

7101 WISCONSIN AVE

BETHESDA, MD

BrandywineRealtyTrust



BUILDING HIGHLIGHTS

- ◆ 14 Story, 247,000 SF
Class A Building
- ◆ Newly renovated:
 - Retail façade
 - Main lobby
 - Conference center
 - Elevator cabs and systems
 - Upper floor lobbies and restrooms
- ◆ Short walk to Bethesda Metro and proposed Purple Line station
- ◆ Minutes from Capital Bikeshare
- ◆ Easy access to Washington DC, I-495 and I-270
- ◆ Ample parking ratio of 2 per 1,000 SF
 - Additional parking located on County lots directly behind the building
- ◆ Immediate proximity to the best of Bethesda
 - Premium shopping and dining options on Bethesda Row
 - Newly constructed luxury residential buildings
 - Columbia and Chevy Chase Country Clubs
 - Outdoor parks, recreation space and the Capital Crescent Trail
- ◆ Superior building management featuring eTenants, an exclusive tenant amenity offering conveniences such as electronic service request, resource scheduling, remote access to HVAC systems and on-site and local resources
- ◆ Energy Star qualified building
- ◆ Wired Certified Silver



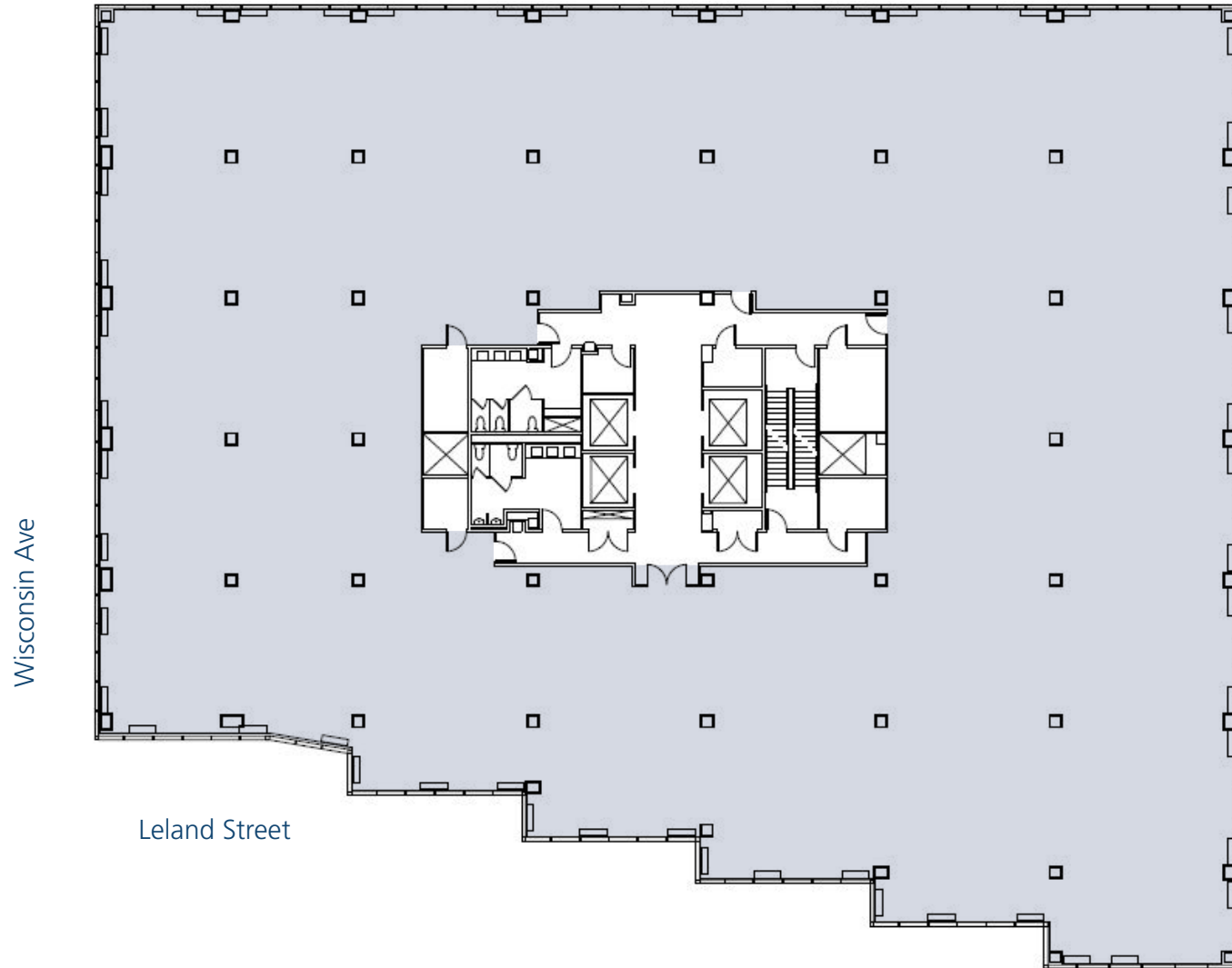


AMENITIES

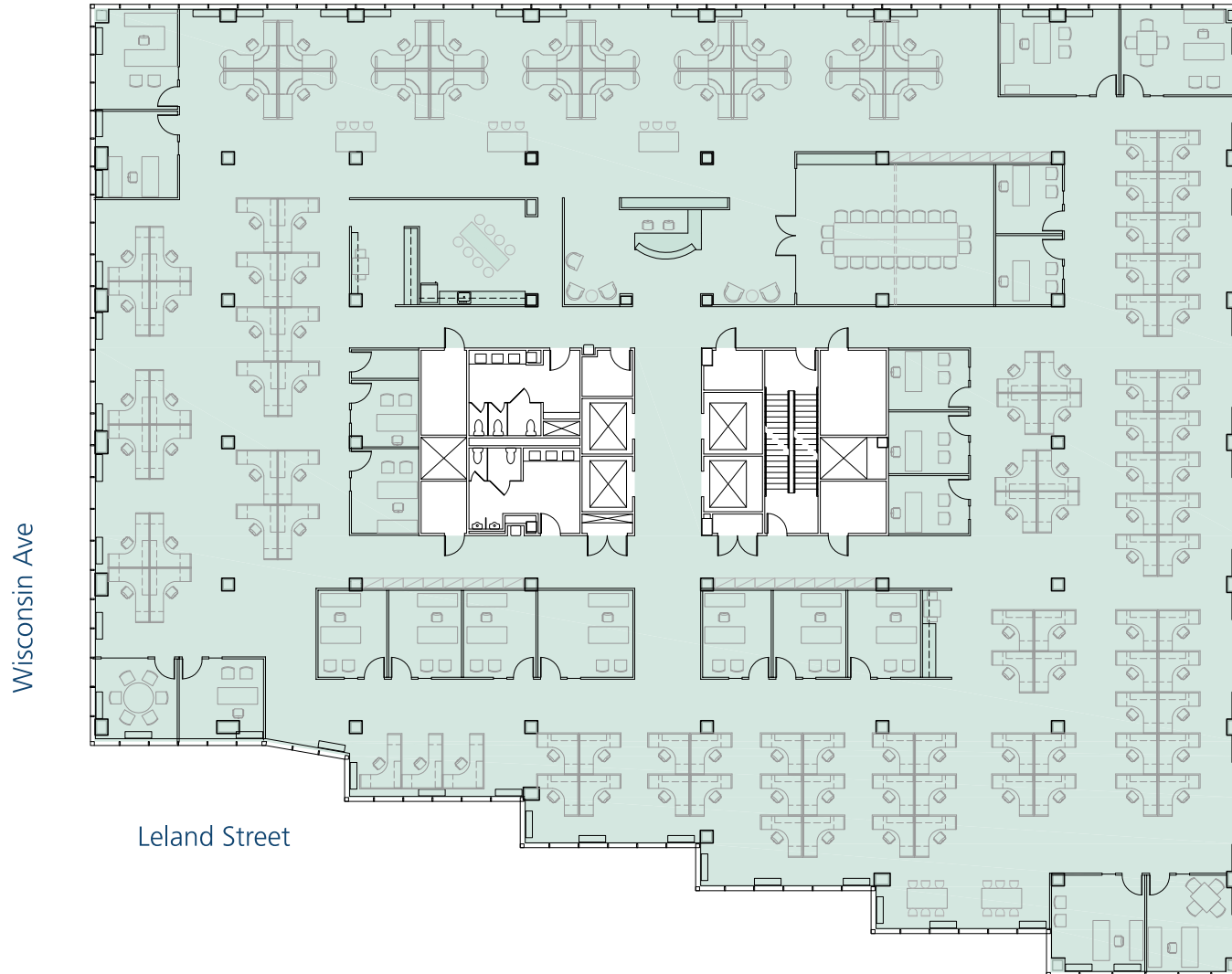
- ◆ Brand new conference center with 20 seats, 76" presentation screen, WiFi connectivity and online reservation system
- ◆ Common area WiFi connectivity – one of Maryland's first WiredScore certified buildings
- ◆ TransitScreen display – offering real-time, multi-modal public transportation updates for Metro, Uber, Capital Bikeshare and more!
- ◆ On-site property management and engineering services provided by Brandywine Realty Trust
- ◆ Cozy Café – serving breakfast, lunch and catering needs
- ◆ Solidcore – a boutique fitness studio located on the lobby level
- ◆ Storage rooms – located on the lower level
- ◆ Concierge service from 7:00 AM – 3:00 PM

For more information: **Jeb Boland** | 703.205.0854 | Jeb.Boland@bdnreit.com

FLOOR PLATE

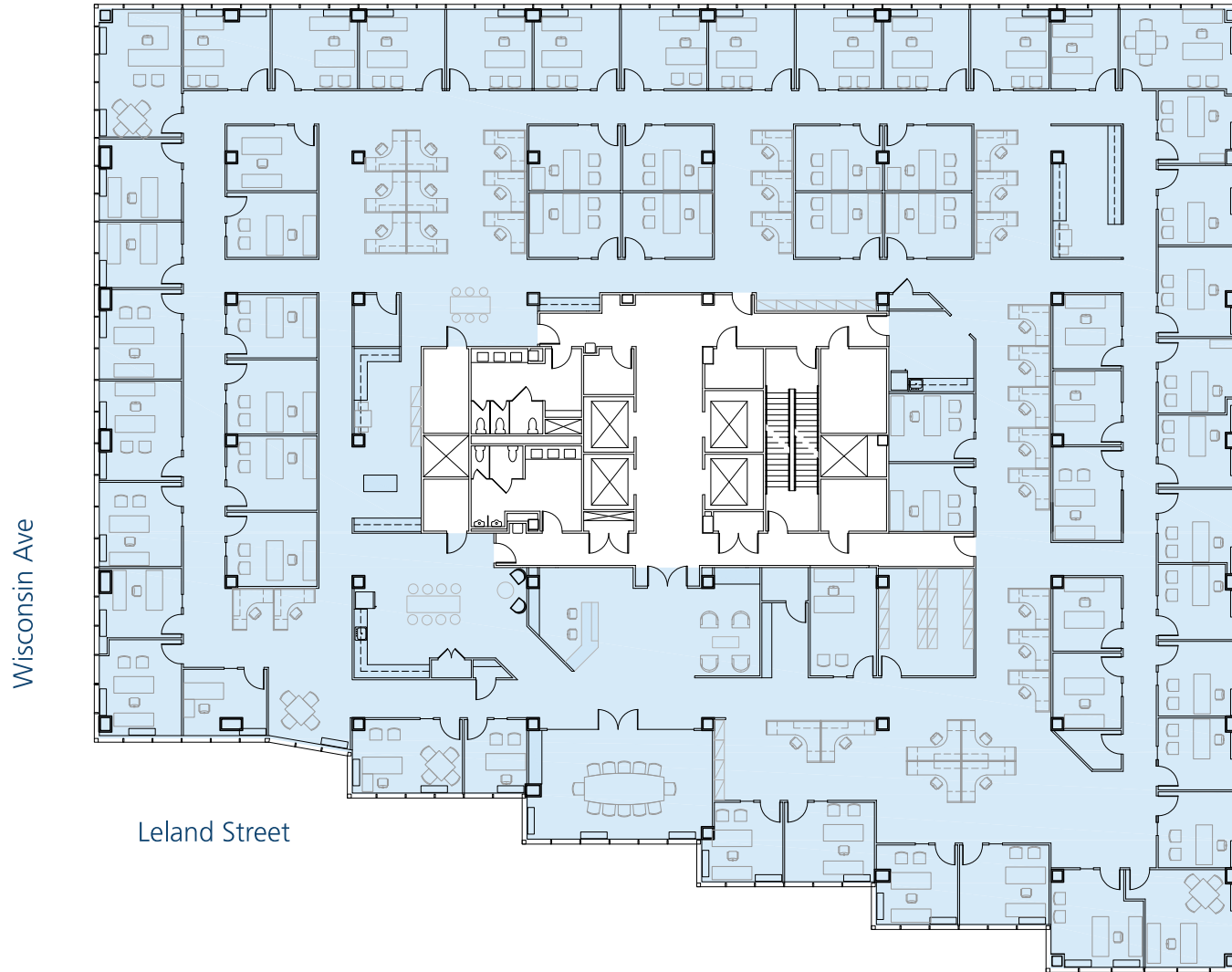


FLOOR PLATE - OPEN OFFICE

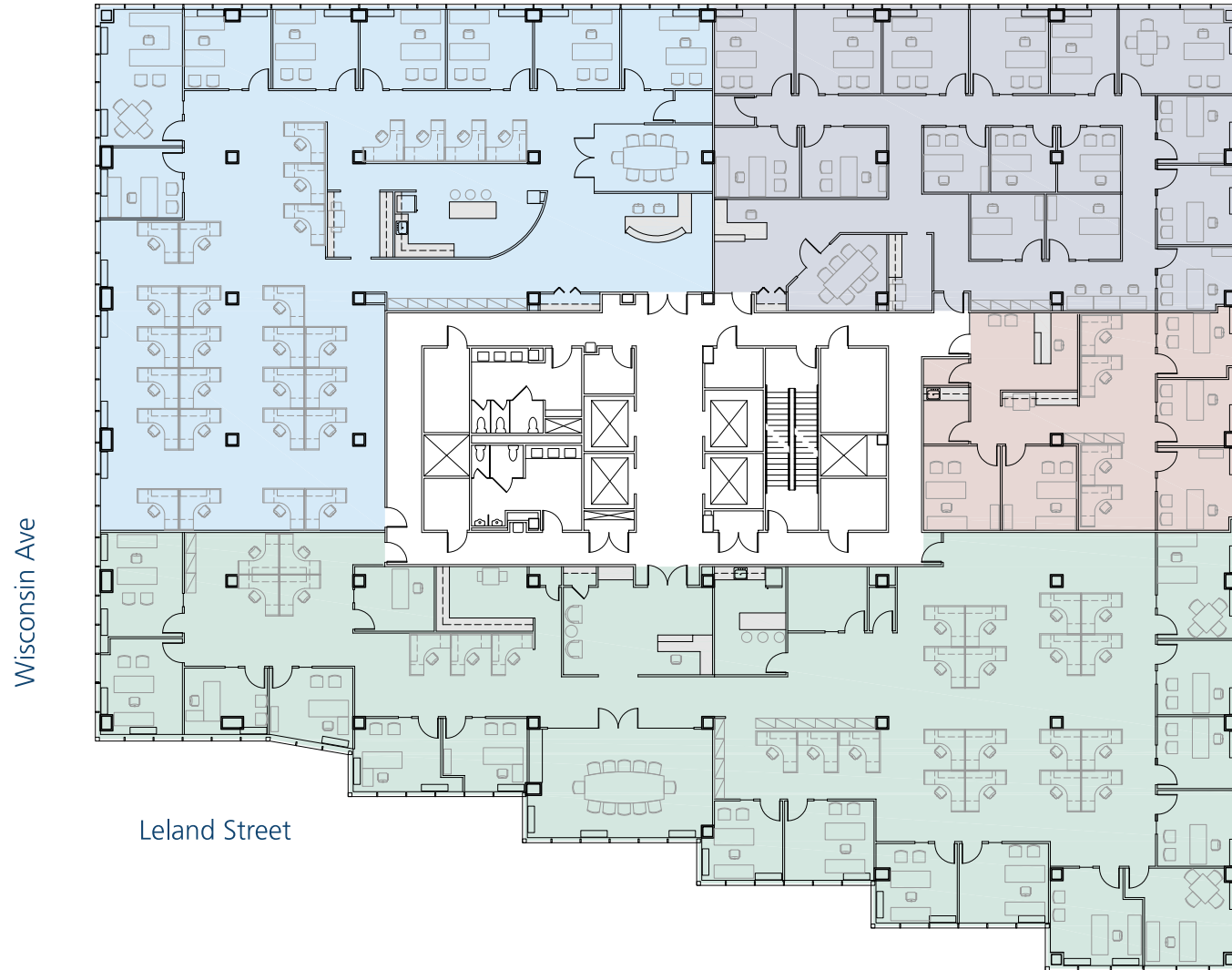


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FLOOR PLATE - OFFICE INTENSIVE



FLOOR PLATE - MULTI-TENANT



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PROPERTY DESCRIPTION

Owner

Brandywine Realty Trust
& Allstate Insurance

Size

247,000 SF

Stories

Fourteen floors

Typical Floor Plate

22,655 SF

Ceiling Height

8' 4" to 8' 6"

Slab-to-Slab Height

10' 1"

Elevator Cabs

Four passenger elevators (3,000lb)
including one freight (3,500lb)

Parking Ratio

2:1,000

Building Structure

Post-tensioned concrete

Loading Dock

One loading space

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; security guard and concierge on
duty Monday–Friday 7am–7pm

Electrical

125kva diesel emergency generator for
elements of fire and life safety

Roof

Single-ply EPDM roof membrane replaced
in 1998

Sustainable Asset

Energy Star certified

Building Hours

Monday–Friday 8am–6pm
Saturday 9am–1pm

Year Built

1976

Renovated

2015



7101 WISCONSIN



AREA AMENITIES

● Dining & Coffee

1. La Madeleine
2. Chipotle Mexican Grill
3. Terrace Deli
4. Daily Grill
5. Morton's The Steakhouse
6. Boeymonger
7. Cesco Osteria
8. Tommy Joe's
9. Ruth's Chris Steakhouse
10. Food Wine & Co.
11. Villain & Saint
12. Panera Bread
13. Moby Dick House of Kabob
14. City Burger
15. Persimmon
16. Stromboli
17. Don Pollo of Bethesda
18. True Food Kitchen
19. American Tap Room
20. The Barking Dog
21. Café Deluxe
22. Cava Mezze Grill
23. Così
24. Five Guys
25. Jaleo
26. Le Pain Quotidien
27. Lebanese Taverna
28. Mamma Lucias
29. Mon Ami Gabi
30. Mussel Bar and Grill
31. Nando's Peri Peri
32. PAUL
33. Raku
34. Redwood Restaurant and Bar
35. Starbucks
36. Sweetgreen
37. Taylor Gourmet Deli
38. Uncle Julio's Rio Grande Cafe
39. VinoVolo
40. Chopt
41. Silver
42. Passion Fish
43. World of Beer
44. Fish Taco
45. Bethesda Crab House
46. Penang
47. West Café

● Shopping & Retail






1. Apple Store
2. Barnes and Noble
3. GNC
4. Lululemon Athletica
5. The North Face
6. Pottery Barn
7. UPS Store
8. The Montgomery Farm
Women's Cooperative Market
9. Giant Food
10. Safeway
11. Trader Joes
12. Fedex
13. Post Office

● Fitness

1. Equinox
2. Pure Barre
3. Soul Cycle
4. Washington Sports Club
5. Core Power Yoga
6. Bethesda Sport & Health
7. Yoga Fusion Studio
8. Solidcore

● Hotel

1. Hyatt Regency
2. Residence Inn
3. Hilton Garden Inn

-  Bethesda Public Parking
-  Capital Bike Share
-  Capital Crescent Trail
-  Park Space
-  Proposed Purple Line

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Brandywine Realty Trust (NYSE: BDN) is headquartered in Radnor, PA, and is one of the largest, full-service, integrated real estate companies in the nation.

Over the past 20 years, Brandywine has set the standard for innovation in real estate—creating new solutions and anticipating the future. We have evolved from our initial ownership of four office buildings to now delivering and managing some of the nation's most remarkable properties.

Organized as a real estate investment trust (REIT), Brandywine is a multi-billion dollar company focused in the art of owning, managing, developing, and leasing urban, town center and transit-oriented office properties in select markets. Our deep commitment to our communities and our environment was recognized by NAIOP naming Brandywine the **2014 Developer of the Year**—the highest honor in the commercial real estate industry; and the U.S. Environmental Protection Agency awarding us the **2015 Energy Star Partner of the Year – Sustained Excellence Award**.