



B.F. SAUL
C O M P A N Y



FOR LEASE

BETHESDA, MARYLAND

7501
Wisconsin Avenue

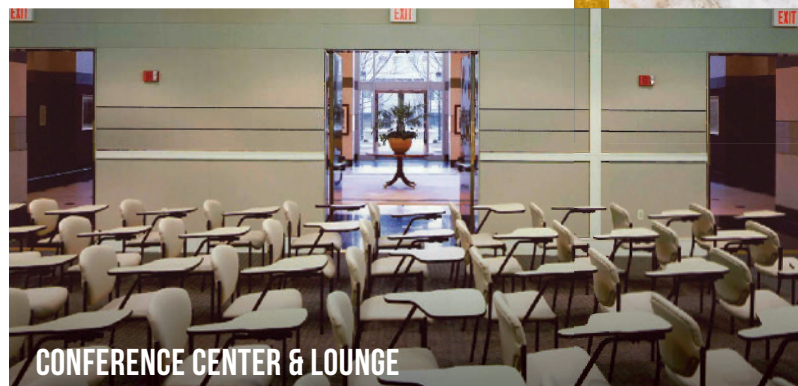




COURTYARD PLAZA ENTRANCE



EAST TOWER LOBBY



CONFERENCE CENTER & LOUNGE



ONSITE CAFÉ INDOOR



OUTDOOR SEATING



OUTDOOR

AN **ICONIC** **LANDMARK** WITH A CLASSIC APPEAL

COURTYARD PLAZA

ALL INCLUSIVE TENANT CAFÉ

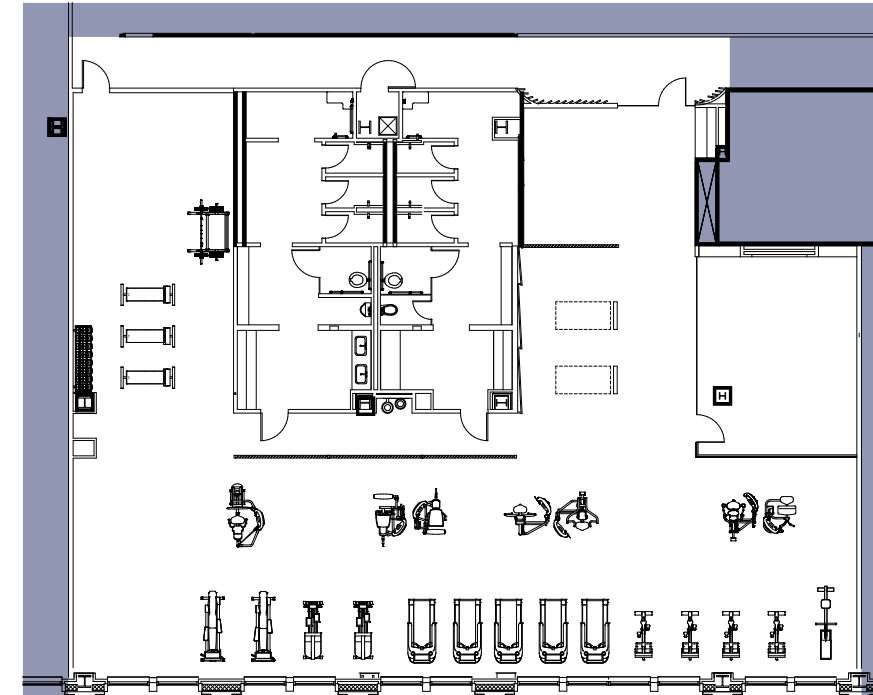
FULL BUILDING EMERGENCY POWER BACK-UP

ONSITE CONVENIENCES:

- Property management & 24-7 security
- Banking services
- Parking garage (2.5/1,000)
- Newly delivered best-in-class fitness facility
- Bike facility with lockers & showers
- Conference center
- 2024 Energy Star rated
- Wired Gold Certification



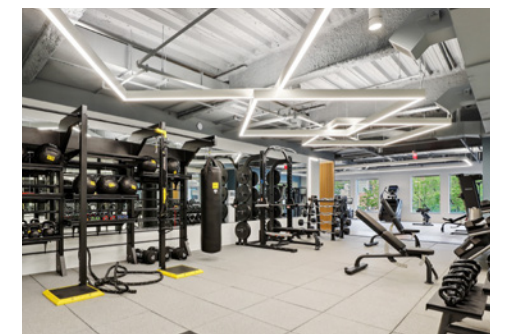
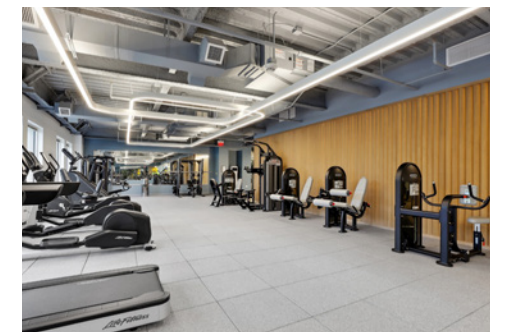
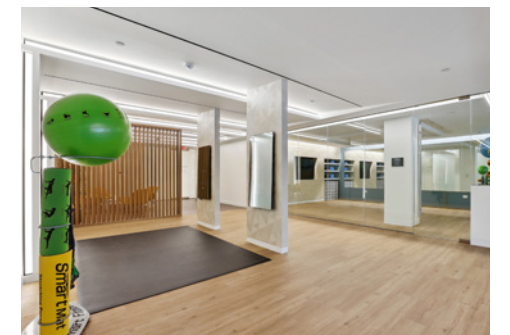
SPACES THAT TURN IT **UP A NOTCH**



STATE-OF-THE-ART

FITNESS CENTER

THIRD FLOOR - 6,300 SF





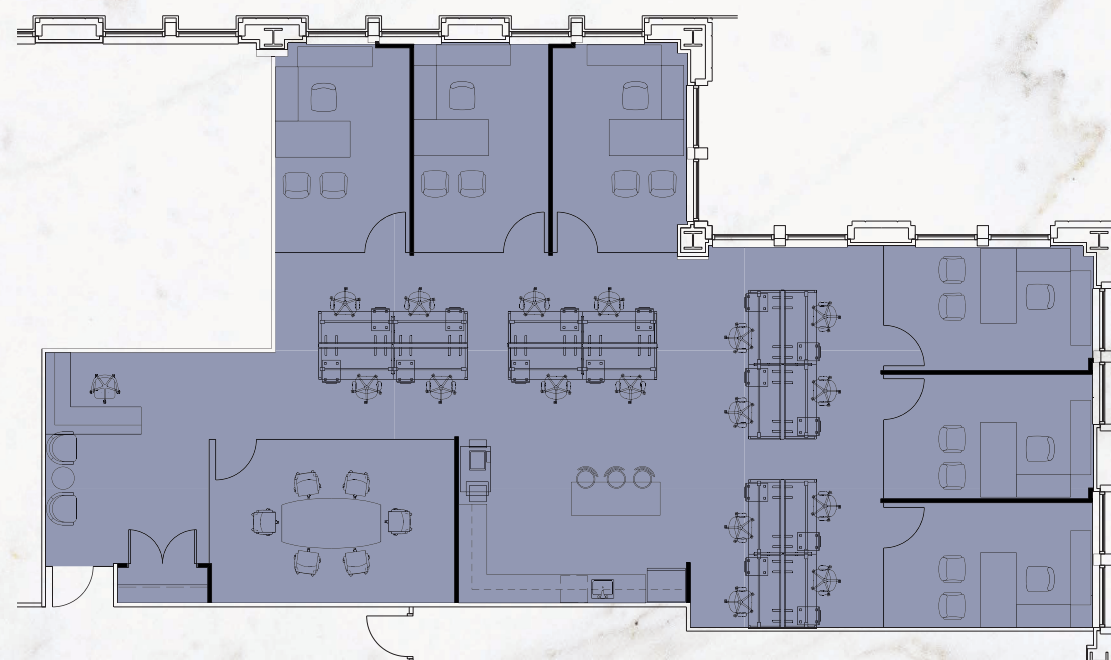
Kitchenette



Reception Area

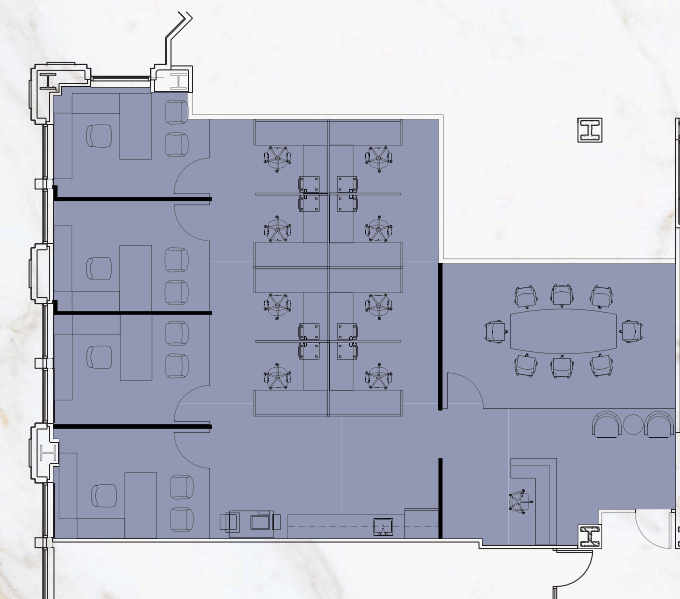
SPACIOUS SPEC SUITES

**EAST TOWER
SUITE 625 - 3,162 SF**



Private Offices

**WEST TOWER
SUITE 760W - 1,963 SF**



LARGEST BLOCK
OF CLASS A SPACE
IN BETHESDA

10TH FLOOR	WEST TOWER	4,672 RSF	IMMEDIATE
7TH FLOOR	WEST TOWER	3,323 RSF	IMMEDIATE
7TH FLOOR	WEST TOWER	1,963 RSF	IMMEDIATE
5TH FLOOR	WEST TOWER	23,711 RSF	IMMEDIATE

9TH FLOOR	EAST TOWER	23,711 SF	IMMEDIATE
8TH FLOOR	EAST TOWER	7,520 RSF	IMMEDIATE
7TH FLOOR	EAST TOWER	14,015 RSF	IMMEDIATE
7TH FLOOR	EAST TOWER	5,149 RSF	IMMEDIATE
7TH FLOOR	EAST TOWER	2,260 RSF	IMMEDIATE
6TH FLOOR	EAST TOWER	13,211 RSF	IMMEDIATE
6TH FLOOR	EAST TOWER	3,162 RSF	FEB 2026



West Tower

East Tower

10th floor | 4,672 RSF

7th floor | 1,963 RSF & 3,323 RSF

5th floor | 23,711 RSF

9th floor | 23,711 SF

8th floor | 7,520 SF

7th floor | 14,015 RSF + 2,260 RSF + 5,149 RSF

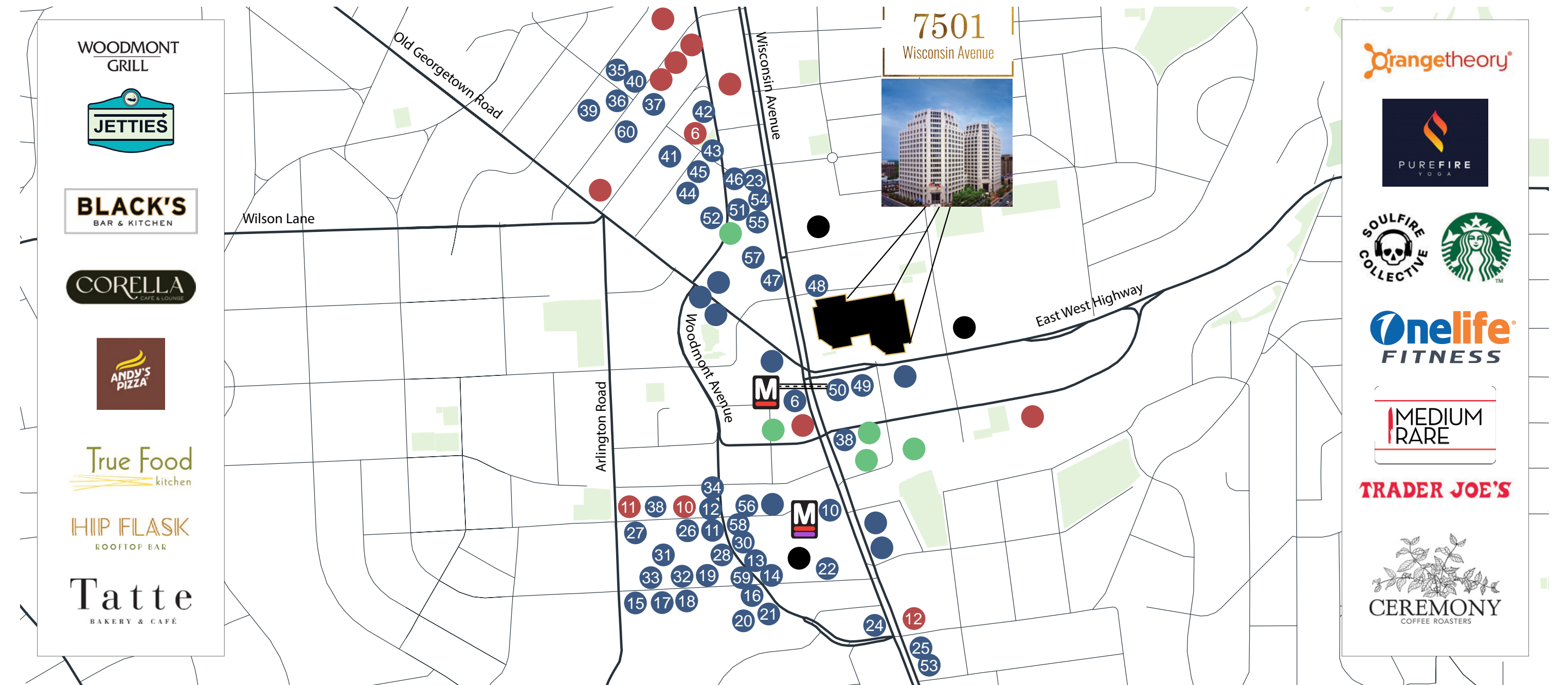
6th floor | 2,016 + 13,211 RSF + 3,162 RSF



URBAN, VIBRANT,
AND JUST OUTSIDE
THE DOOR

7501 WISCONSIN AVENUE IS
LOCATED AMONG DIVERSE
DINING, CHIC BOUTIQUES, AND AN
ARTISTIC AND FUN LIFESTYLE.
THIS SUBURB TO WASHINGTON,
D.C., IS ATTRACTIVE TO ALL AGES
OF RESIDENTS, OFFICE TENANTS,
AND VISITORS ALIKE AND 7501
WISCONSIN IS AT THE CENTER
OF IT ALL. COMMUTER ACCESS
COULDN'T BE EASIER — JUST
STEPS FROM THE METRO RED LINE
STATION AND MINUTES TO I-495
AND I-270.





RESTAURANT

- | | | | |
|---------------------------|-----------------------------|-------------------------------|---------------------------|
| 1. Lidl | 13. Fish Taco | 25. Moby Dick House of Kabob | 37. Olazzo |
| 2. &pizza | 14. Mon Ami Gabi | 26. PLANTA | 38. Corella Café & Lounge |
| 3. Chipotle | 15. Uncle Julio's | 27. Maman | 39. Guardado's |
| 4. Dunkin' Donuts | 16. PAUL | 28. Raku | 40. Barrel & Crow |
| 5. Q by Peter Chang | 17. Georgetown Cupcake | 29. Luke's Lobster | 41. Casa Oaxaca |
| 6. Starbucks | 18. CAVA | 30. Joe & The Juice | 42. Dog Haus |
| 7. Subway | 19. Bethesda Bagels | 31. Hawkers Asian Street Food | 43. Jettie's |
| 8. Panera Bread | 20. Chopt Creative Salad Co | 32. Sweetgreen | 44. Medium Rare |
| 9. Tropical Smoothie Cafe | 21. Silver | 33. Poké Dojo | 45. Anthony's |
| 10. Tatte Bakery & Cafe | 22. World of Beer | 34. The Salt Line | 46. Tastee Diner |
| 11. Matchbox | 23. Smoothie King | 35. Bacchus of Lebanon | 47. Bethesda Deli |
| 12. Chiko | 24. True Food Kitchen | 36. Tommy Joe's | 48. Bite of Asia |

- | |
|-----------------------------|
| 49. Andy's Pizza |
| 50. Ceremony Coffee |
| 51. Woodmont Grill |
| 52. Black's Kitchen and Bar |
| 53. Don Pollo |
| 54. Trader Joe's |
| 55. Hip Flask |
| 56. Potbelly |
| 57. Original Pancake House |
| 58. Spanish Diner |
| 59. Terrain Cafe |
| 60. Gringos & Mariachis |

GYM

- | |
|-------------------------|
| 1. Crossfit Bethesda |
| 2. Urban Boxing |
| 3. Barre 3 |
| 4. Orangetheory Fitness |
| 5. IGNITE Good Health |
| 6. PureFire Yoga |
| 7. SoulFire Collective |
| 8. OneLife Fitness |
| 9. Ultimate Performance |
| 10. Equinox |
| 11. SoulCycle |
| 12. [Solid core] |

HOTEL

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|-------------------------------|
| 1. Residence Inn |
| 2. AC Hotel |
| 3. Hyatt Regency |
| 4. Hilton Garden Inn |
| 5. Marriott Downtown Bethesda |

THEATER

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|--|
| 1. Landmark Bethesda - Bethesda Theater |
| 2. Round House Theater |
| 3. Landmark Bethesda - Bethesda Row Cinema |

TRANSIT TRAIN

- | | |
|-----------------------------|--------------------------------|
| Redline Entrance | Underground Pedestrian Walkway |
| Redline/ Future Purple Line | |

7501

Wisconsin Avenue

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