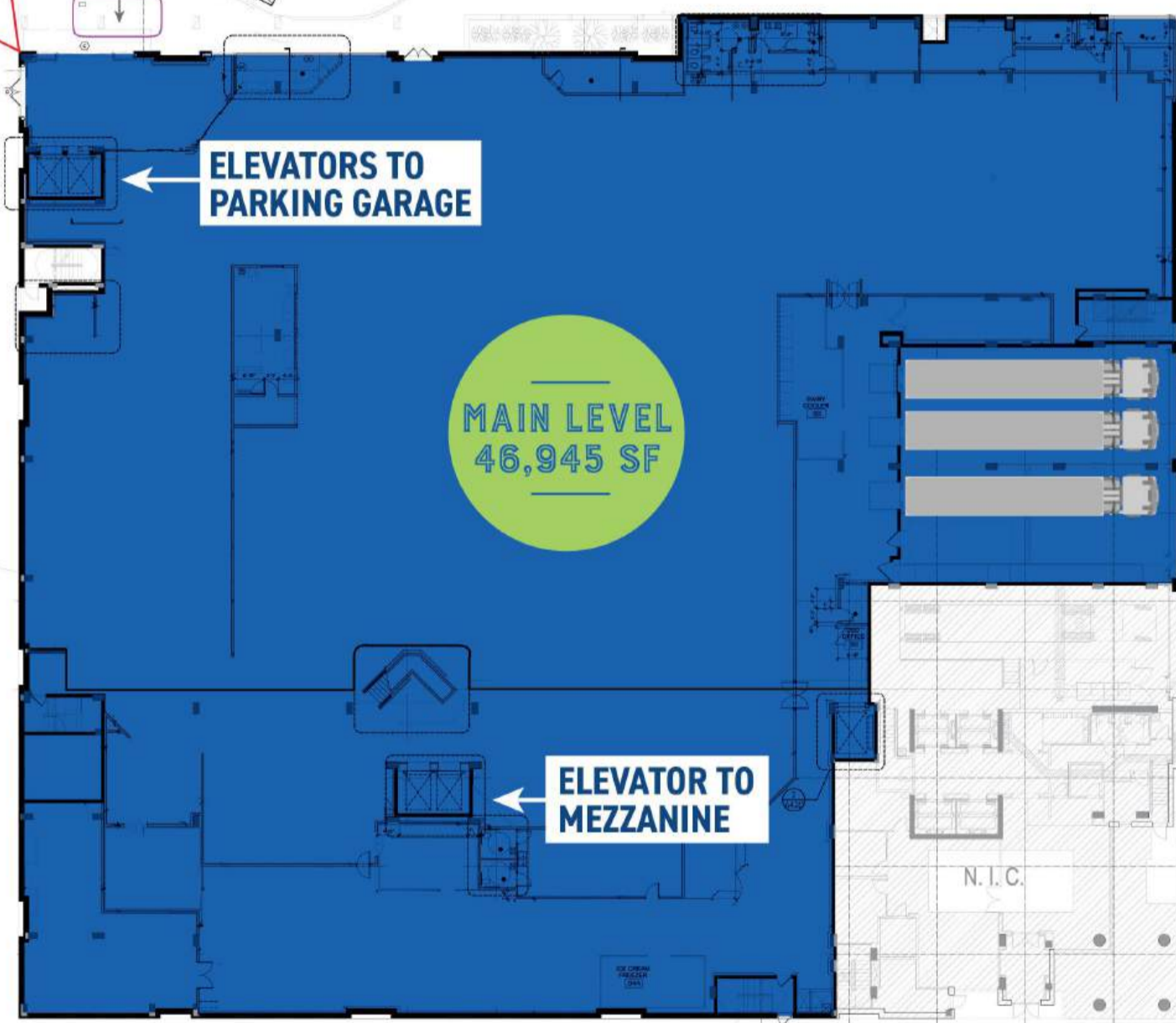
**UNDERGROUND
PARKING
ENTRANCE / EXIT
BELOW**

**UNDERGROUND
PARKING
ENTRANCE / EXIT**



**MEZZANINE
ENTRANCE**

MEZZANINE



MAIN LEVEL



UNDERGROUND PARKING

Building Layout (Main Entry)

62,378 SF Available



140 Underground Dedicated Retail Parking Spaces



Main Level
46,945 SF

78 Dedicated Retail Parking Spaces

Main Entrance

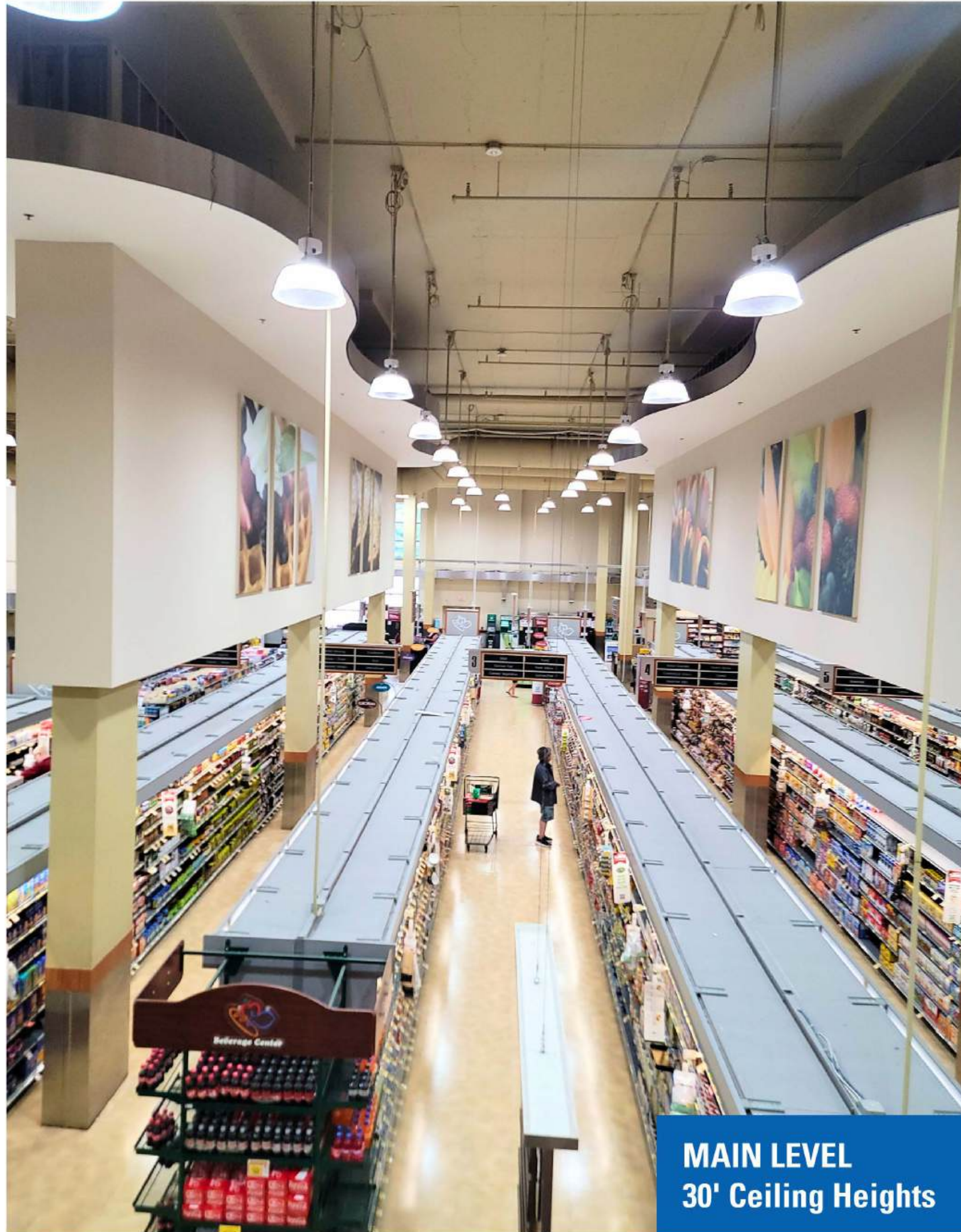


Building Layout (Mezzanine Entry)

62,378 SF Available



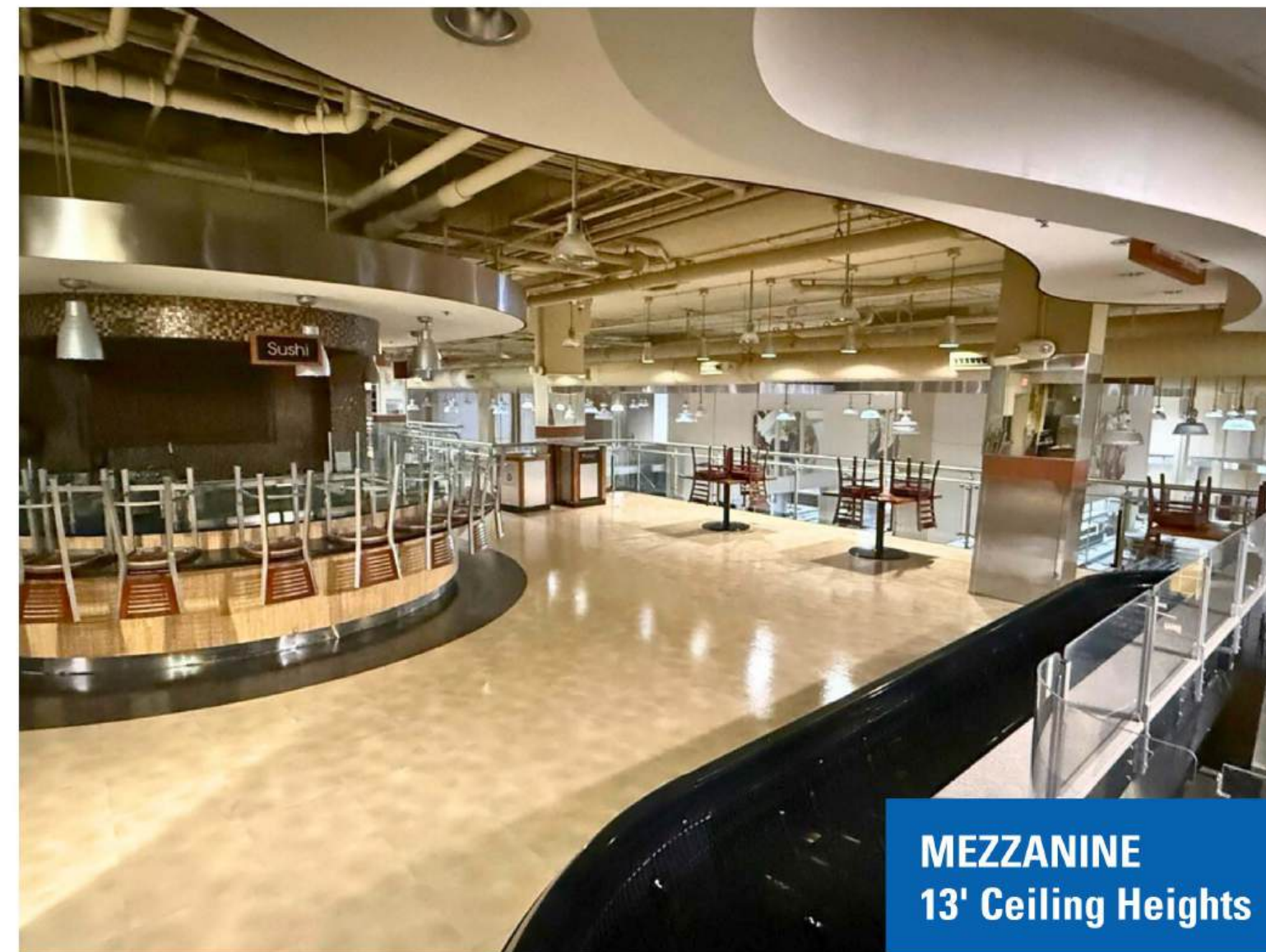
The Property



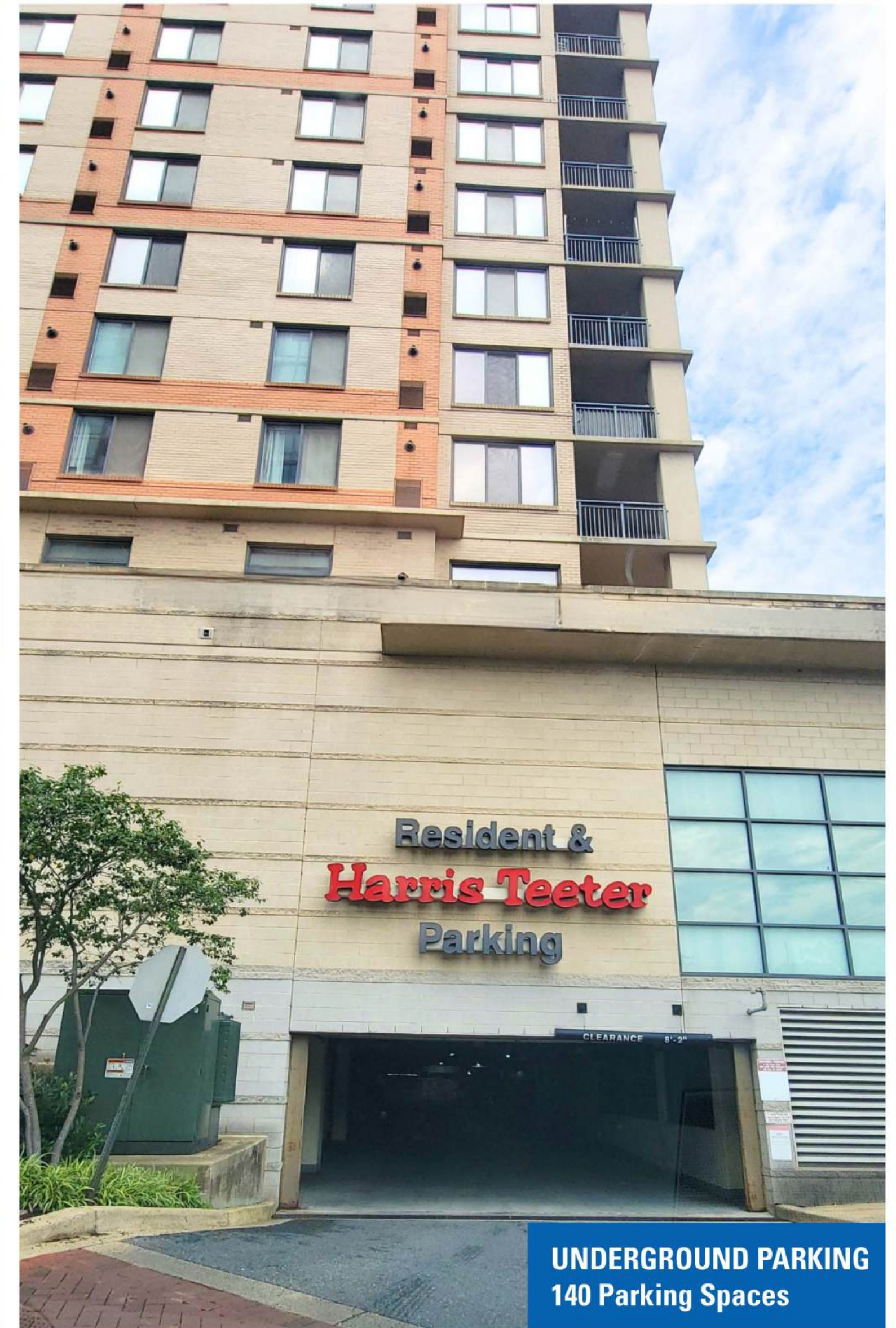
MAIN LEVEL
30' Ceiling Heights



Dedicated Monument Sign
on Rockville Pike



MEZZANINE
13' Ceiling Heights



UNDERGROUND PARKING
140 Parking Spaces

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