

MRP | REALTY



4600 East West

Established excellence.  
Fresh perspective.

4600 East West Highway, Bethesda, MD



# Proven address. New vision.

The renovation reveals the vision—discover what 4600 East West is becoming.

4600 East West represents the evolution of a premier downtown Bethesda address under new ownership and vision. Located just one block from the Bethesda Metro Red Line station, this 120,000 square foot landmark offers a walkable location surrounded by top-notch amenities. 4600 East West is under new collaborative ownership with MRP Realty and Prime Finance Partners. The property offers flexible leasing strategies, and innovative tenant focused partnerships. Renovations underway and will be completed in 2026 delivering an excellent workplace environment and destination.



## Performance by design



120,000 SF



Class A



Parking:  
2.00/1,000 SF



Typical floor:  
14,236 SF



60,696 SF  
Available



New Tenant  
Lounge



Upcoming Renovated  
Lobby & Elevators



Conference  
Center



Andy's Pizza &  
Ceremony Coffee



Fitness  
Center



Bike  
Room



# Everything within reach



**96**  
Walk score



**1 min.**  
walk to Bethesda Metro Station



**80+**  
Restaurants within a 10 min. walk



**15+**  
Fitness facilities within a 10 min. walk



- Restaurants & Bars
- Retail
- Hotel
- Fitness



# Connected to what matters

In the heart of downtown Bethesda with Metro Red Line access and the future Purple Line, 4600 East West connects seamlessly to Washington DC, Baltimore, and Northern Virginia whether you drive, bike, take transit, or ride-share.



4600 East West

# Space catered to your needs

## Top-stack availability

Premium positioning in the building

## Scale to fit

Available suites from 1,949 to 22,663 SF

## Efficient footprints

Smart floor plates, no wasted space

## Top Stack Availability

Floors 8 & 9  
28,472 SF

# Availabilities

In all sizes

## 9th Floor

Suite 900  
14,236 SF

## 8th Floor

Suite 800  
14,236 SF

## 6th Floor

Suite 615\*  
2,561 SF

## 5th Floor

Suite 525  
7,728 SF

## 3rd Floor

Suite 300A  
3,408 SF\*

Suite 300B  
3,690 SF\*

Suite 300C  
1,949 SF\*

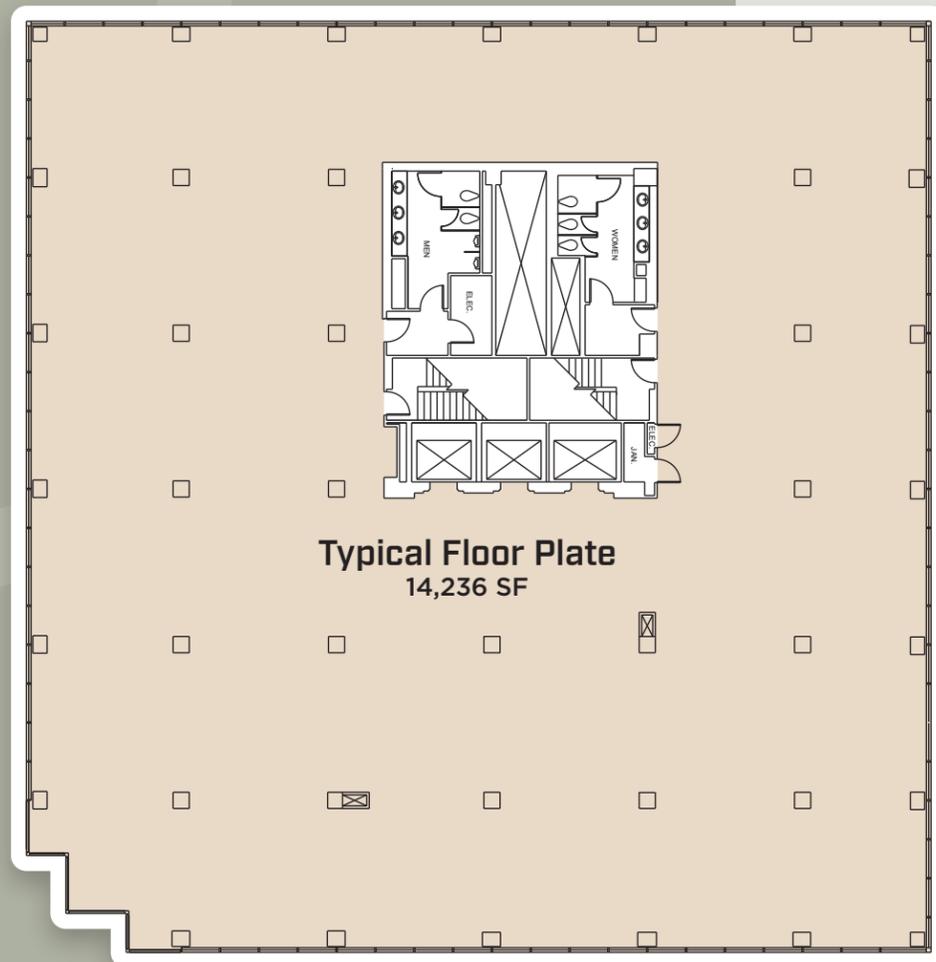
Suite 300D  
2,388 SF\*

## 2nd Floor

Suite 200  
10,355 SF

Suite 250  
4,409 SF\*

\*Spec Suite



East West Highway

## Light-filled workspaces

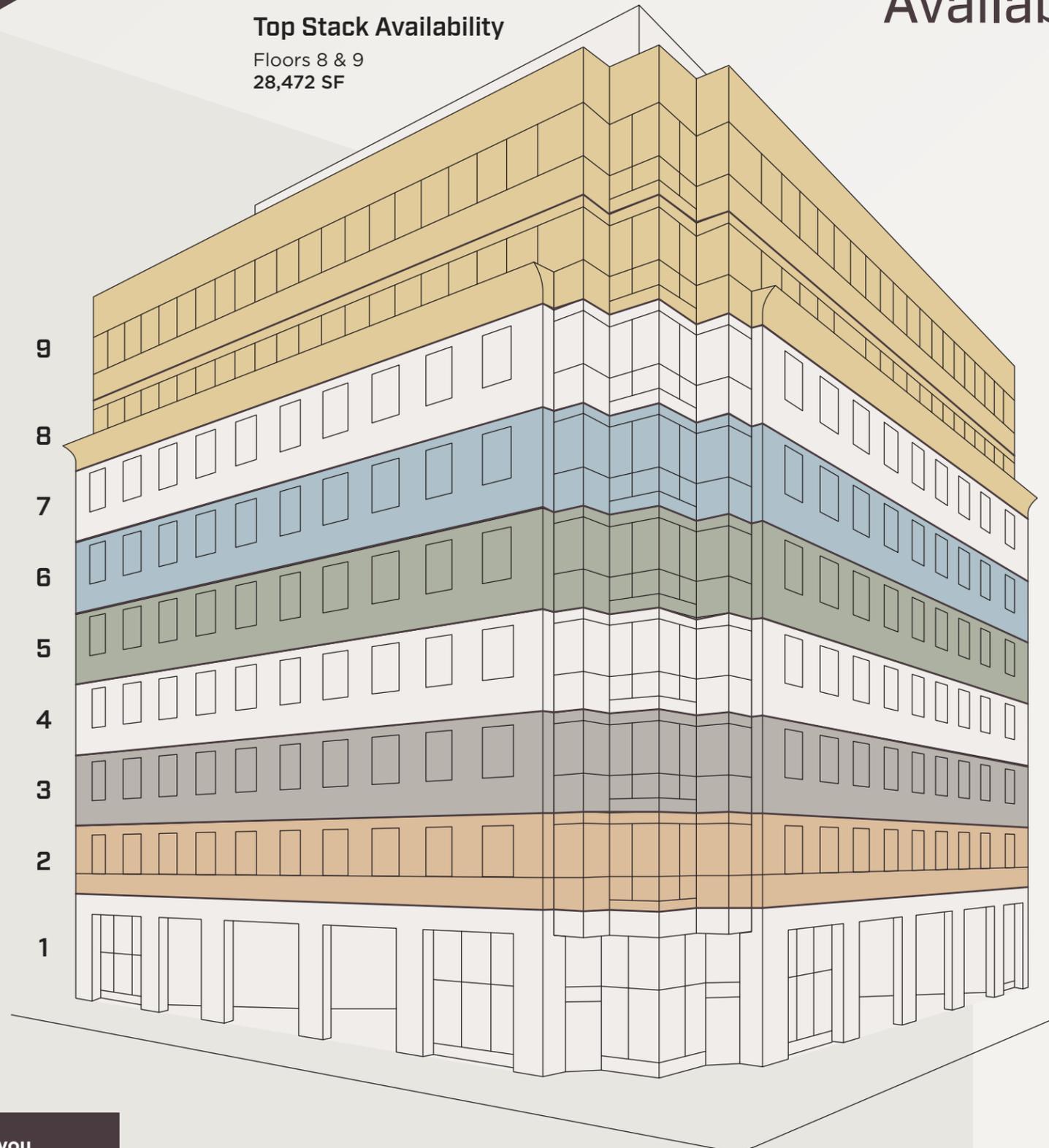
Optimized window ratios flood spaces with natural light

## Generous ceiling heights

9-foot finished ceilings enhance the workspace experience

## Space that works for you

Move-in ready options as well as built-to suit opportunities



# Future-forward design

Be a part of the story

## 3rd Floor | Spec Suites & Tenant Town Hall

Suites ranging from 1,949 SF – 3,690 SF

3RD FLOOR



**New Town Hall Spec Floor**  
Turnkey third floor delivery Summer 2026



**Conference Center & Lounge**  
Built-in meeting facilities



**Move-in Ready**  
Zero buildout required



**Community Workspace**  
Designed for modern collaboration needs

Suite 300D  
2,388 RSF

Suite 300C  
1,949 RSF

Suite 300B  
3,690 RSF

Town Hall

Suite 300A  
3,408 RSF

Waverly Street

East West Highway



Virtual tour  
3rd floor spec suites

MRP | REALTY

 PRIME  
Finance

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