

# 7201 WISCONSIN AVE

Bethesda, MD

37,943 SF  
OF CONTIGUOUS  
SPACE AVAILABLE



# PROPERTY HIGHLIGHTS

- Landscaped plaza with a sculpture garden
- First floor retail tenants include: Panera, Subway, and Modell's Sporting Goods
- Covered parking available at a ratio of 1.54/1,000 RSF at \$140.00/space/month
- 5th floor balcony available to all tenants and 3rd floor private balconies
- Owned and managed by Guardian Realty
- Directly across from red and purple line Metro Station
- 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 options

## CURRENT VACANCIES

2nd Floor	21,752 SF	September 2021
3rd Floor	1,674 SF	
3rd Floor	16,191 SF	September 2021
4th Floor	1,756 SF	
5th Floor	7,156 SF	September 2021
7th Floor	2,165 SF	
7th Floor	2,459 SF	September 2020

## EASE OF ACCESS



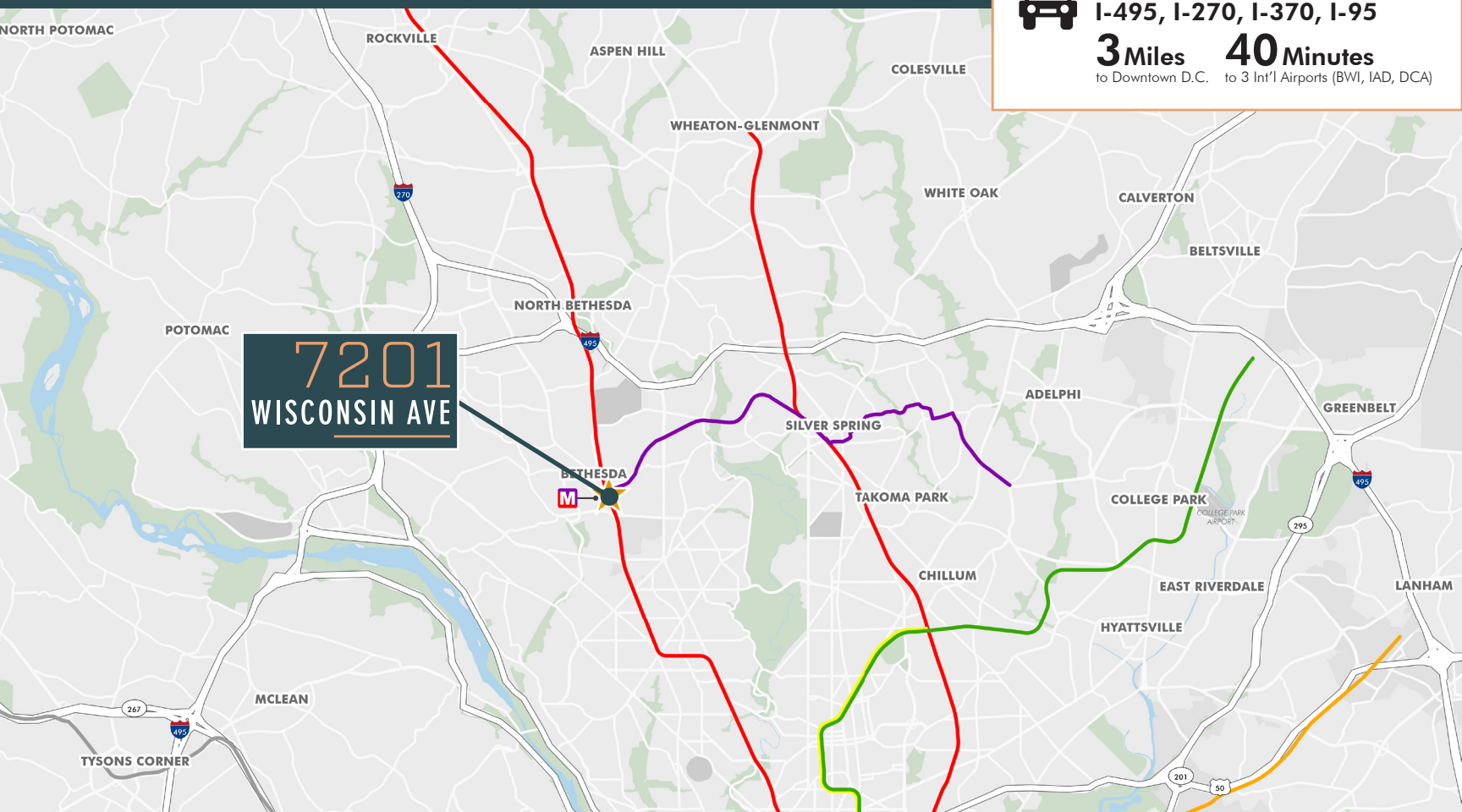
**20 Minutes**  
to Downtown D.C.  
via Farragut West

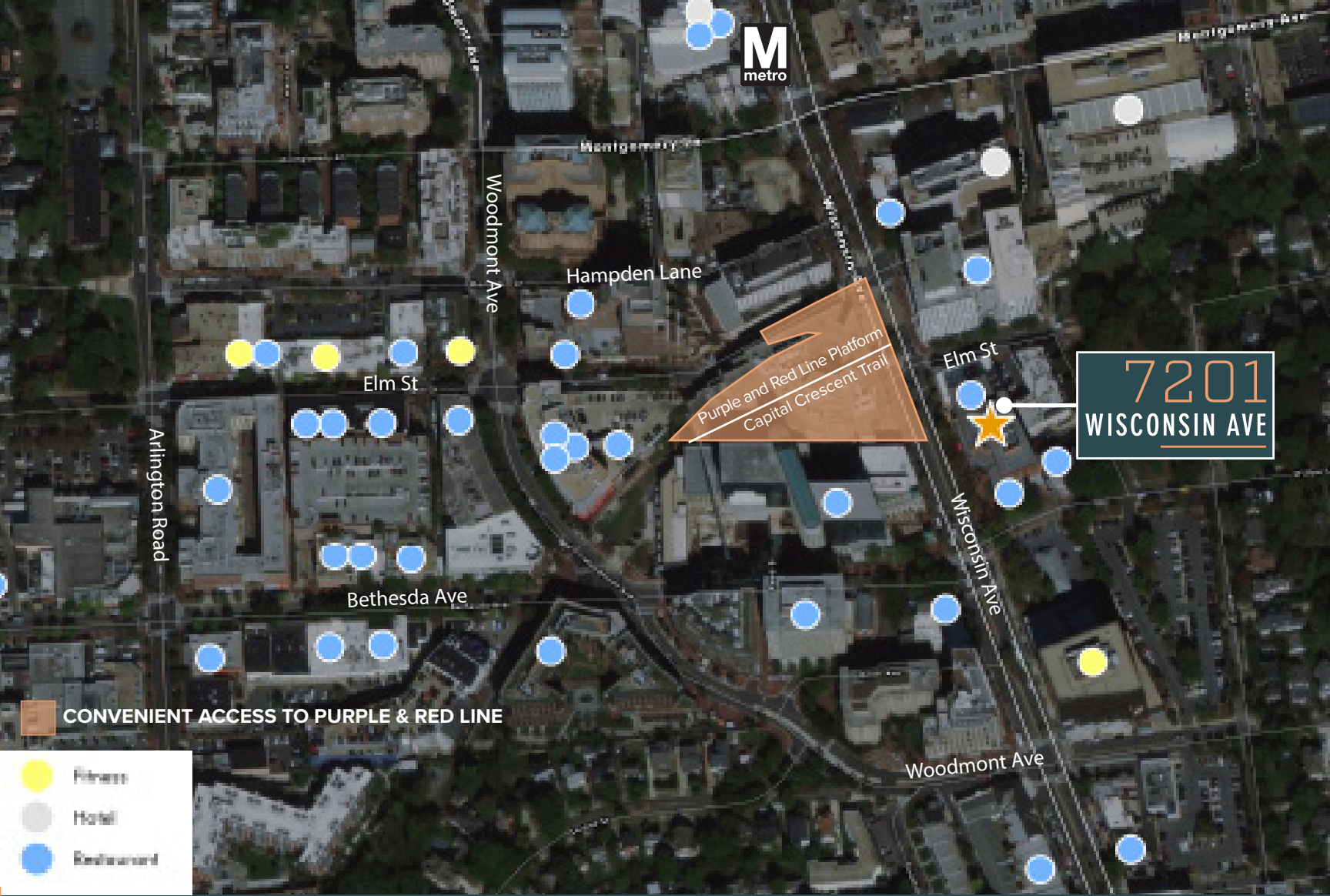
**25 Minutes**  
to Shady Grove  
(Metro station)



Access To  
**I-495, I-270, I-370, I-95**




**3 Miles** to Downtown D.C. **40 Minutes** to 3 Int'l Airports (BWI, IAD, DCA)





**7201**  
**WISCONSIN AVE**

CONVENIENT ACCESS TO PURPLE & RED LINE

-  Fitness
-  Hotel
-  Restaurant

## NEARBY AMENITIES



 <b>MODERN market</b> FARM FRESH EATERIES	 <b>DOLCEZZA</b> GELATO & COFFEE est. 2004		 <b>JALEO</b> BY JOSÉ ANDRÉS		
					
					
					
					
					

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**CBRE**

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