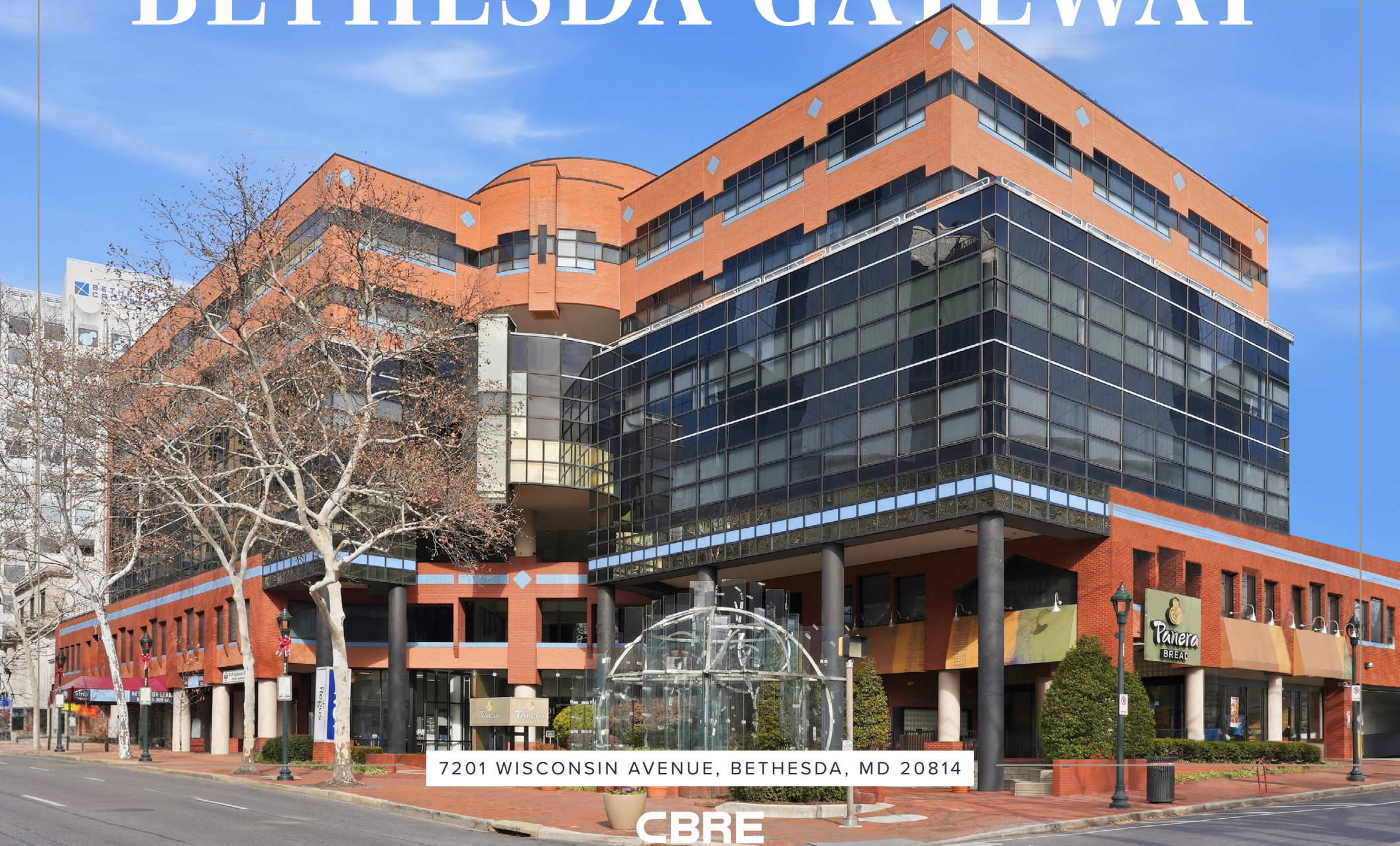


BOUTIQUE OFFICE OPPORTUNITY IN A PREMIER LOCATION

BETHESDA GATEWAY



7201 WISCONSIN AVENUE, BETHESDA, MD 20814

CBRE

Bethesda's Best Value for Business



Premier Downtown
Bethesda Location



Walkable to First-Class
Retail and Dining



Tenant-Only
Outdoor Terrace
on the 5th Floor



Move-In
Ready Suites



Short-Term Lease
Opportunities



Low TI and
No-Haggle Pricing



Ample Surface and
Underground Parking



Access to the Capital
Crescent Bike Trail



Three Blocks to
Red Line Metro

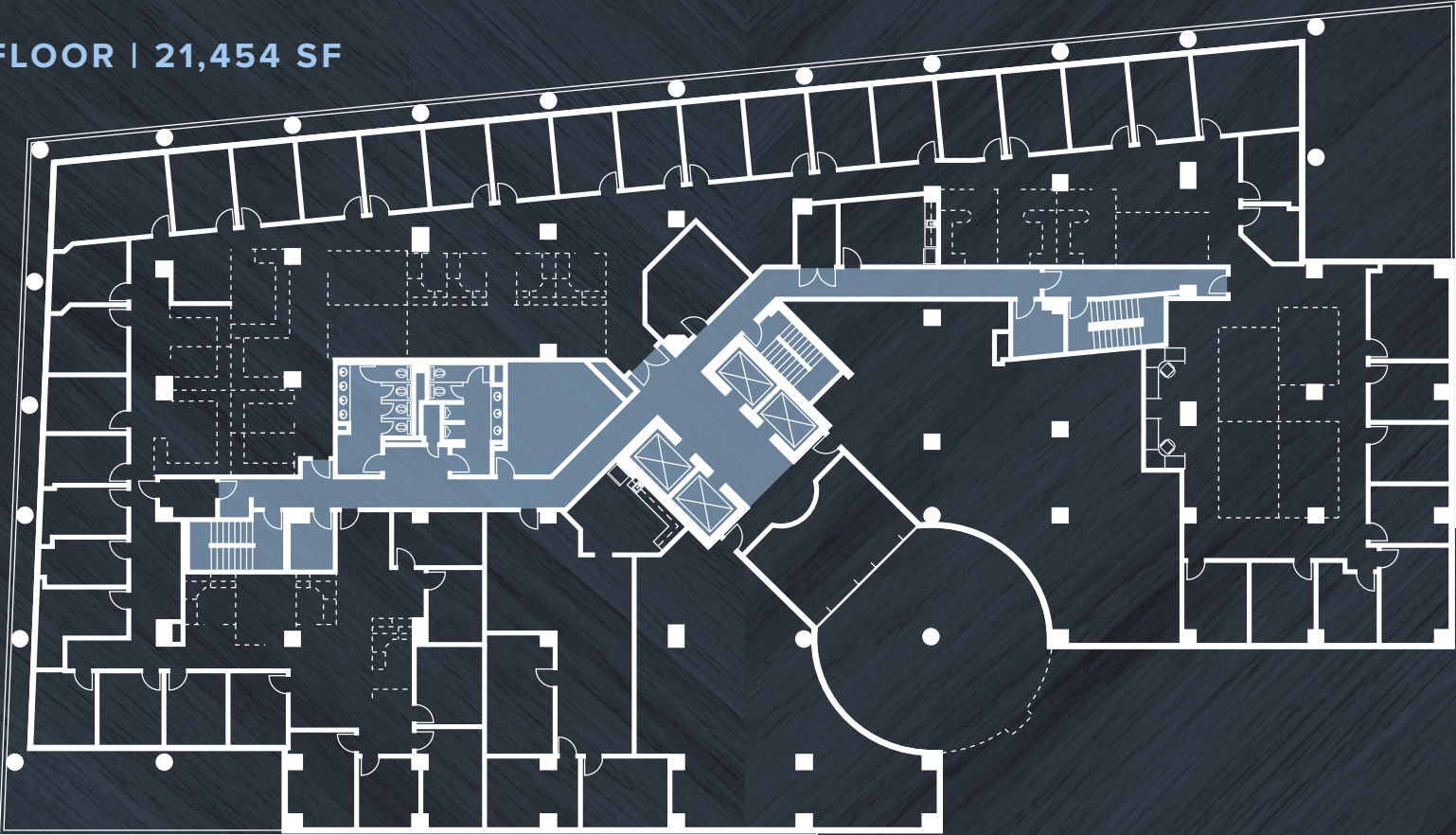


On-Site
Ownership



Typical Floor Plan

THIRD FLOOR | 21,454 SF



Unobstructed Views



Efficient Floor Plate



Excellent Window-line Ratios

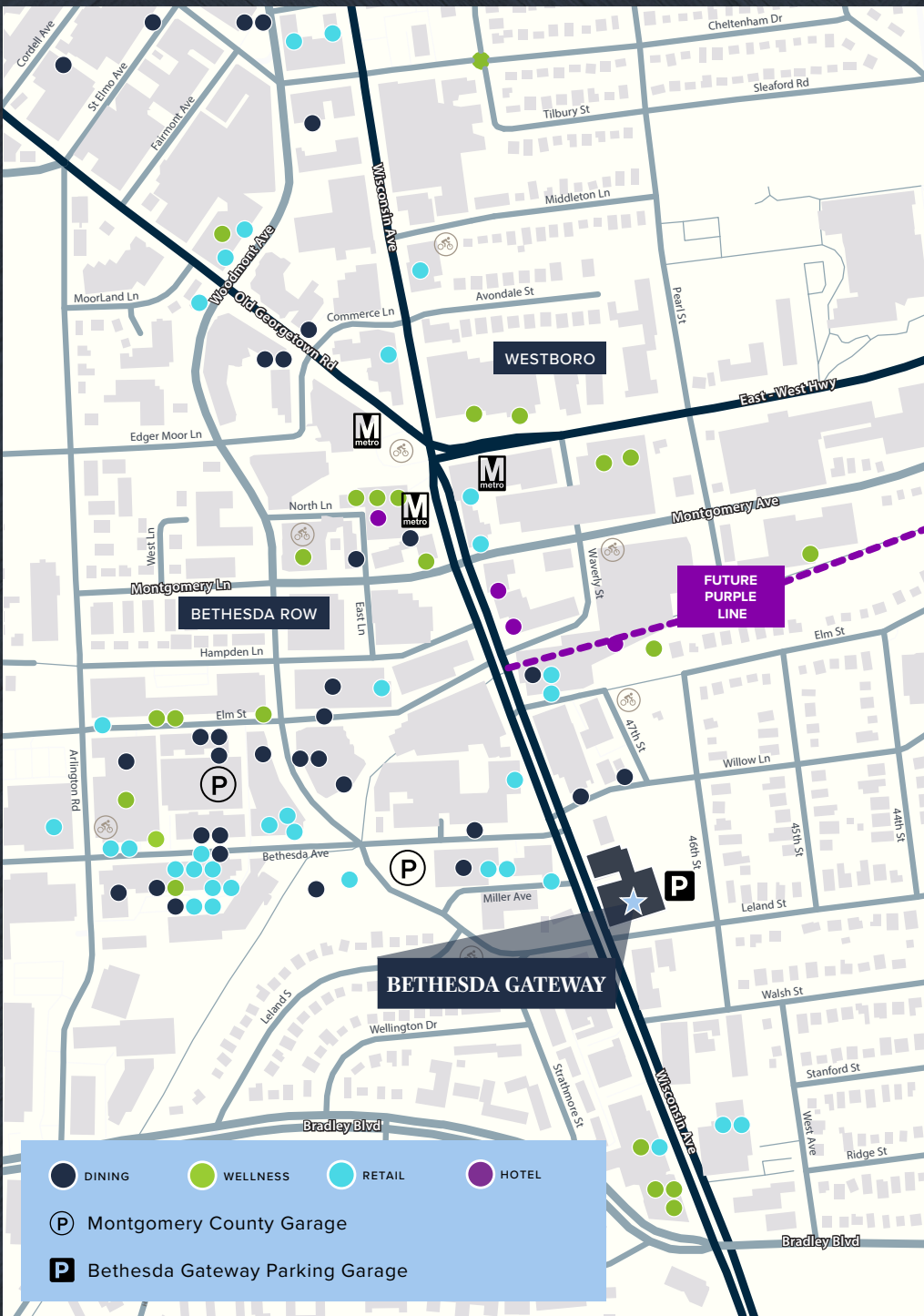


Low Core Factor



Balcony Spaces Available

Your Gateway to Downtown Bethesda



amazon books CHOPT sweetgreen bluemercury

FISH TACO Starbucks Levain BAKERY ANTHROPOLOGIE Ω

SoulCycle FIVE GUYS BURGERS and FRIES Tatte BAKERY & CAFÉ BIBIBOP asian grill

POTBELLY SANDWICH SHOP PELOTON Panera BREAD EQUINOX PANKU

Nando's PERI-PERI CHICKEN POTTERY BARN SEPHORA JOE & THE JUICE CAVA

purée ARTISAN JUICE BAR TRUE FOOD KITCHEN WILLIAMS SONOMA CALIFORNIA INDOCHINO

jenie's PAPER SOURCE corepower YOGA LUKE'S WARBY PARKER



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BETHESDA GATEWAY

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CBRE

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