

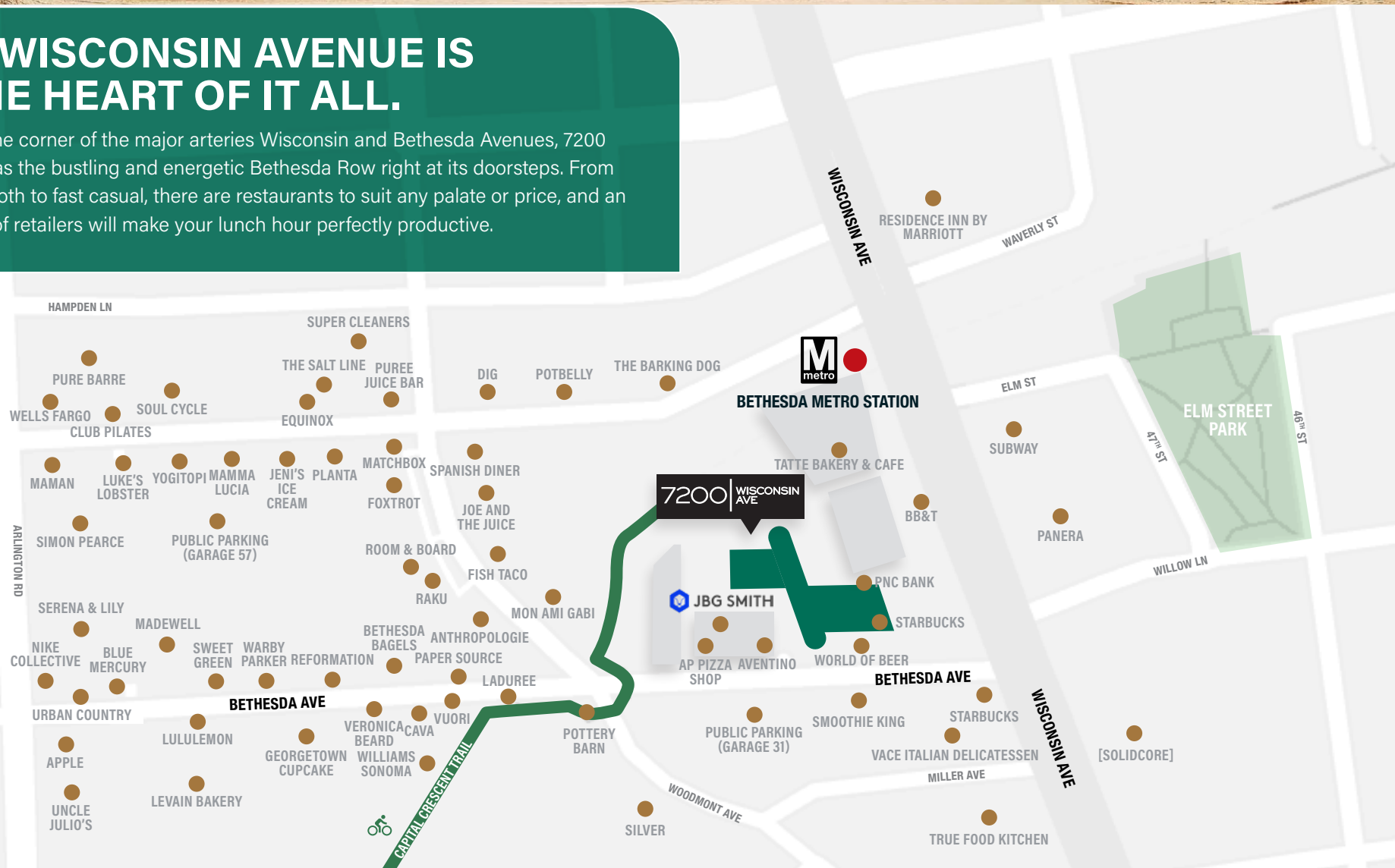


7200 | WISCONSIN  
AVE

# BETHESDA'S NEW URBAN CENTER

## 7200 WISCONSIN AVENUE IS AT THE HEART OF IT ALL.

Situated at the corner of the major arteries Wisconsin and Bethesda Avenues, 7200 Wisconsin has the bustling and energetic Bethesda Row right at its doorsteps. From white tablecloth to fast casual, there are restaurants to suit any palate or price, and an abundance of retailers will make your lunch hour perfectly productive.



**204,755**  
PEOPLE LIVE AND WORK  
IN BETHESDA DAILY

**4,278**  
ORGANIZATIONS  
IN BETHESDA

**139,184**  
EMPLOYEES IN  
BETHESDA

**CLOSE  
PROXIMITY**  
TO BETHESDA ROW

**1 BLOCK**  
TO THE METRO

# IN THE HEART OF IT ALL



# PROPERTY HIGHLIGHTS



**Building Size:** 286,598 SF on Twelve (12) floors



**1 block away** from Bethesda Red Line Metro



**Building:** Class A



**Location:** Bethesda, CBD



**LEED Gold Certified + Energy Star Rated**



**Telecom/Data Providers:** Verizon Fios, Comcast, Atlantech



**Typical Floor:** 29,725 SF



**Parking Ratio:** 1.8/1,000 SF



**Year Built:** 1986



**Public Parking:** Located directly across the street, Garage 31 provides 955 spaces - Giving access to additional monthly parking and visitor parking options



**Year Renovated:** 2020

# BUILDING FEATURES



**Newly-Renovated Main Lobby**, building entrance, upper-floor lobbies, lavatories, and elevator cabs



**Starbucks located** in the Lobby with Interior Access



**State-of-the-Art Fitness Center** with locker rooms and towel service



**Newly Renovated Plaza** providing an alternative collaborative work space scalable for outdoor events. Equipped with Wi-Fi, high-top tables and comfortable seating



**On-site** Engineer and Property Management Staff



**Adjacent to Bethesda Row** with 70+ retail, fast-casual, and fine dining options



# DESIGNED TO UNWIND

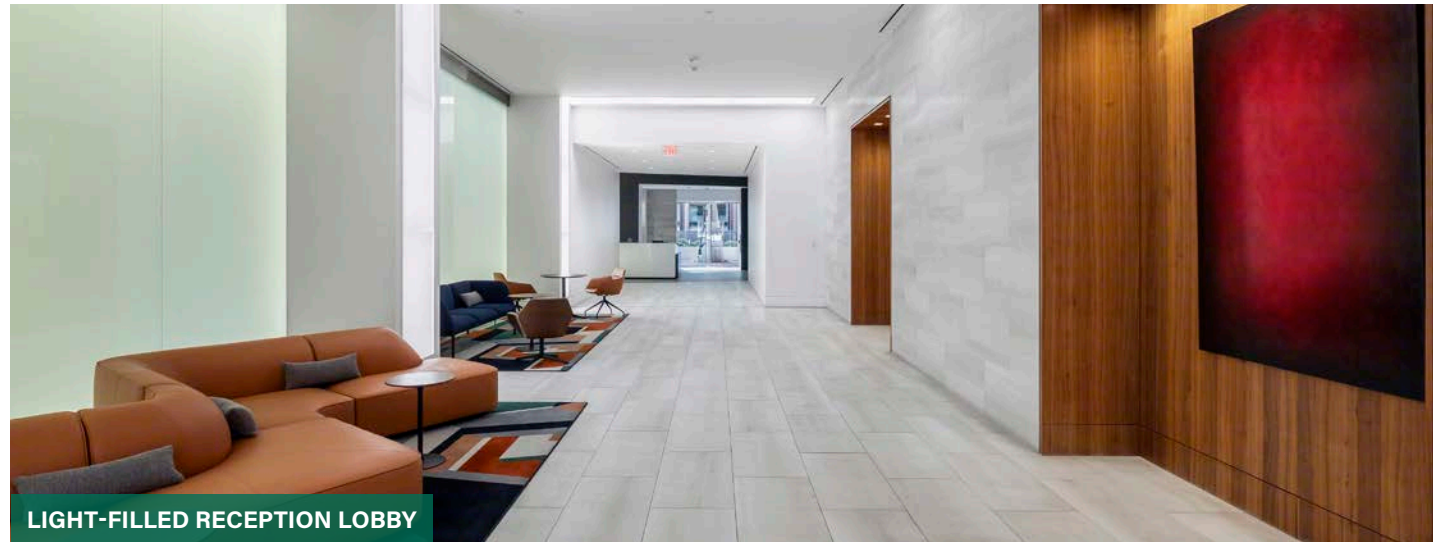
7<sup>TH</sup> FLOOR TENANT AMENITY AREA AND CONFERENCE CENTER



# A BOLD NEW LOOK



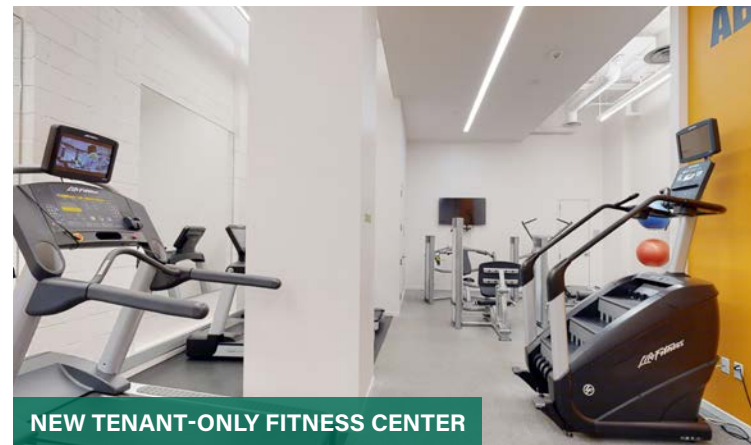
NEWLY-RENOVATED MAIN ENTRANCE



LIGHT-FILLED RECEPTION LOBBY



SPACIOUS BREAKOUT AREAS



NEW TENANT-ONLY FITNESS CENTER



WORLD OF BEER BAR & KITCHEN ON-SITE

# ANATOMY OF A HEALTHY BUILDING



## HUMIDITY & TEMPERATURE

Humidity & temperature levels impact the comfort level of a room; and, levels that are too high have been known to lead to mold growth. JBG SMITH buildings monitor humidity & temperature levels to maintain ASHRAE and EPA-recommended range.



## VENTILATION

In line with ASHRAE guidance and seasonality requirements, JBG SMITH buildings introduce fresh air throughout the day. As a standard practice, we conduct a morning flush 30 minutes prior to occupancy.



## TOUCHLESS TECHNOLOGY

JBG SMITH has installed features and technologies in our buildings that reduce touchpoints, which helps decrease the chances of spreading germs and other microbes.



## CLEANING

In partnership with our environmental consultant, HP Environmental, JBG SMITH has developed a strategy for cleaning, disinfecting, and sanitizing the common areas and high-touch surfaces in our buildings.



## AIR & WATER QUALITY

JBG SMITH proactively tests air & water quality annually. We regularly test Indoor Air Quality (IAQ) for pollutants like airborne particulates, VOCs and CO2. We also routinely conduct water tests for legionella and lead.



## FILTRATION

JBG SMITH buildings are equipped with a minimum of MERV 13 filters to reduce contaminants in the air to protect your health.

# WHY HEALTHY BUILDINGS MATTER

## THE AVERAGE AMERICAN SPENDS 90% OF THEIR TIME INDOORS.

Research shows that human health benefits from increased ventilation include improved decision-making and increased productivity. In addition to yielding cognitive benefits, improved ventilation has been shown to reduce absenteeism and improve the overall health of employees.



Employees in healthy, energy-efficient buildings take an average of **three fewer sick days per year**, saving more than **\$1,200** in productivity.



It has been proven that when temperature and humidity levels are optimized **employee productivity increases by 5.4%** due to reduced headaches and improved attention spans.



**Workers score 61% higher on cognitive tasks** when performing in environments with highly effective filtration (MERV 13) and optimal ventilation.



HVAC System upgrades can remove up to 25% allergens, toxins, and microbes from the air, resulting in **30% fewer headaches and respiratory complaints by employees.**



# COMMITMENT TO INDOOR AIR QUALITY

JBG SMITH's unique Tenant Service Center (TSC) is an Provide Tenant's around the clock remote monitoring, building analyzation and adjustments to core building functions 24/7/365

- + **Controlling** and adjusting key equipment with minimal human contact or interaction
- + **Modifying** building ventilation systems immediately upon learning of a COVID-19 case
- + **Flush** all buildings HVAC systems with outside air for 30 minutes at the start of each day
- + **Monitor** equipment alarms around-the-clock to ensure all systems, including ventilation, are performing optimally and providing a safe and comfortable environment
- + **Provide** tenants with uninterrupted support and thorough communication with 100% emergency generator power in the event the grid is compromised



# SUSTAINABILITY



**MERV-13**  
HVAC FILTERS

 **98**

WALK SCORE

 **82**

BIKE SCORE

# 7200 | WISCONSIN AVE

**FOR MORE INFORMATION, PLEASE CONTACT:**

**NIEL BEGGY**

Senior Vice President  
+1 301 215 4105  
[niel.beggy@cbre.com](mailto:niel.beggy@cbre.com)

**BRIAN MCCARTHY**

Senior Vice President  
+1 301 215 4121  
[brian.mccarthy@cbre.com](mailto:brian.mccarthy@cbre.com)

