

FOR SALE

7514 WISCONSIN AVE

BETHESDA, MD

Transwestern, as the exclusive representative for the owner, is pleased to present the fee simple interest in 7514 Wisconsin Avenue, a boutique office building located adjacent to the Bethesda metro station.

PROPERTY AT-A-GLANCE

ADDRESS	7514 Wisconsin Avenue Bethesda, MD 20814
RENTABLE AREA	19,099 SF
EXISTING HEIGHT	5 floors (60 feet)
PERMITTED HEIGHT	290 feet
TYPICAL FLOOR PLATE	+/- 3,800 SF
YEAR BUILT/RENOVATED	1987/2013
OCCUPANCY	94%
WALT	4.3 years
DEBT	Offered Free and Clear



INVESTMENT

STABLE IN-PLACE INCOME

- 94% leased to six tenants
- WALT of 4.3 years

OPPORTUNITY TO PUSH RETAIL RENTS

- In-place retail leases are 24% below market rates
- Rents are poised to spike with 3,500+ Marriott HQ workers just a block away
- 50% of retail space roll coincides with HQ opening

REDEVELOPMENT POTENTIAL

- Current zoning allows for a maximum building height of 290'
- Assemblage of adjacent buildings - Sun Trust building currently for sale

BOUTIQUE USER OPPORTUNITY

- Opportunity to own and occupy a building
- Signage available to create personalized branding
- Secure access available

LOCATION

HIGH VISIBILITY LOCATION WITH UNRIVALED CONNECTIVITY

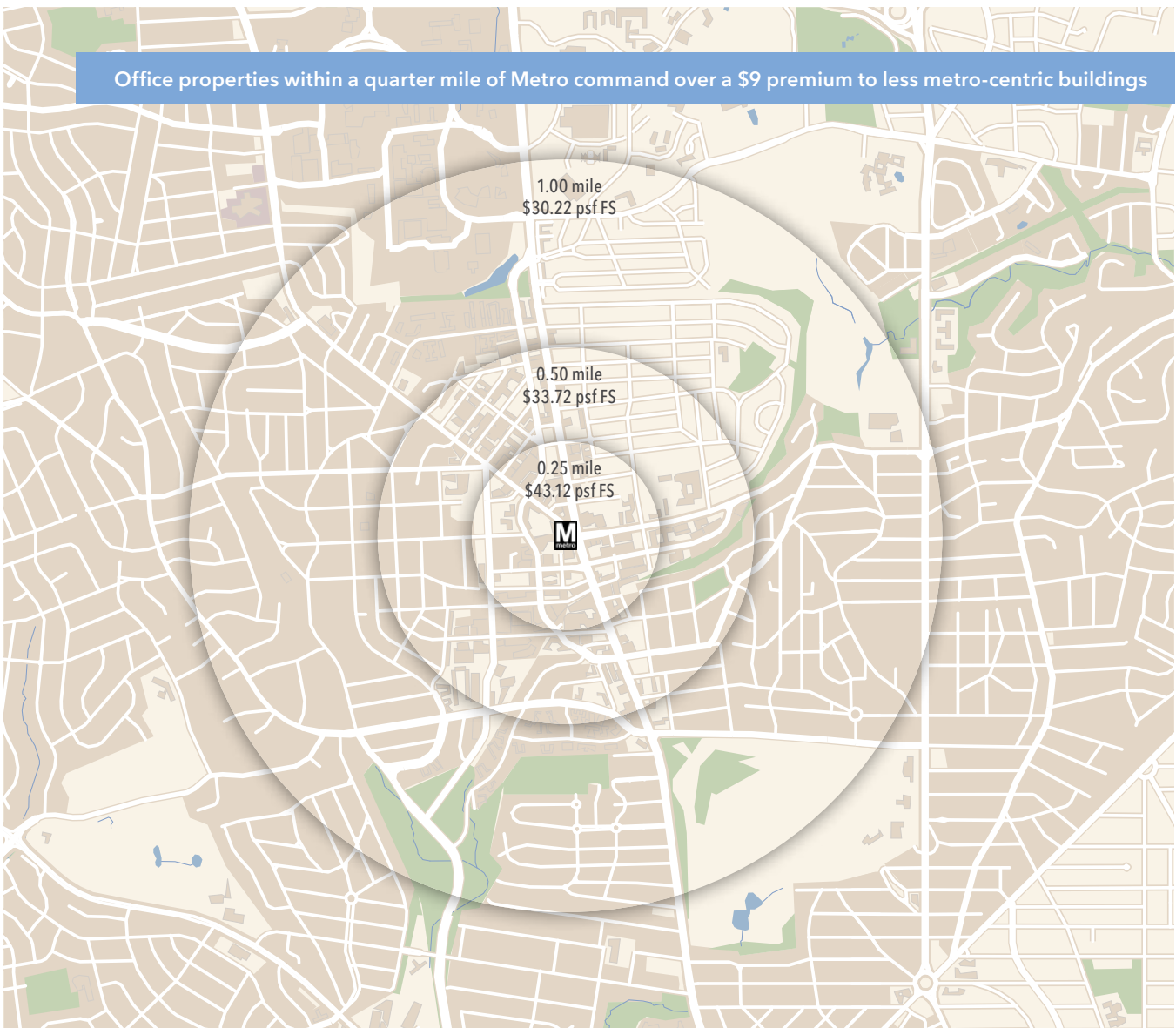
- Exposure to 35,670 VPD on Wisconsin Avenue and 35,850 VPD on Old Georgetown Road
- Across from the Bethesda Red Line Metro Station
- New Purple Line will provide direct connectivity with Silver Spring
- Direct access to downtown Washington, DC via Wisconsin and Connecticut Avenues

NEW CONSTRUCTION ADDING TO VIBRANCY BY ATTRACTING NEW TENANTS, RESIDENTS, AND VISITORS

- Over 3.7 million SF of Office and Residential product under construction
- 4.3 million SF of proposed projects in the pipeline
- Marriott HQ to bring 3,500 employees to the area in addition to a 230-room flagship hotel

ABUNDANT AMENITY BASE

- Proximate to renowned retail and dining options including Woodmont Triangle and Bethesda Row
- Three grocery stores within a mile of the Property



STRONG DEMOGRAPHICS
Average household income of \$218,399, more than three times the national average.

EDUCATED LABOR POOL
Over 80% of the population holds bachelor's degrees or higher.

EXCELLENT EDUCATION OPTIONS
Public and private schools consistently rank as some of the best in the country

WOODMONT TRIANGLE
160 stores, restaurants, & bars

Old Georgetown Road | 35,850 VPD

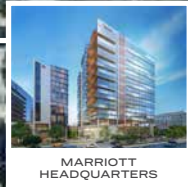
Woodmont Avenue



THE BETHESDAN HOTEL



7900 WISCONSIN AVENUE



MARRIOTT HEADQUARTERS

Wisconsin Avenue | 35,670 VPD

★ 7514 WISCONSIN AVENUE

East-West Highway



MAIZON BETHESDA



AVOCET TOWER & AC HOTEL



BETHESDA ROW
60 stores & restaurants



M metro
MOT
MARYLAND DEPARTMENT OF TRANSPORTATION
MARYLAND TRANSIT ADMINISTRATION
Purple Line



THE WILSON & THE ELM

Wisconsin Avenue | 35,670 VPD



BUILDING

**BOUTIQUE STYLE ASSET WITH MODERN UPGRADES;
OVER \$600,000 IN IMPROVEMENTS SINCE 2013**

- Sleek modern lobby with high end finishes
- Upgraded common areas, restrooms, and elevator cabs
- New HVAC system
- New energy management system
- Proximate to three county parking facilities with over 600 spaces as well as ample parking in adjacent building
- Building signage available
- Rare outdoor patio and balcony spaces
- Dual entrances and separate storefronts



TRANSWESTERN
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CONFIDENTIALITY AGREEMENT

**RE: 7514 Wisconsin Avenue
Bethesda, Maryland (the "Property")**

Dear Investor:

TRANSWESTERN ("TW") is acting as the exclusive agent in the sale of the above referenced Property. The above referenced Property owner is making you aware of this investment opportunity as well as making available to you and certain of your employees and representatives (hereinafter all together referred to as "Recipient") certain information, data and documents (collectively, the "Information") which TW [and Owner] consider to be proprietary and confidential in nature. Accordingly, in consideration of being given such access, Recipient hereby agrees as follows:

1. That Recipient will treat the Information (and the fact that the same is being disclosed to Recipient) as being strictly confidential;
2. That Recipient will not disclose the Information (or any of the content thereof), except to those employees, representatives, consultants and professional advisors of Recipient who have a legitimate need to review or know same and who have, prior to disclosure, agreed in writing to be bound by the terms of confidentiality set forth herein;
3. That Recipient will not make additional copies of the Information or allow copies thereof to be made, except for use exclusively by persons described in paragraph 2 above;
4. That Recipient, and the persons described in paragraph 2 above, will use the Information solely for the purpose of pursuing the acquisition of the above referenced Property.
5. That the Information will not be retained by Recipient or by the persons described in paragraph 2 above, after the use thereof is no longer required, and all written materials will be either destroyed or returned to TW.
6. That Recipient acknowledges it is acting solely on its own and has not retained or authorized a broker to assist it in evaluating the Property; and will not, under any circumstances whatsoever, make any claim against Owner or TW for any fees or other compensation or for any loss, damage, or expense suffered or incurred in connection with its activities with respect to the Property.
7. That Recipient will not contact the lender, any tenant, or Owner's employees of the above referenced Property without written permission from Owner.

Please indicate Recipient's agreement to, and acceptance of, these terms of confidentiality by signing this letter where indicated and returning it to TW at your earliest convenience.

TRANSWESTERN

If you are in agreement with the foregoing, please sign this Agreement and return it to **Kyle Coven (Email: kyle.coven@transwestern.com)**.
Accepted and Agreed To This _____ Day of _____, ____.

Signature: _____	Address: _____
Name: _____	_____
Title: _____	Telephone: _____
Company: _____	Facsimile: _____
	Email: _____