7101 WISCONSIN AVENUE

BETHESDA, MARYLAND

DONOHOE
Integrity and Vision Since 1884

USAA® REAL ESTATE

LEASING CONTACTS:

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STYLISH.
MODERN.
CONVENIENT.

7101 WISCONSIN AVENUE

IDEAL LOCATION

- In the heart of Bethesda's Live-Work-Play environment
- Walking distance to existing and future Metro stops
- Abundant parking within and surrounding the building
- Short drive to Washington, DC, I-495 and I-270
- Convenient to Bethesda Row restaurants and shopping
- WalkScore of 99 and MobilityScore of 93

MODERN CLASS A BUILDING

- $10 million renovation in 2015
- Refreshed lobby with a TransitScreen display
- WiredScore Silver WiFi connectivity
- State-of-the-art fitness center
- Tenant lounge coming soon
- Contemporary prebuilt suites up to 3,500 square feet

SUPERIOR MANAGEMENT

- Donohoe Real Estate Services skilled building management personnel located on site
- 135+ years of experience owning, operating and managing office in the DC market
- IMPAK exclusive tenant amenity

MAJOR HIGHWAYS - 2.8 MILES
BETHESDA METRO
M metro
BETHESDA SOUTH METRO
M metro
BETHESDA ROW
7101 WISCONSIN AVENUE
CAPITAL BIKE SHARE DOCK
DC LINE - 1.5 MILES

IDEAL LOCATION

- Walking distance to Bethesda Metro Red line station and future Bethesda South Metro station with Red and Purple line Metro access
- Private covered parking garage available onsite and two adjacent Montgomery County public parking lots with 300 metered spaces
- A short stroll to premium dining and shopping at Bethesda Row and Woodmont Triangle
- Accessible to multiple Capital Bikeshare docks
- Minutes from the Capital Crescent Trail

METRO STATIONS

- Bethesda Metro (0.5 mile)
- Bethesda South Metro (0.3 mile)
- Future Purple and Red Line Metro access (0.3 miles)

MAJOR HIGHWAYS

- I-495 / I-270 (2.8 miles)
- I-95 North via I-495 East (10 miles)
- I-95 South via I-495 West (24 miles)

AIRPORTS

- BWI - Baltimore Washington International Thurgood Marshall (34 miles)
- DCA - Ronald Reagan Washington National (21 miles)
- IAD - Washington Dulles International (24 miles)

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MODERN CLASS A BUILDING

SIZE
230,904 SF

STORIES
Fourteen floors

TYPICAL FLOOR PLATE
22,655 SF efficient and flexible

CEILING HEIGHT
8' 6"

SLAB-TO-SLAB HEIGHT
10' 1"

ELEVATOR CABS
Three passenger elevators (3,000lb)
One freight elevator (3,500lb)

PARKING RATIO
1.8:1,000

HVAC SYSTEM
Perimeter console heat pumps with central AHU with two BAC 600 ton cooling towers

SECURITY
Security card key system with 24-hour monitoring
Concierge on duty Monday–Friday 7am–7pm

ELECTRICAL
125kva diesel emergency generator for elements of fire and life safety

SUSTAINABILITY
Energy Star certified

CONNECTIVITY
WiredScore Certified Silver

YEAR BUILT/ RENOVATED
1976/2015

TYPICAL FLOORPLAN

ONSITE MANAGEMENT BY:

Donohoe Real Estate Services
7101 Wisconsin Avenue, Suite 700`
Bethesda, MD 20814
202.333.0880
LEARN MORE AT donohoe.com/RealEstate

DONOHOE
Integrity and Vision Since 1884

BEST IN CLASS AMENITIES

- Renovated contemporary lobby featuring dedicated seating area and media wall
- Lobby attendant service from 7am to 7pm
- Conference center with up to 40 seats, 76" presentation screen, WiFi connectivity and online reservation system
- Common area WiFi connectivity – one of Maryland's first WiredScore Silver certified buildings
- Secure enclosed bike parking with key fob access
- State-of-the-art fitness center
- TransitScreen display offering real-time, multi-modal public transportation updates for Metro, Uber, Capital Bikeshare and more
- Cozy Café serving breakfast, lunch and catering needs within the building
- Solidcore boutique fitness studio on the lobby level
- For Eyes eyewear & optometrist on the street level
- Storage rooms available on the lower level
- Coming Soon: Tenant lounge

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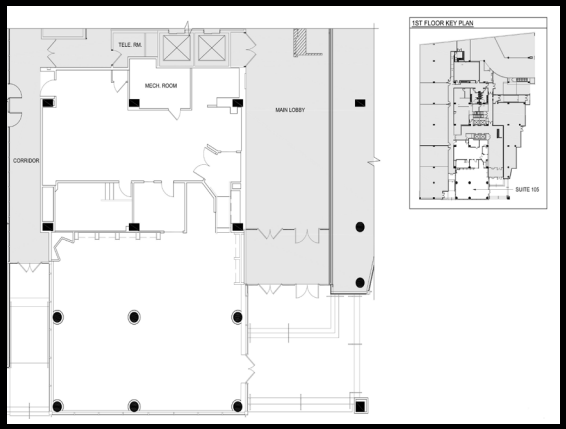
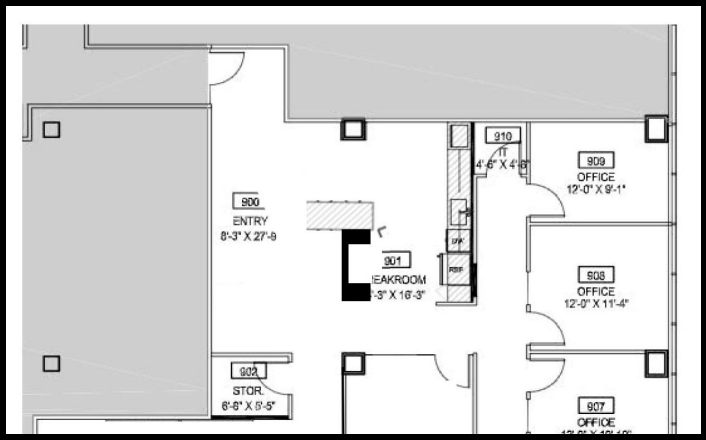
AVAILABILITY

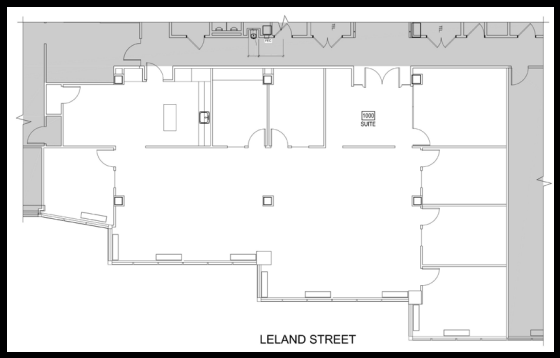
SUITE 105
4,221 square feet
RETAIL



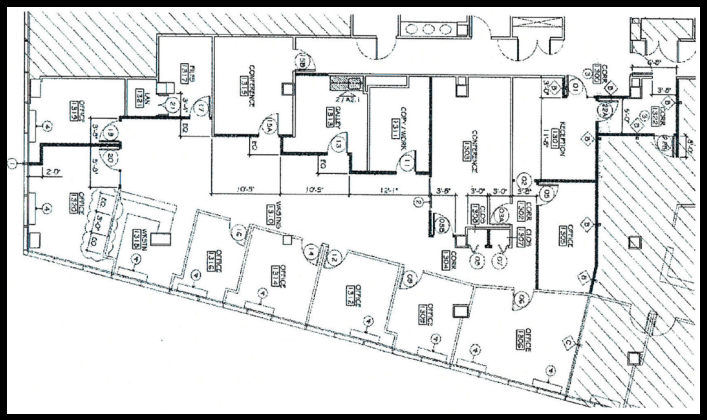
SUITE 990
3,421 square feet
OFFICE



SUITES 1000, 1011, 1012, & 1050
3,048-16,991 square feet
OFFICE



SUITE 1301
4,046 square feet
OFFICE



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