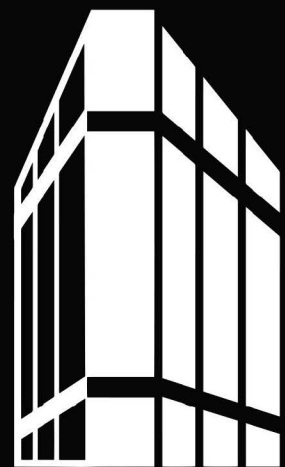


1910



THE LANDOW BUILDING
BETHESDA

The Landow Building

- Stable Ownership
- Superior Management
- Meticulous Maintenance

Extraordinary Commitment to Tenant Satisfaction



A Lobby Re-Imagined

Innovative use of geometry, height, abundant natural light, and a variety of premium finishes serve to combine art with architecture, connecting The Landow Building's Modernist architecture origins with modern form and function. The balance creates a uniquely warm, welcoming, and ingratiating lobby space.



- Two entrances provide convenient access to Woodmont Avenue—one of Bethesda's main thoroughfares—and St. Elmo Avenue
- Impressive two-story design merges Modernist architecture roots with sleek, contemporary materials
- Dramatic 30-foot tall illuminated leaded glass wall is programmable in a wide spectrum of colors for use on special occasions
- Premium finishes throughout: Stone terrazzo floors, Portuguese limestone walls, northern white ash wood ceilings and accents



THE LANDOW BUILDING

Four Seasons Indoor/ Outdoor Terrace & Lounge

At The Landow Building's Four Seasons Indoor/Outdoor Terrace & Lounge, 50 feet of exterior window wall retracts, opening abundant indoor space to the outdoors for building tenants to use and enjoy year-round, rain or shine.



- Perfect place to meet informally with colleagues and clients without leaving the building
- Innovative retractable facade for an exceptionally inviting open-air outdoor experience
- Complimentary coffee and hot beverage bar
- Multiple spaces to gather, dine, and relax; well-appointed private areas
- Commissary for event catering
- Enhanced HVAC extends seasonal use
- Spacious open ceiling plan



Private Fitness Center

The Landow Building Fitness Center provides tenants with the convenience of an on-site, fully-equipped private gym for their use and enjoyment.



- Thoughtfully designed and immaculately maintained locker rooms, showers, and changing areas
- Complimentary towel service and toiletries
- Spacious workout areas
- State-of-the-art health equipment, including multiple Peloton bikes, treadmills, ellipticals, free weights, aerobic, cardio, and strength-training equipment



THE LANDOW BUILDING

Conference Center

The Landow Building offers three types of conference rooms configured for various types of meeting requirements. Continuous ribbon windows throughout provide natural light and a welcoming environment.



- Traditional boardroom seats 20
- Classroom seats 24
- Caucus/small conference room seats four
- Independent HVAC system operable 24/7
- State-of-the-art AV technology easily supports in-person presentations and virtual meetings
- High-speed wireless internet
- Event-ready commissary handles extensive catering requirements



THE LANDOW BUILDING

Superior Location— Abundant Conveniences

The Landow Building is situated within the heart of Bethesda's Woodmont Triangle—a thriving urban district covered for its blend of charm, thriving retailers, wide variety of restaurants, and exceptional conveniences. With easy access to public transportation and many residential options only steps away, The Landow Building offers an ideal Bethesda location.



- Located between Woodmont and St. Elmo Avenues —premier Bethesda arterial streets
- Charming Woodmont Triangle neighborhood with many amenities and conveniences
- Wide variety of restaurants only steps away
- Three blocks from Metrorail's Red Line and bus terminal at Bethesda Metro Center. Direct access to free Bethesda Circulator bus route.
- Marriott International world headquarters and hotel only half a block away



THE LANDOW BUILDING

Building Parking & Mass Transit

Only three blocks from Metrorail's Red Line and bus terminal at Bethesda Metro Center, The Landow Building offers an ideal location for those using public transportation. Access to the free Bethesda Circulator bus route is available only steps away from the building.



- One of the highest automobile parking ratios of any downtown Bethesda office building (one parking space per 625 rentable SF). Multiple garages—well-lighted and secured.
- Located between Woodmont and St. Elmo Avenues—premier Bethesda arterial streets
- Strategically situated nearby I-495 and I-270. Only one block from Wisconsin Avenue—Bethesda's main corridor
- Direct access to dedicated bicycle room with lockers and tools. Showers available in building Fitness Center
- EV charging stations



Building Features

The Landow Building prevails as one of the most recognized icons of Bethesda's skyline. A symbol of the community's growth and transformation, its distinctive seven-sided geometric Modernist architecture reflects the building's reputation for superior functionality and design efficiency.



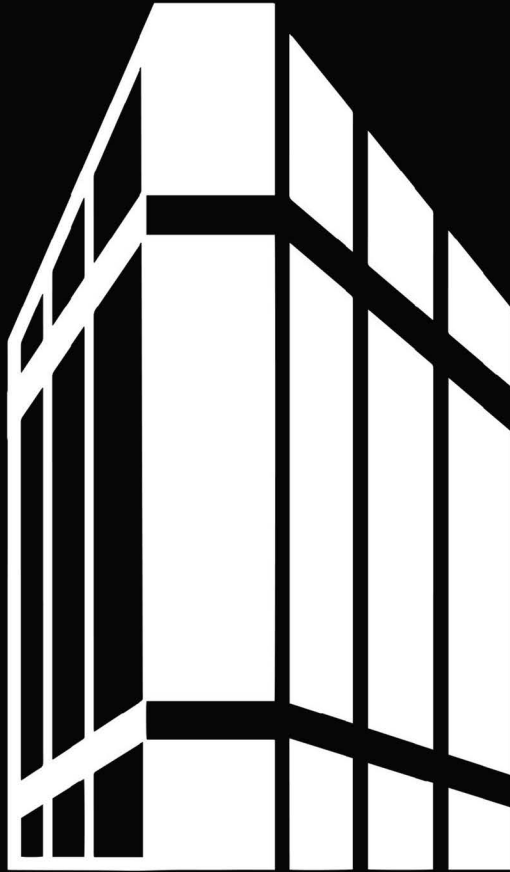
The Landow Building's unique triangular silhouette is an instantly recognizable landmark. Its seven-sided floor plan provides for unusually competitive full and multi-tenanted floor core factors (8.6% and 15%, respectively) and floor plates that efficiently accommodate multi-tenanting and small office suites.



THE LANDOW BUILDING

- Superb window ratio: Abundant natural light, bright workspaces
- Flexible floor plates: Efficient multi-tenanting and small office suites
- Advanced HVAC system for superior tenant comfort and efficiency
- Life safety systems meet new building standards
- 8'3" finished ceilings with 10'2" spacing between floors for spacious open ceiling plans
- Superior elevator ratio: Five elevators serve all floors (219,000 SF) and parking levels—one elevator per 40,610 SF
- Unmatched parking ratio for Bethesda office buildings—one space per 625 rentable SF
- Well-appointed amenities: Fitness Center, Conference Center, Indoor/Outdoor Terrace and Lounge, Coffee Bar
- 24/7 lobby reception and security
- Proven owner commitment to tenant satisfaction: Impressive track record of long-term tenancies

Renaissance of a Bethesda Icon



THE LANDOW BUILDING BETHESDA

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