

7501 Wisconsin Avenue

Bethesda, MD

**47,000 SF Sublease
or Long Term Lease**



The Building

- 47,000 SF available for sublease or long term lease on the 9th & 10th floors
- Available January 1, 2021
- Located in the Heart of Bethesda in walking distance to restaurants, Sport & Health, and Bethesda Row Shops
- Garage parking 2.5/1,000 SF
- Across the street from Bethesda Metro Station
- On-site property management
- Back-up generator
- On-site conference center
- On-site upscale cafeteria

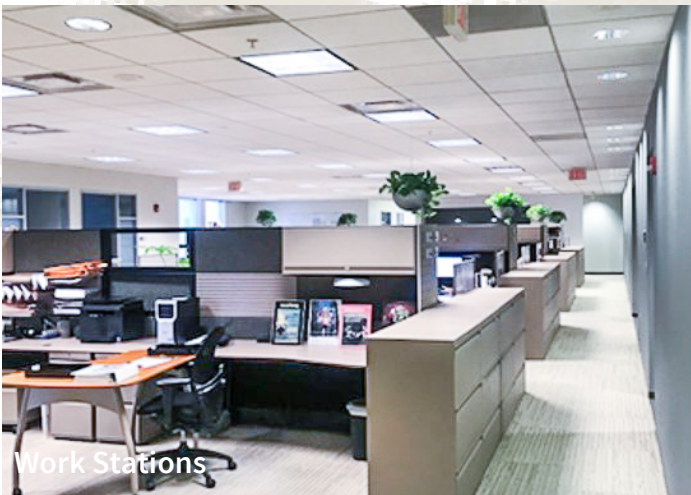


The Space

- Mix of office and open space
- Beautiful views from 9th and 10th floors
- Raised floor system for flexible layout
- Supplemental HVAC
- Furniture - negotiable



Reception Area



Work Stations



Boardroom



Cafe

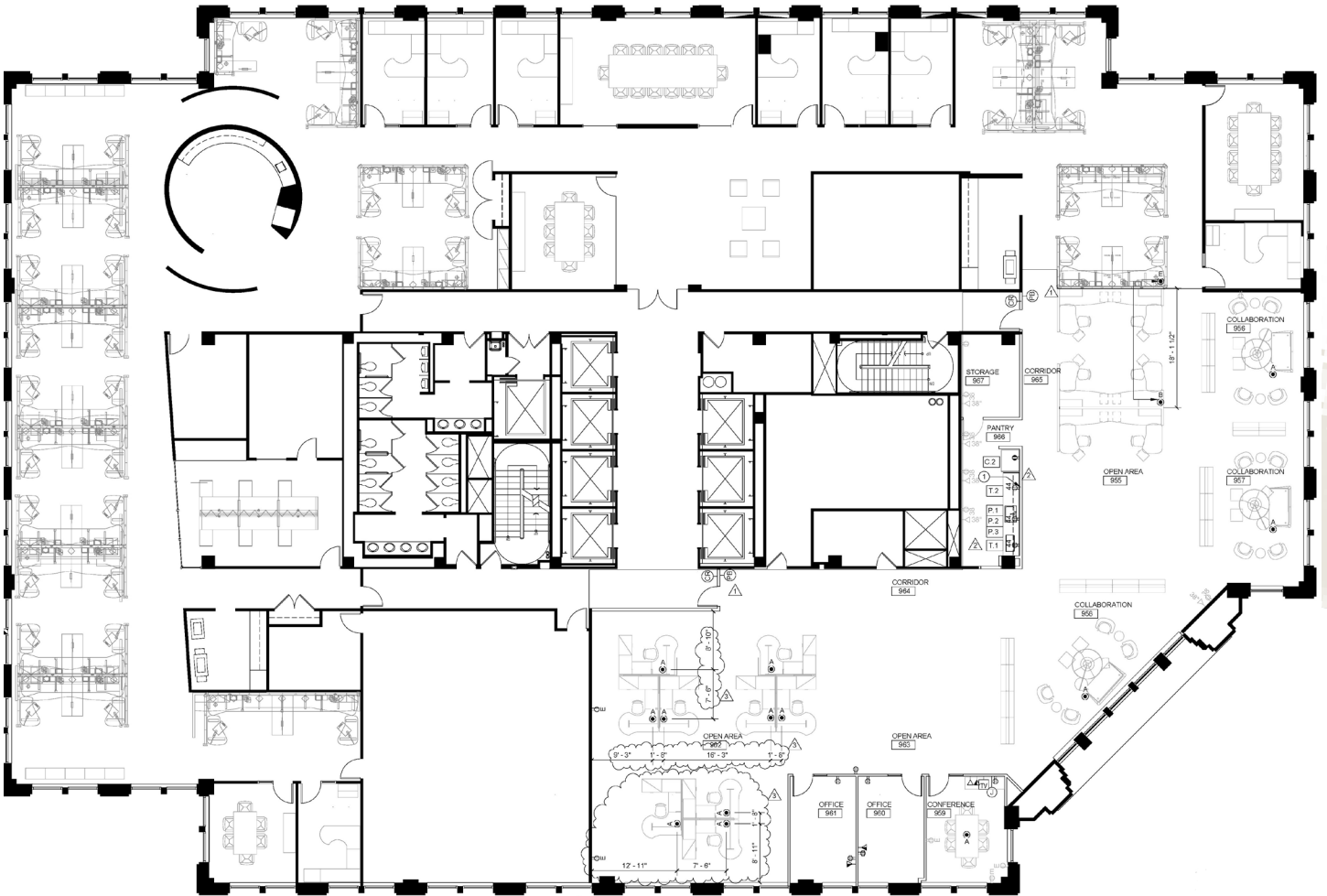


Conference Room Waiting Area

Floor Plans

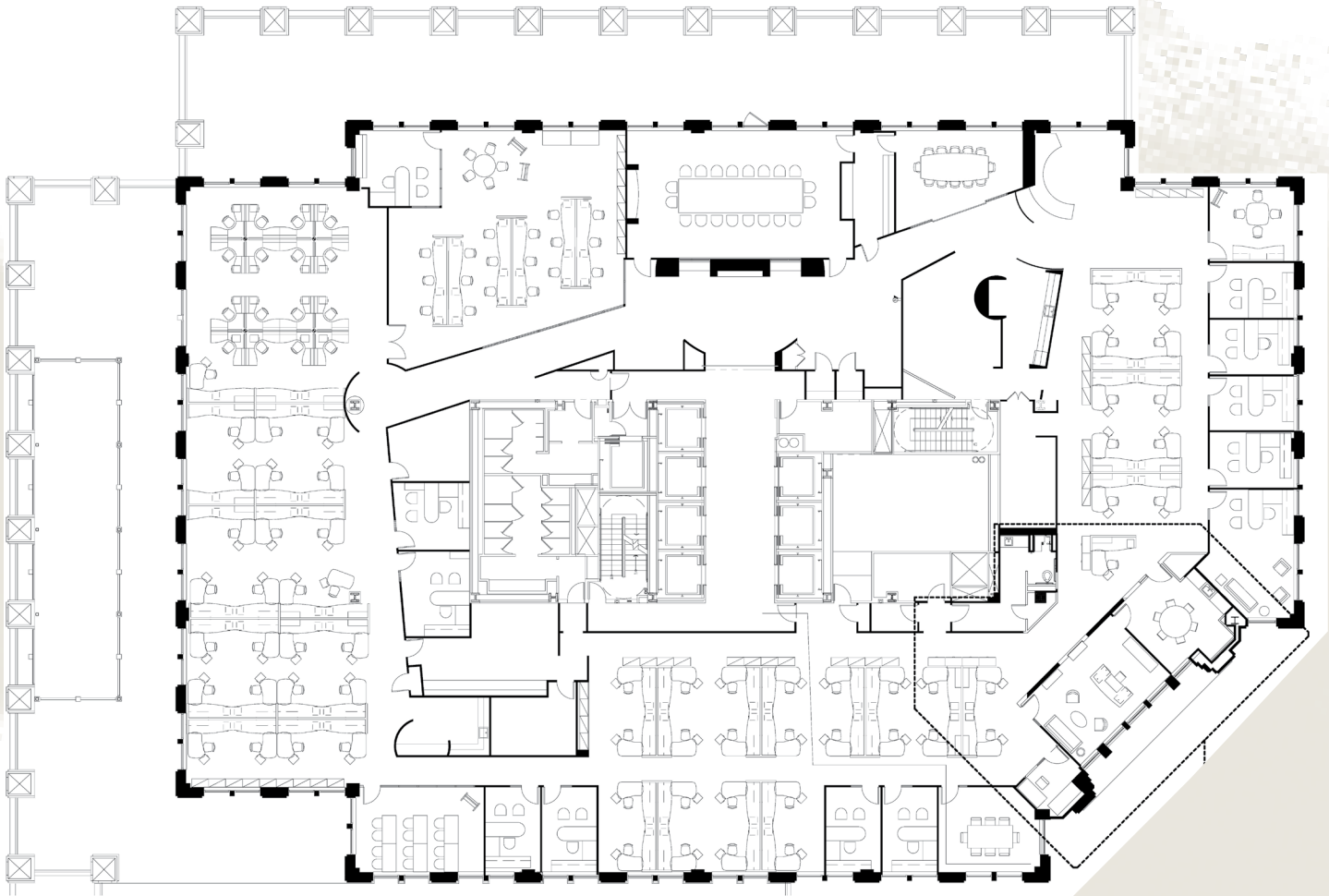
9th Floor

23,500 SF

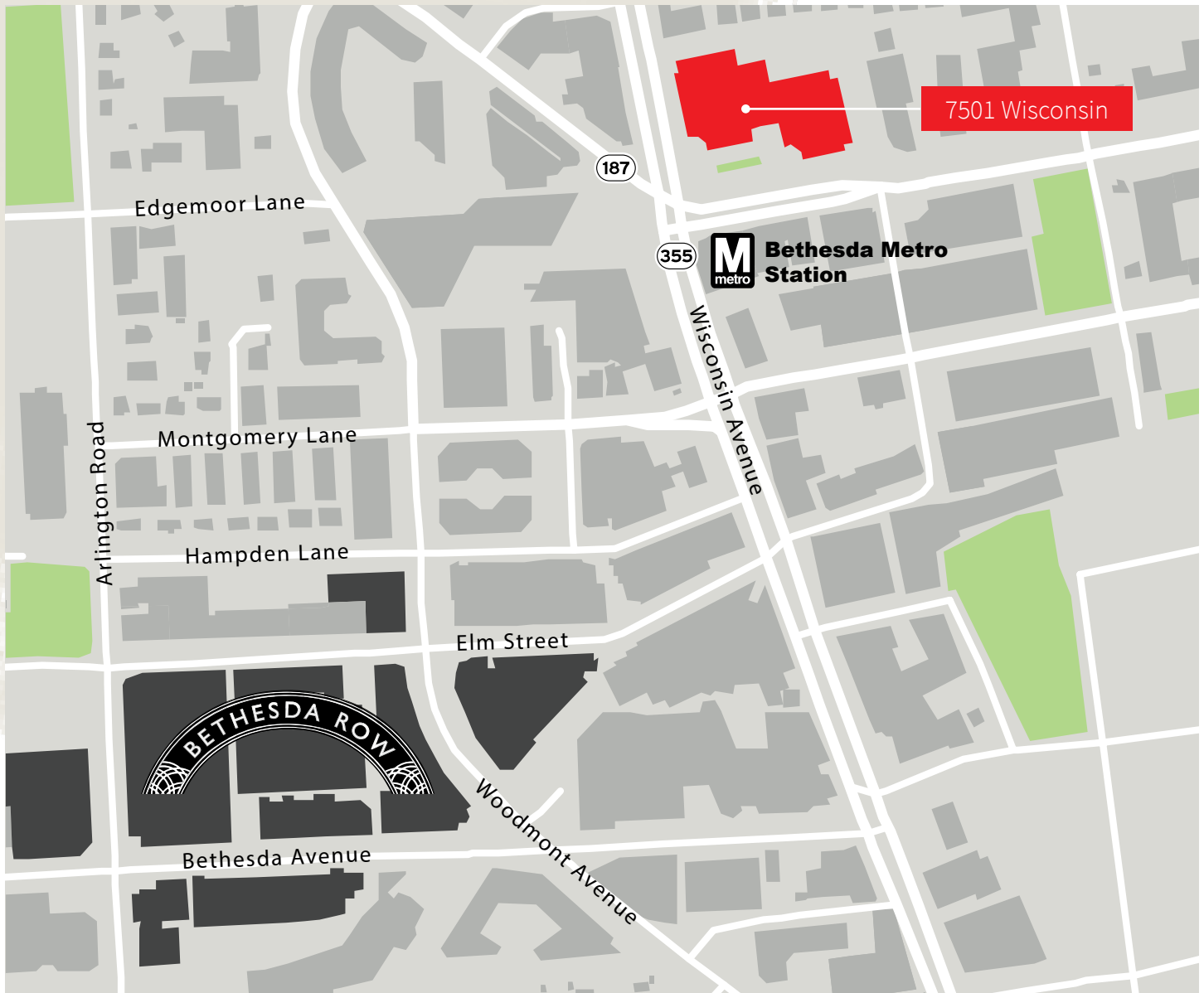


10th Floor

23,500 SF



Location



METRO
0.1 MILES

INTERSTATE 495
2.5 MILES

INTERSTATE 270
2.8 MILES

Washington, DC
7.3 MILES

Bethesda Row

BETHESDA ROW

(7 minute walk)

AMERICAN TAP ROOM
AMAZON BOOKS
APPLE STORE
BETHESDA BAGELS
BONOBOS
CAFE DELUXE
CAVA MEZZE GRILL
DRYBAR
EQUINOX
FISH TACO
FOLLAIN
GEORGETOWN CUPCAKE
GIANT
NDOCHINO
JALEO
JOE & THE JUICE
KAPNOS
LE CREUSET
LE PAIN QUOTIDIEN
LUKE'S LOBSTER
LULULEMON ATHLETICA
MAMMA LUCIA
MODERN MARKET
MON AMI GABI
MUSSEL BAR & GRILLE
NANDO'S PERI-PERI
QUARTERMAINE COFFEE
RAKU
ROOSTERS MEN'S
GROOMING CENTER
SUPER CLEANERS
SWEETGREEN
TANDOORI NIGHTS
UNCLE JULIO'S RIO
GRANDE CAFE



For more information,
please contact:

Bernie McCarthy
Managing Director
+1 301 287 3263
bernie.mccarthy@am.jll.com



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