

7101 WISCONSIN AVENUE

BETHESDA, MARYLAND

DONOHOE

Integrity and Vision Since 1884



LEASING CONTACTS:

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7101

[solidcore]

Gartenhaus



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7101 WISCONSIN AVENUE

**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
- TransitScreen transportation display in lobby
- WiredScore Silver WiFi connectivity
- Tenant lounge, state-of-the-art fitness center and refreshed lobby coming soon
- New, 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



BETHESDA SOUTH METRO



BETHESDA ROW

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DC LINE - 1.5 MILES

CAPITAL BIKE SHARE DOCK





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



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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

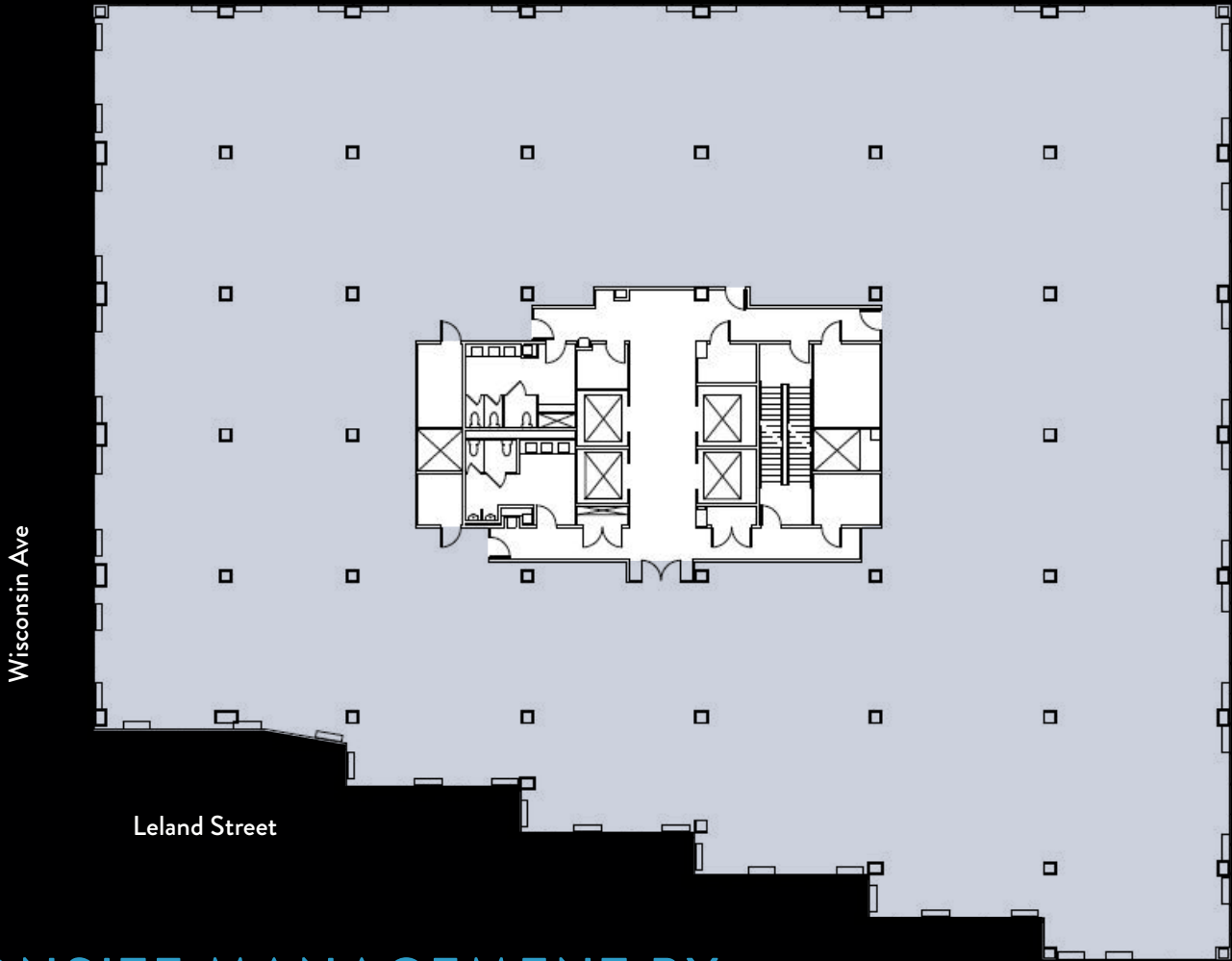
WiredScore Certified Silver

YEAR BUILT/ RENOVATED

1976/2015



TYPICAL FLOORPLAN



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ONSITE MANAGEMENT BY:

Donohoe Real Estate Services

7101 Wisconsin Avenue, Suite 700

Bethesda, MD 20814

202.333.0880

LEARN MORE AT donohoe.com/RealEstate

DONOHUE
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BEST IN CLASS AMENITIES

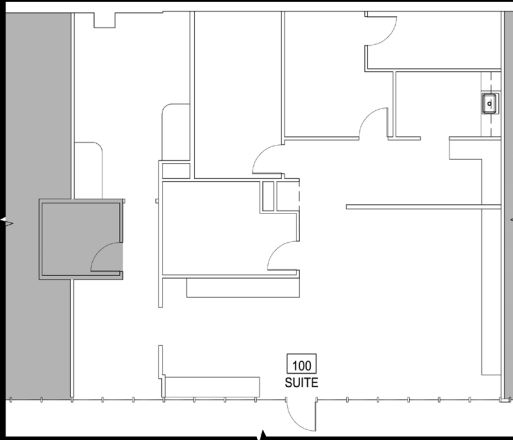
- Renovated contemporary lobby featuring dedicated seating area and media wall
- Lobby attendant service from 7am to 7pm
- Conference center with up to 40 seats, 76" presentation screen, WiFi connectivity and online reservation system
- Common area WiFi connectivity – one of Maryland's first WiredScore Silver certified buildings
- Secure enclosed bike parking with key fob access
- 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 and state-of-the-art fitness center

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AVAILABILITY

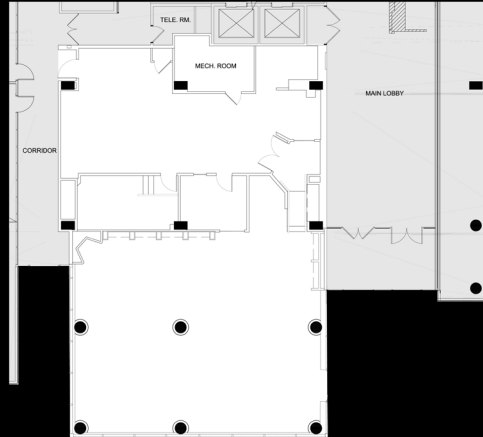
SUITE 100

2,134 square feet
1 Floor



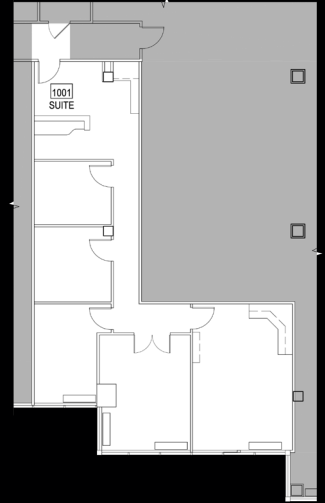
SUITE 105

4221 square feet
1st Floor



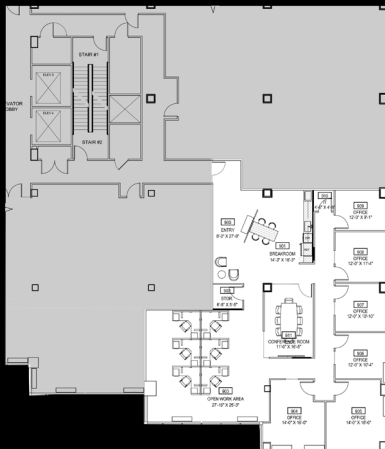
SUITE 1001

1,331 square feet
10th Floor



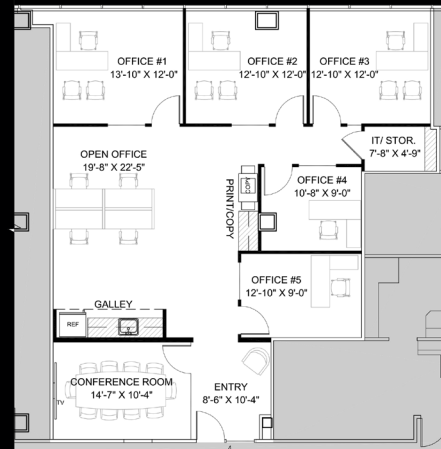
SUITE 990

3,244 square feet
9th Floor



SUITE 1010

1,929 square feet
10th Floor



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