

An architectural rendering of a modern skyscraper, 'The Wilson', at night. The building features a complex facade with a grid of windows and a prominent cantilevered section. The scene is dark, with the building's lights providing the primary illumination. The text is overlaid in white and yellow on the building's facade.

THE  
**WILSON**

7272 WISCONSIN AVE | BETHESDA, MARYLAND 20814

---

EMERGENCE OF AN ICON

---

ICONIC SCALE / ICONIC DESIGN



THE  
**WILSON**

**A NEW OFFICE LIFESTYLE**

7272 Wisconsin is more than just a place to work - it offers a premier lifestyle that balances work, play, health, and convenience. Twenty-three stories of floor-to-ceiling glass, a rooftop deck and conference center with unobstructed views in all directions, private terraces, and first-class finishes offer best-of-the-best property features - all on top of a Red and Purple Line Metro Station and within walking distance to Bethesda's best shops and restaurants.

**358k**  
RSF

**23**  
STORIES





## STUNNING FROM TOP TO BOTTOM

- Thoughtfully designed interior and exterior gathering spaces create a warm, welcoming feeling that blurs the line between office and hospitality
- Timeless, sophisticated appointments created with natural, sustainable materials and high-quality craftsmanship
- Intentionally oriented in order to maintain 360° unobstructed views on all levels





Multipurpose Rooftop



Ceremonial Covered Entrance



Fitness Center

## EXCEPTIONAL AMENITIES

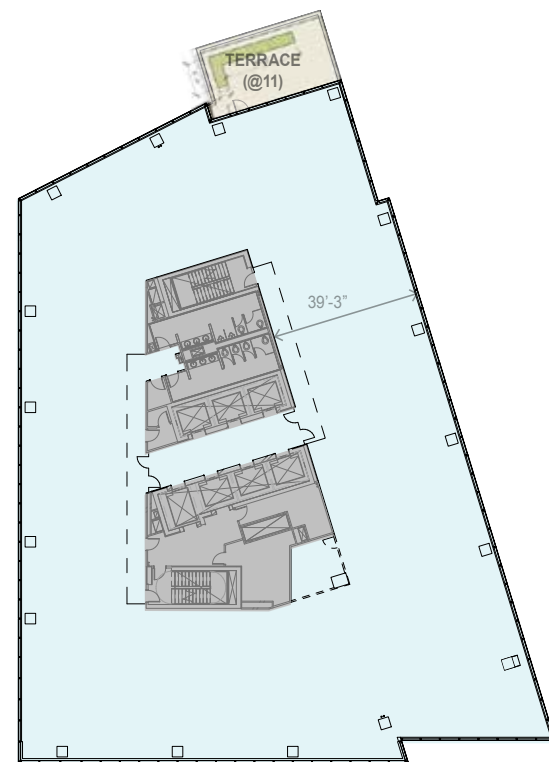
- Grand entrance lobby with 30-foot ceilings and direct connectivity to outdoor retail plaza with seating and access to a lively urban environment
- Second-story access to an expansive fitness center overlooking Wisconsin Avenue
- Multipurpose rooftop penthouse with fantastic views from the 290-foot tower. The meticulously designed indoor/outdoor space can be used as a conference facility, social event space, or daytime tenant lounge.
- Elegant covered vestibule in the garage offers a convenient pick-up and drop-off location for employees
- Below-grade bike room with elevator access to the lobby and fitness center
- Large, lush private tenant terraces on floors 6, 7, 11, 16 and 20



## WHERE FUNCTION MEETS DESIGN

- Abundant Natural Light: Employees will never be more than 40 feet from a window, meeting the GSA standard for the benefits of natural light
- Manageable Floorplates: 20,000-square-foot floorplates, offer a unique branding opportunity
- Column-free: Floorplates without columns offer efficiency, flexibility and freedom to design the best possible workspace

## FLOOR PLAN



Levels 11-14





## EXCEPTIONAL ACCESSIBILITY IN A PRIME LOCATION

- Direct access via lobby elevators to Red Line and future Purple Line via Bethesda Metro Station
- 300 bike parking spaces and access to the Capital Crescent Trail
- Presence on Wisconsin Avenue with direct connectivity to retail on Bethesda Row
- Project also includes 460 residential units and 14,572 square feet of on-site retail



# THE WILSON

## THE HEART OF BETHESDA RETURNS TO THE WILSON

With The Wilson, Carr Properties is bringing the heart of Bethesda back to its original home. This stunning icon offering best-of-the-best property features will reshape the Bethesda skyline and return to its roots as the vibrant hub of community life in downtown Bethesda.

The name pays homage to Alfred Wilson, who in 1890 opened a general store that became the epicenter of life in Bethesda. Wilson's store also became home to the city's first post office, polling place, library and, later, telephone. For a time, it was the only telephone within miles, meaning people called Wilson's to get in touch with anyone in Bethesda.

With Carr's vision, The Wilson will honor its long-standing history as the center of the Bethesda life - a place to forge new paths, connect with the community, and work vibrantly.

### FOR MORE INFORMATION

**Phillip McCarthy**  
Executive Managing Director  
301.896.9011  
[phil.mccarthy@transwestern.com](mailto:phil.mccarthy@transwestern.com)

**Keith Foery**  
Executive Managing Director  
301.896.9028  
[keith.foery@transwestern.com](mailto:keith.foery@transwestern.com)

**Cricket Cleary**  
Senior Associate  
301.896.9103  
[cricket.cleary@transwestern.com](mailto:cricket.cleary@transwestern.com)

### EXCLUSIVE LEASING BY



### OWNED AND DEVELOPED BY



6700 Rockledge Drive | Suite 500-A | Bethesda, Maryland 20817  
301.571.0900 | [transwestern.com](http://transwestern.com)