

7235 WISCONSIN AVENUE

BETHESDA, MD

PRIME CORNER LOCATION

- Adjacent to Purple and Red Metro Lines
- Prominent Signage for full Building Tenant



CONVENIENT ACCESS TO PURPLE & RED LINE



Woodmont Ave

Hampden Lane

Elm St

Bethesda Ave

Arlington Road

Woodmont Ave

Elm St

Wisconsin Ave

7235 WISCONSIN AVENUE



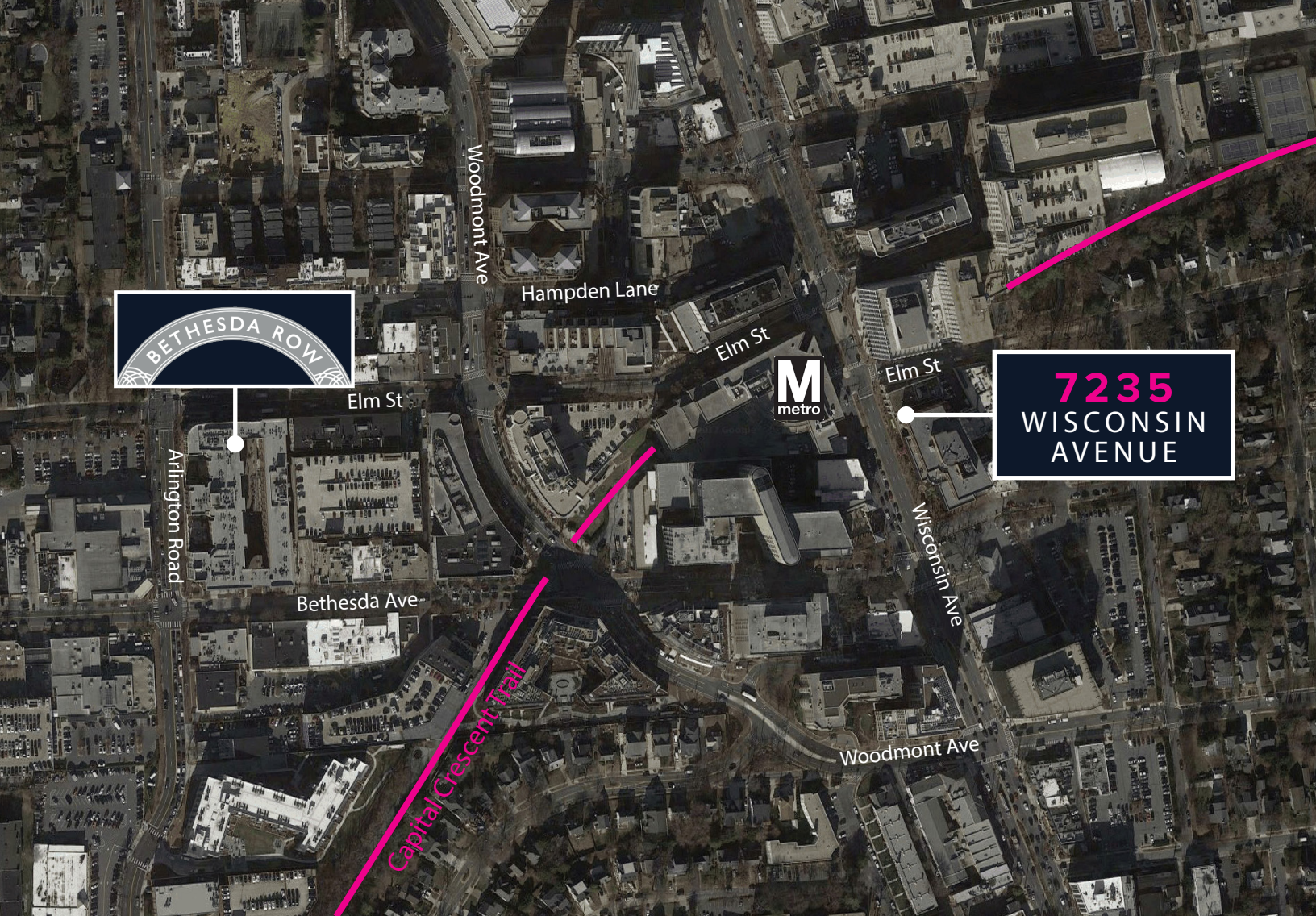
BUILDING HIGHLIGHTS



- Full building opportunity for 21,260 SF user
- Full floor opportunity for 4,500 - 5,500 SF users
- Covered parking available at 7201 Wisconsin Avenue
- Additional parking available Strategically located adjacent to two Montgomery County surface parking lots consisting of 316 parking spaces
- Directly across from the Red and Purple Line Metro Station
- Owned and managed by Guardian Realty



- Within walking distance of:
- Hyatt Regency Hotel
 - Capital Crescent Trail - 11 mile long running and biking trail
 - Bethesda Row – 500,000+ SF Urban Mixed-Use development which features an abundance of high-end restaurants, fast-casual food operators, and shopping option

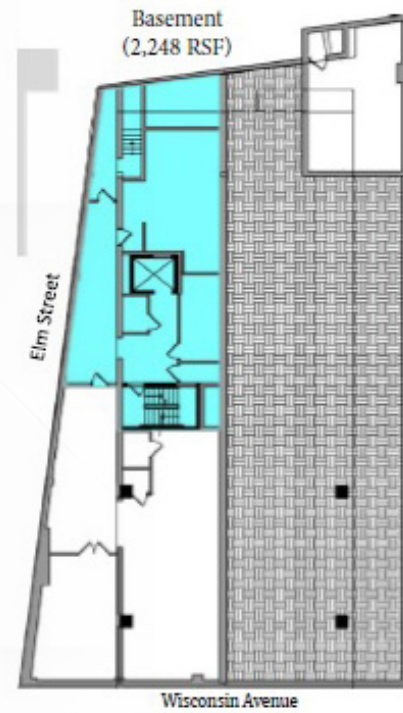
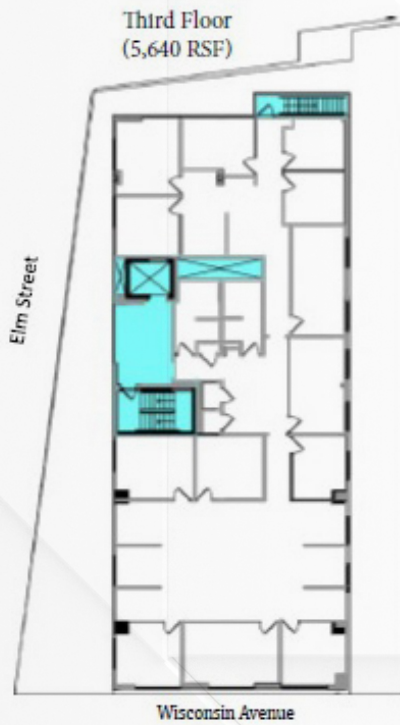
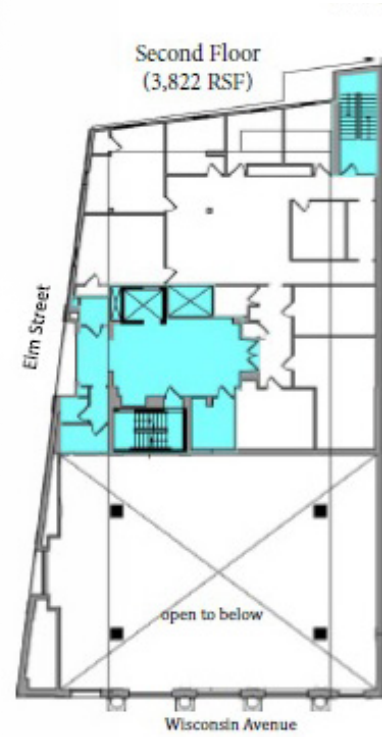


NEARBY AMENITIES



The UPS Store®





7235
WISCONSIN
AVENUE

FOR MORE INFORMATION,
PLEASE CONTACT

ANDREW M. COLE

+1 301 215 4120

andy.cole@cbre.com

ANDREW M. THAU

+1 301 215 4128

andrew.thau@cbre.com

© 2018 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. PMStudio_January2019

CBRE

