

5550 Friendship Blvd - One Park West



Location: **One Park West**
Bethesda/Chevy Chase Cluster
Bethesda/Chevy Chase Submarket
Montgomery County
Chevy Chase, MD 20815

Building Type: **Class A Office**

Status: **Built 1981**

Stories: **5**

RBA: **145,406 SF**

Typical Floor: **19,854 SF**

Total Avail: **53,218 SF**

% Leased: **90.7%**

Developer: **The Barlow Corporation**
 Management: **CBRE**
 Recorded Owner: **Srs 5550 Llc**

Expenses: **2016 Tax @ \$2.42/sf**

Parcel Number: **07-00493961**

Parking: **Reserved Spaces @ \$220.00/mo; Ratio of 3.00/1,000 SF**

Amenities: **Dry Cleaner, Food Service, On Site Management, Property Manager on Site**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P TERR	1,965	1,965	1,965	\$39.00/fs	Vacant	3-10 yrs	Direct
P TERR / Suite T-100	26,774	26,774	26,774	\$30.00/fs	Vacant	Thru Feb 2018	Sublet
Furniture available Security system included Convenient to shopping and local restaurants Easy access to Downtown Washington, DC Within walking distance to Friendship Heights Metro Station							
P 2nd / Suite 220	1,123	1,123	1,123	\$39.50/fs	Vacant	3-10 yrs	Direct
P 3rd / Suite 310	12,871	16,866	16,866	\$39.50/fs	02/2017	3-10 yrs	Direct
P 3rd / Suite 350	3,995	16,866	16,866	\$39.50/fs	Vacant	3-10 yrs	Direct
P 4th / Suite 420	2,880	2,880	2,880	\$39.50/fs	Vacant	3-10 yrs	Direct
Shell condition. Adjacent and contiguous to Suite 450.							
P 5th / Suite 500	3,610	3,610	3,610	\$41.50/fs	Vacant	3-10 yrs	Direct

Building Notes

6/4/01: Building sold by PM Realty Advisors to SRS 5550 LLC. Tishman Real Estate Services represented the buyer in this transaction.

5550 Friendship Blvd - One Park West(cont'd)



10/1997: Building sold to PM Realty Advisors for. Cushman & Wakefield represented the seller, Property Capital Trust.

4 blocks to Friendship Heights metro station. Convenient to shopping and local restaurants (Clydes, Cheesecake Factory). Near Mazza Gallery. Easy access to Downtown D.C. & Beltway by way of Wisconsin Ave or River Rd.

Parking: \$150 unreserved, \$220 reserved, double tandem \$90, triple tandem \$70. 1 hr = \$4, 2hr = \$6, 3hr = \$9, and all day is \$12. Parking hours 7am to 7pm