

Promotional 1st Year Rate of \$20.00/SF

# 7201

**Wisconsin Avenue**

Bethesda, MD

*Spec and build to suit opportunities available immediately  
starting at 1,702 RSF*





# Property Highlights



Directly across the street from the new entrance to the Red and future Purple line Metro Station



Prestigious exterior signage available to full floor tenants



Convenient food service including Panera and Subway on first floor



A short walk to first-class amenities, hotels, premier restaurants and award winning shopping at Bethesda Row



LEED Silver Certified in 2018



Beautifully landscaped plaza with sculpture garden



Covered parking in the Building garage available at a ratio of 1.54/1,000 sf



Electric Car Charging Stations



Common Areas  
4th & 7th renovated 2013  
5th renovated 2015  
6th renovated in 2020



A short walk to the Capital Crescent Trail

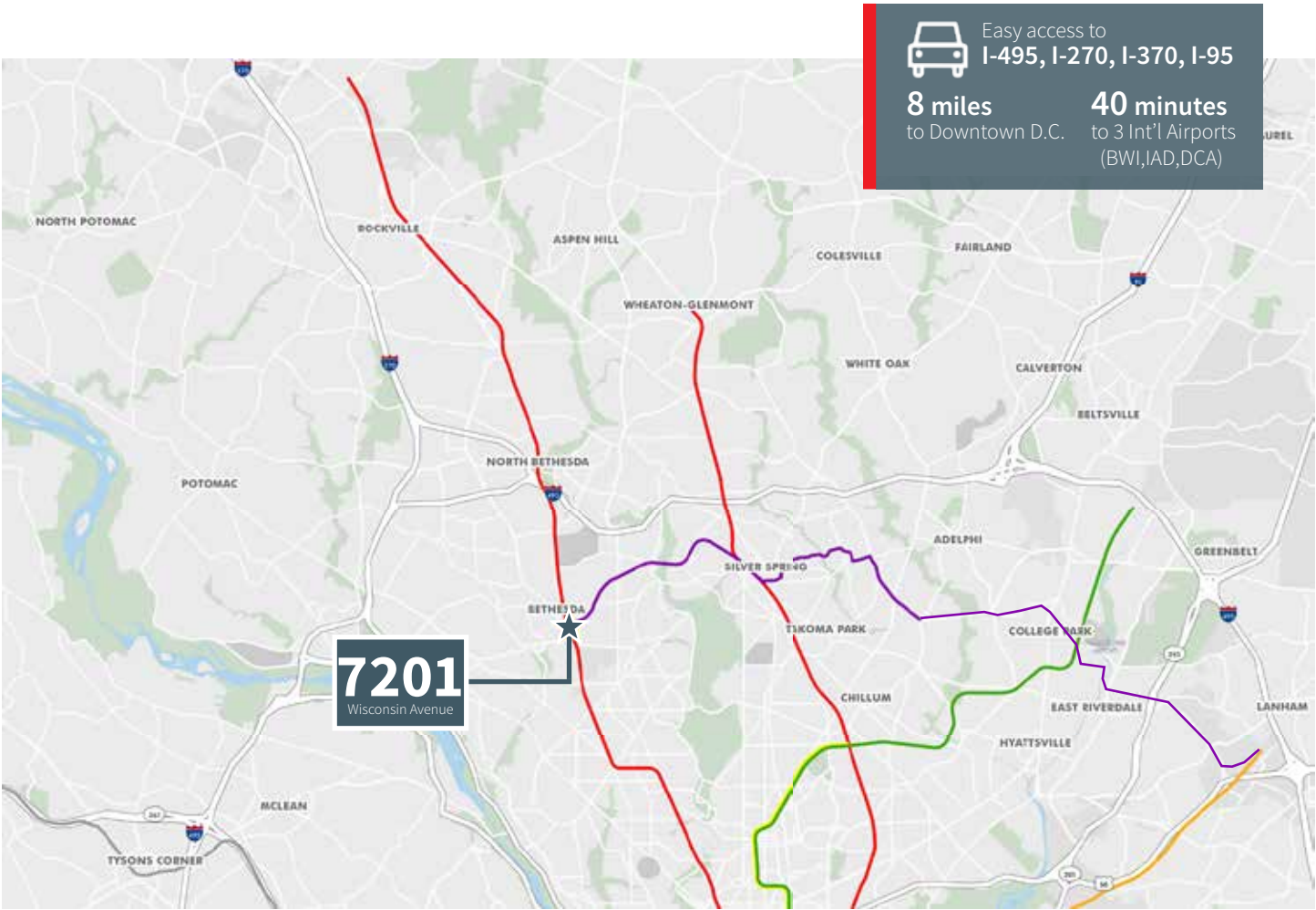


Owned and managed by Guardian Realty



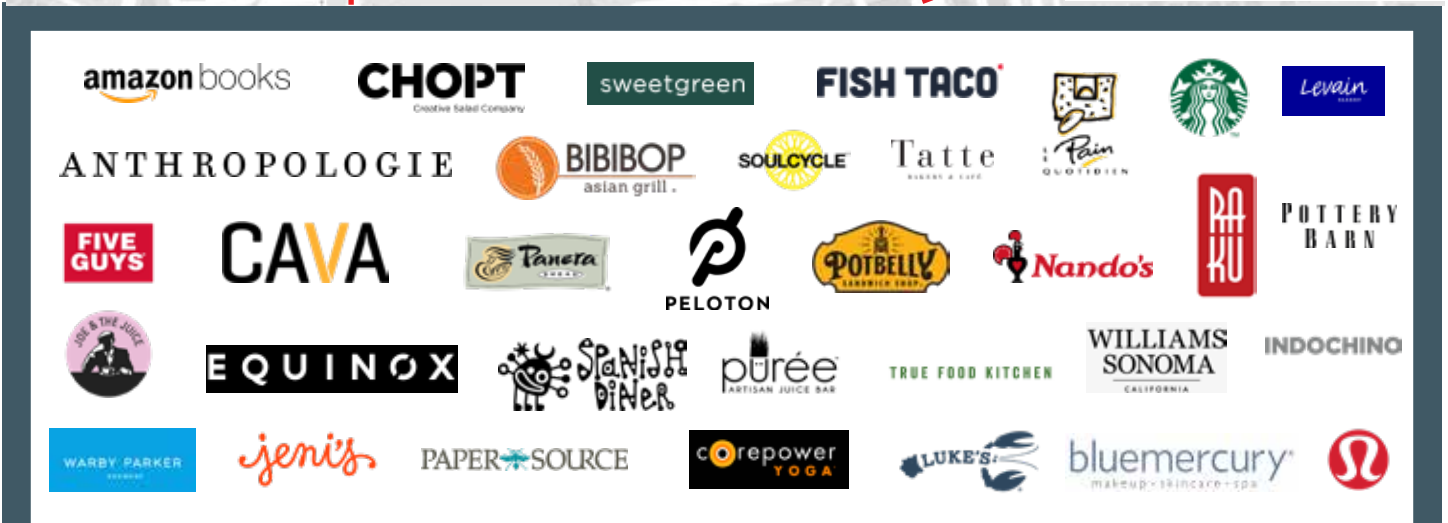
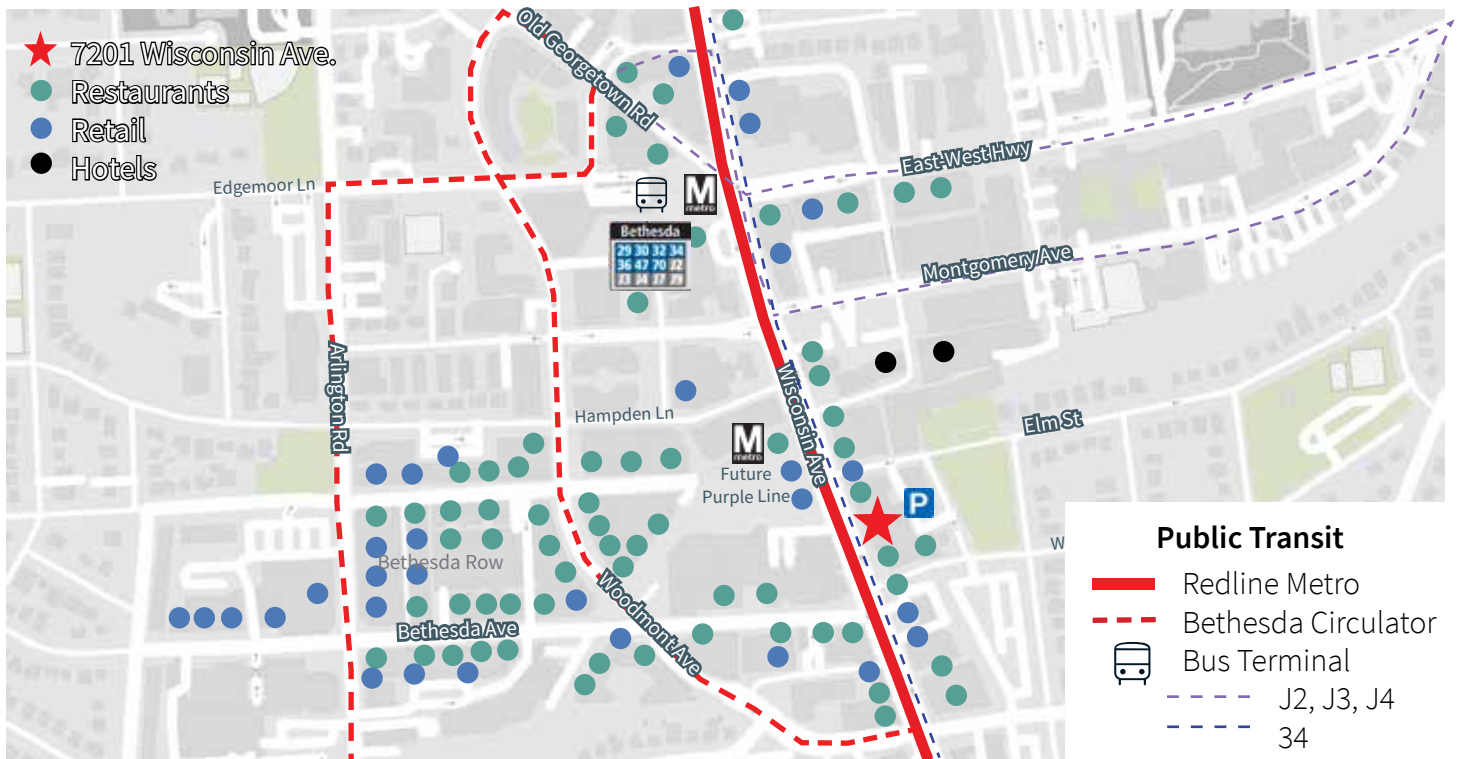
# Location

7201 Wisconsin Avenue | Bethesda, MD





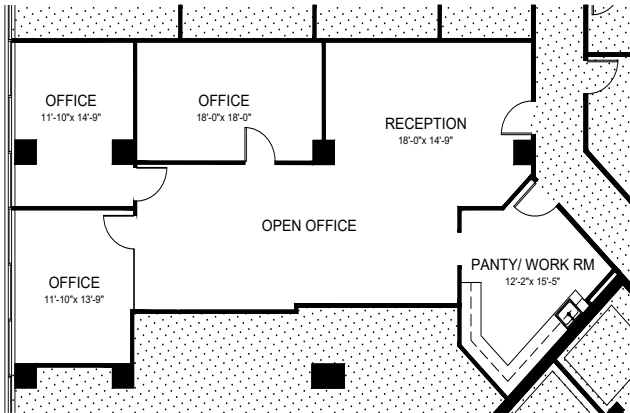
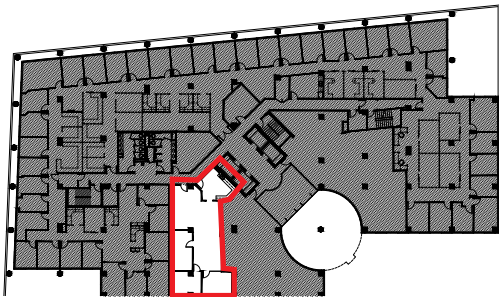
# Nearby Amenities



Space	Rentable Sq. Ft.	Occupancy
SUITE 320	1,702 RSF	Immediate
SUITE 400	10,186 RSF	Immediate
SUITE 480	1,785 RSF	Immediate
SUITE 505	4,938 RSF	Immediate
SUITE 620	1,646 RSF	Immediate
SUITE 630	3,619 RSF	Sept 2023
SUITE 640	2,047 RSF	Sept 2023
SUITE 700*	3,952 RSF	Immediate
SUITE 705*	2,165 RSF	Immediate
SUITE 725*	1,735 RSF	Immediate
SUITE 780*	2,459 RSF	Immediate

 Spec Suite

\* Up to 10,311 RSF contiguous



Spec Suite 320 - 1,702 RSF

# Floor plans

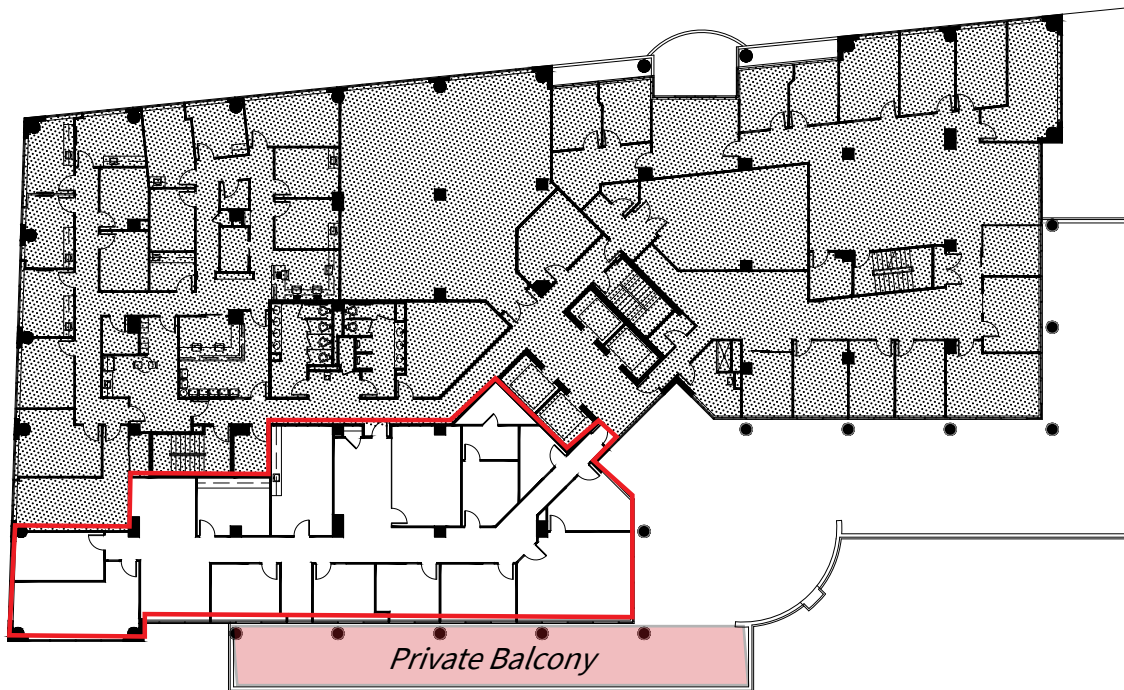
## 4<sup>th</sup> Floor

Suite 480 - 1,785 RSF



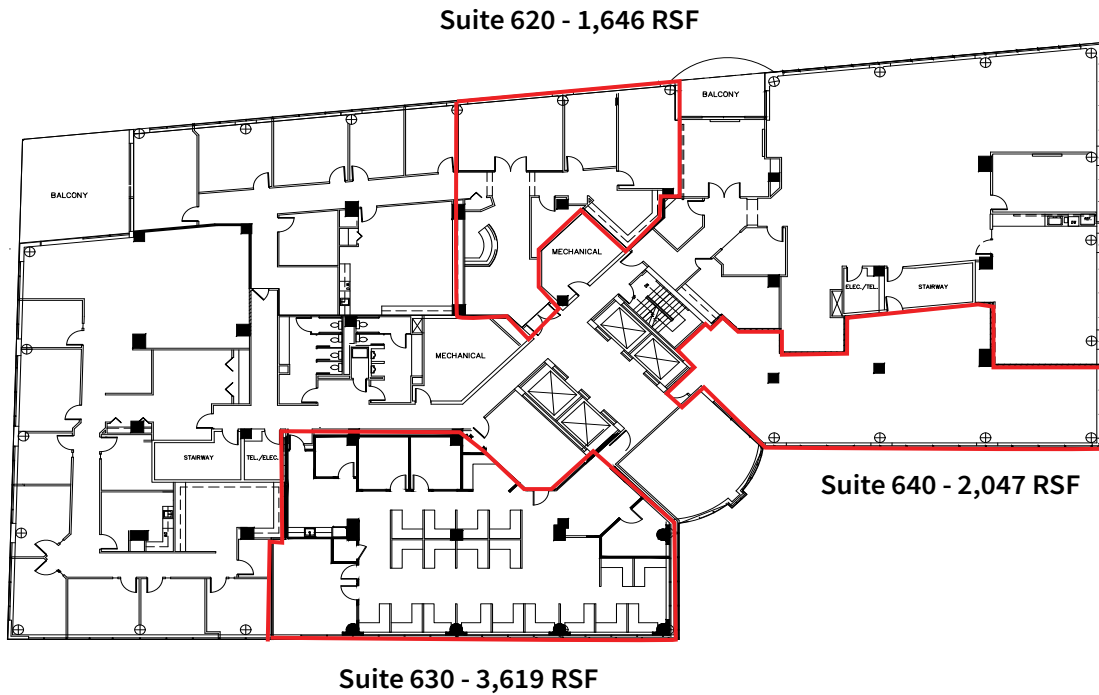
Suite 400 - 10,186 RSF

## 5<sup>th</sup> Floor



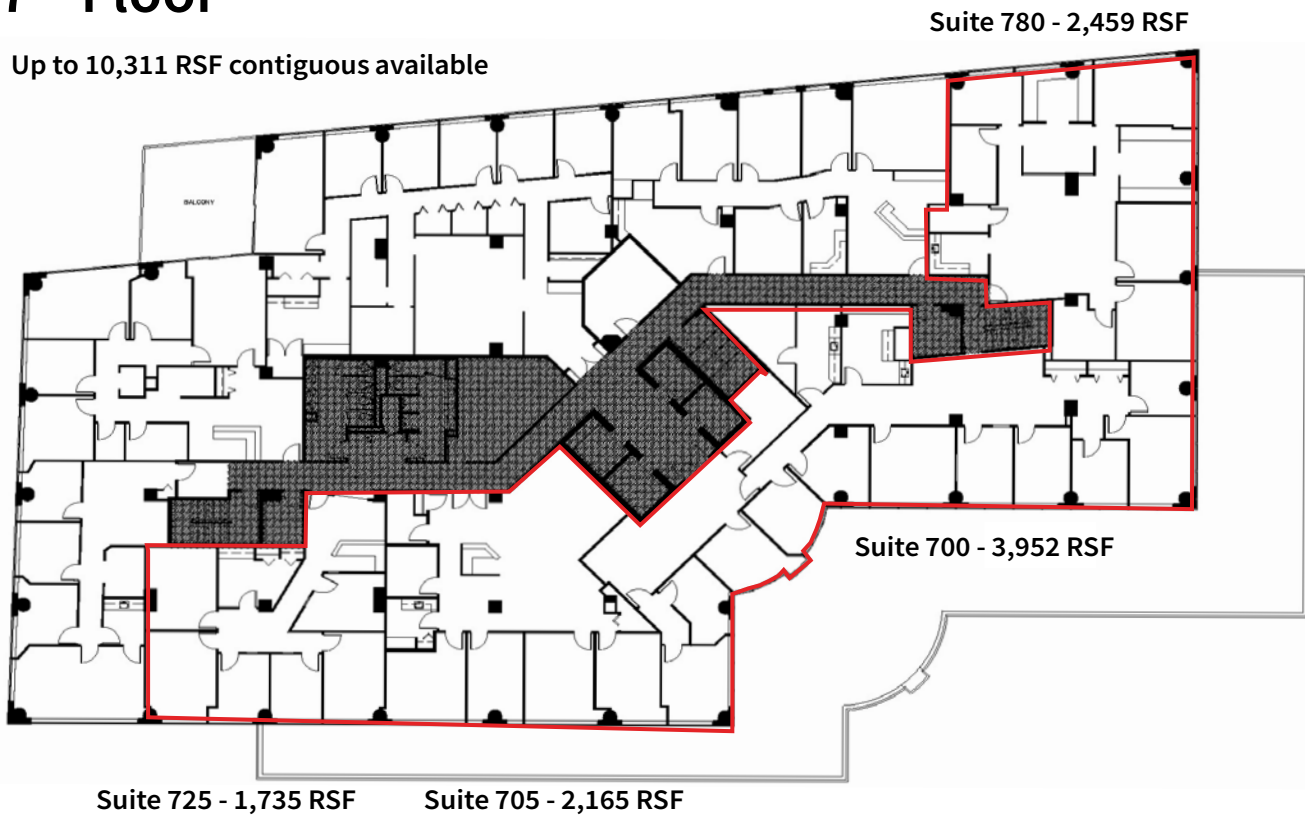
Suite 505 - 4,938 RSF

## 6<sup>th</sup> Floor



## 7<sup>th</sup> Floor

Up to 10,311 RSF contiguous available







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## Wisconsin Avenue

Bethesda, MD

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