



Rise Above

Delivering
Summer 2021



Features

The Tower



LEED PLATINUM

PRIVATE AND PUBLIC OUTDOOR AREAS
+/- 22,500 SQ. FT.

ROOFTOP TERRACE WITH 360° VIEWS
+/- 7,500 SQ. FT.

22,000 TO 28,000 SQ. FT. OFFICE FLOORS
INCLUDING A PRIVATE TERRACE OPPORTUNITY

FLOOR-TO-CEILING WINDOW LINE

TWO-STORY LOBBY WITH TROPHY FINISHES

SPA QUALITY FITNESS CENTER

ON-SITE CAFE, BAR AND RESTAURANT

ON-SITE PARKING

BUILDING CONFERENCE ROOM



RESTAURANTS | HOTELS | FITNESS | IN-BUILDING AMENITIES | RESTAURANTS



Amenities

Restaurants

1. Shangri-La Nepalese & Indian Cuisine
2. YUZU
3. Ruth's Chris Steakhouse
4. Subway
5. Panera Bread
6. House of Foong Lin
7. Papa John's Pizza
8. Villain & Saint
9. Moby Dick
10. True Food
11. Starbucks
12. Rice Paddies
13. Vace Italian Delicatessen
14. Smoothie King
15. Jimmy John's
16. PassionFish
17. Silver
18. Chopt
19. PAUL
20. BIBIBOP Asian Grill
21. CAVA
22. Georgetown Cupcake
23. Uncle Julio's Rio Grande
24. Dolcezza
25. Le Pain Quotidien
26. Luke's Lobster
27. Nando's Peri-Peri
28. Sweetgreen
29. Five Guys
30. Bethesda Bagels
31. Quartermaine Coffee Roaster
32. Cafe Delux
33. Mama Lucia
34. Yogi Berry
35. Tandoori Nights
36. Raku
37. Mussel Bar & Grille
38. American Tap Room
39. Mon Ami Gabi
40. Joe & The Juice
41. Jaleo
42. Gusto
43. Potbelly
44. The Barking Dog
45. Taylor Gourmet
46. Kapnos Kouzina
47. Cesco Osteria
48. Morton's
49. Boeymonger
50. Starbucks
51. Q by Peter Chang
52. Dunkin Donuts
53. Tyber Bierhaus
54. La Madeleine
55. Chipotle
56. &Pizza
57. The Original Pancake House
58. Bethesda Blues & Jazz Super Club
59. Woodmont Grill
60. Tastee Diner
61. Black's Bar & Kitchen
62. Medium Rare
63. TacoArepa
64. R Family Kitchen and Bar
65. 202 Donuts & Coffee
66. Hanaro Sushi
67. Rock Bottom Restaurant & Brewery
68. Tapp'd
69. Heckman's Delicatessen
70. Pines of Rome
71. Caddies on Cordell
72. Gringos & Mariachis
73. Tommy Joe's
74. Dunkin Donuts
75. California Tortilla
76. Barrel & Crow
77. Olazzo
78. Bricksie Food & Drink
79. Flanagan's Harp & Fiddle
80. Flanagan's Harp & Fiddle
81. Jetties
82. BGR
83. Saphire Café



RESTAURANTS	HOTELS	FITNESS	IN-BUILDING AMENITIES	HOTELS
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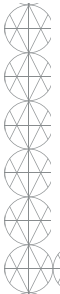
Amenities

Hotels

1. AC Marriott
2. Residence Inn by Marriott
3. Hilton Garden Inn
4. Hyatt Regency
5. DoubleTree by Hilton



RESTAURANTS | HOTELS | FITNESS | IN-BUILDING AMENITIES | FITNESS



Amenities

Fitness

1. Soulcycle
2. Pure Barre
3. Equinox Bethesda
4. Down Dog Yoga
5. Bridges Fitness and Yoga
6. Bethesda Sport & Health
7. Next Phase Studio
8. Bar Method
9. Bethesda Boxing & Kickboxing Academy
10. Zengo Cycle
11. Crossfit Bethesda
12. barre3 Bethesda
13. TRUEBODY Bethesda
14. [solidcore]
15. Next Phase
16. Washington Sports Clubs



In-Building Amenities

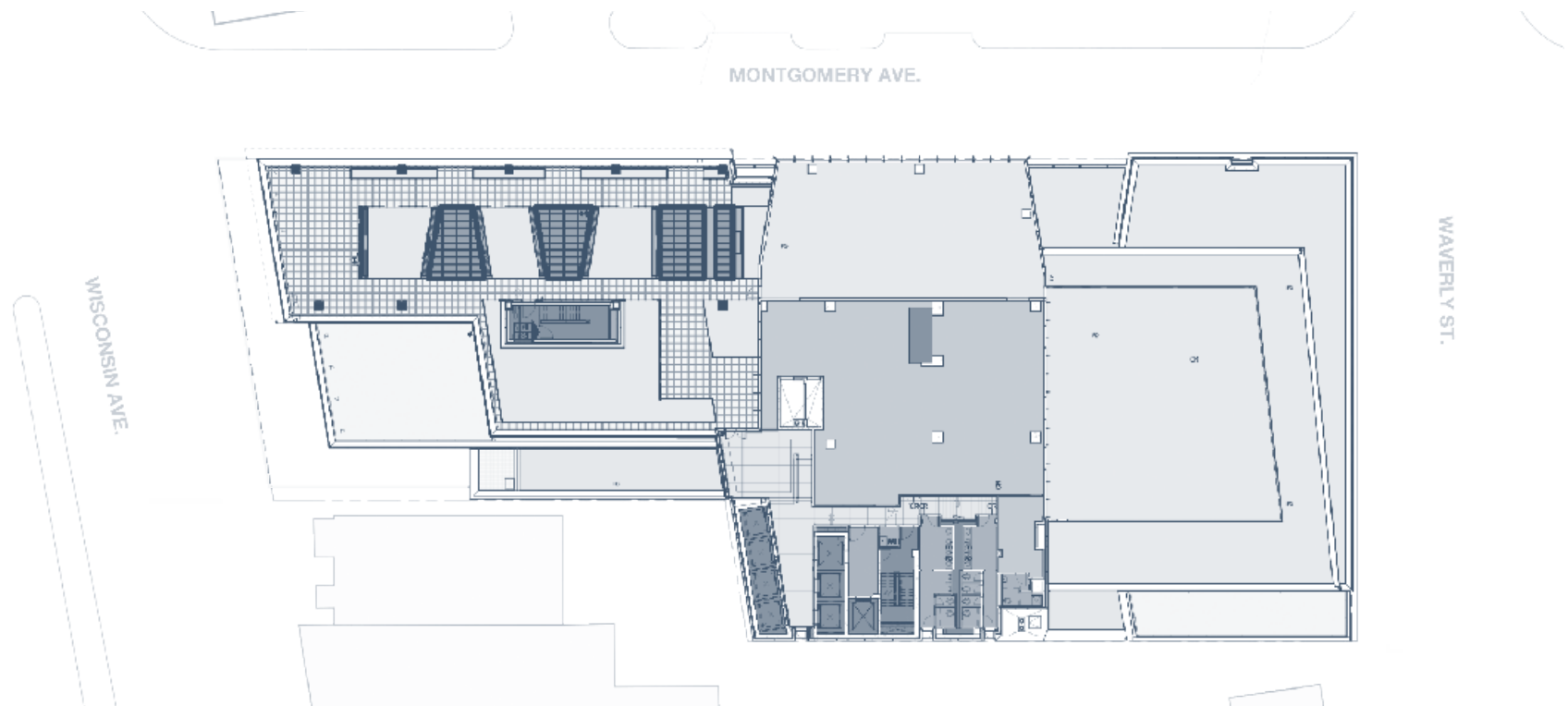
RESTAURANTS

HOTELS

FITNESS

IN-BUILDING AMENITIES

ROOF TERRACE



In-Building Amenities

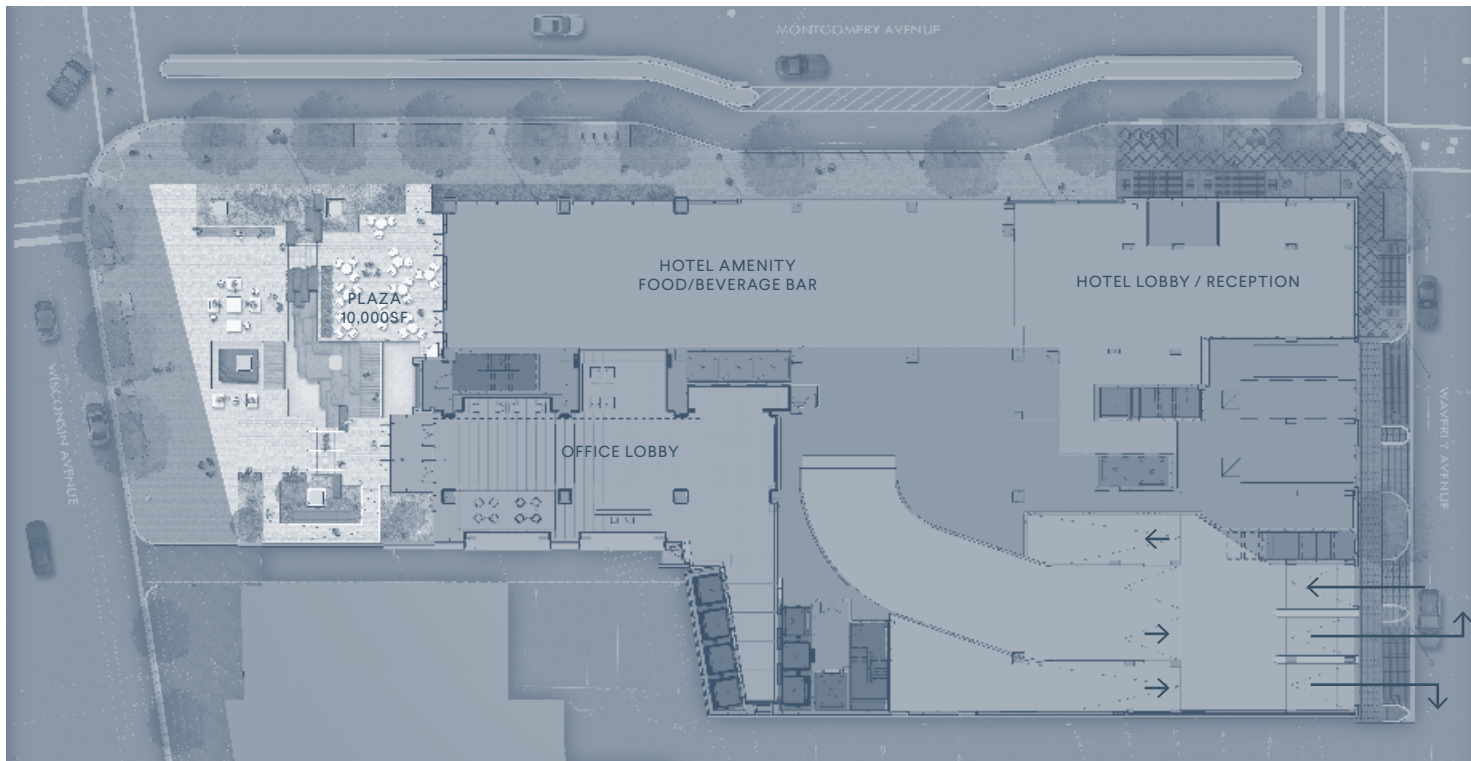
RESTAURANTS

HOTELS

FITNESS

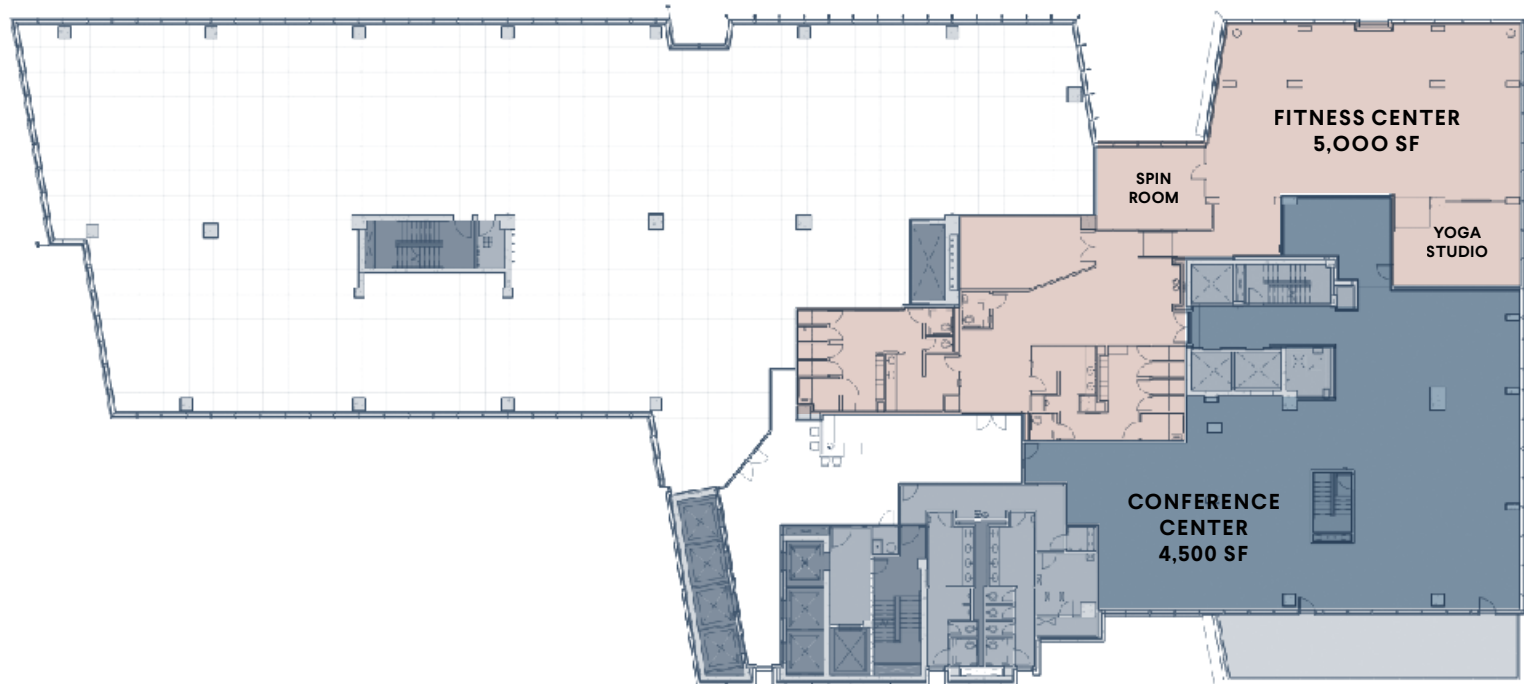
IN-BUILDING AMENITIES

EXTERIOR PARK



In-Building Amenities

RESTAURANTS	HOTELS	FITNESS	IN-BUILDING AMENITIES	AMENITY FLOOR
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In-Building Amenities

RESTAURANTS HOTELS FITNESS **IN-BUILDING AMENITIES** AC HOTEL 220 ROOMS | LOUNGE, BAR & RESTAURANT

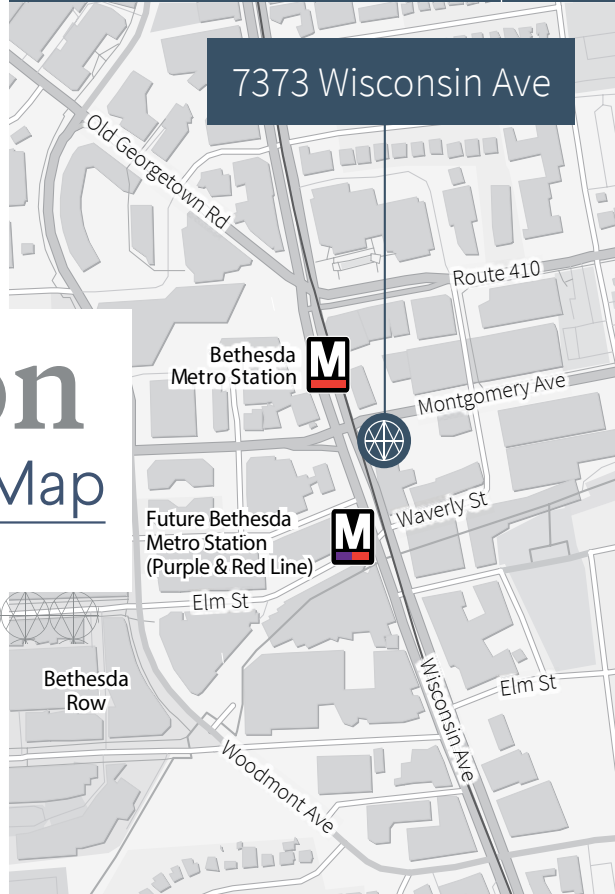


INGRESS EGRESS MAP

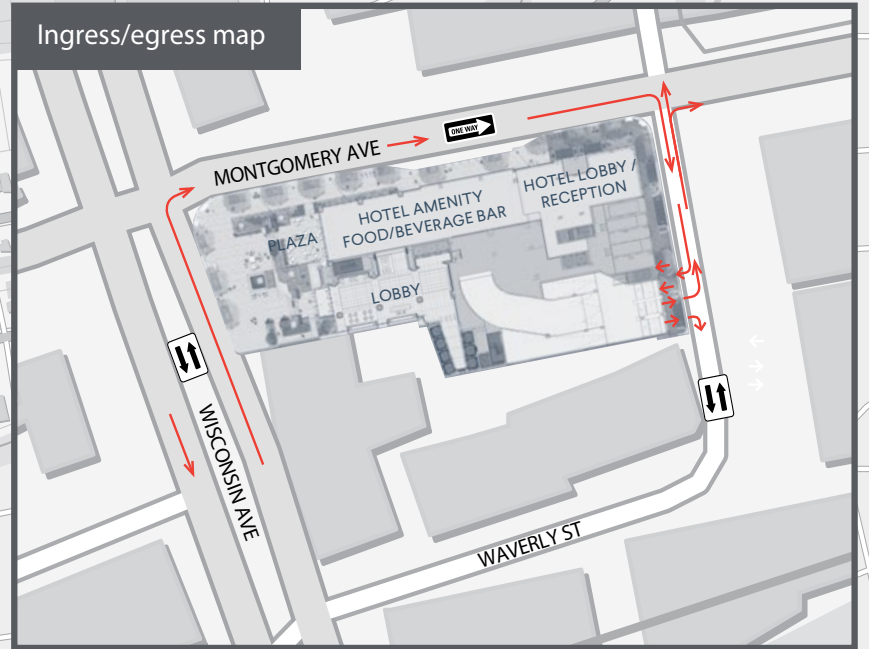
METRO ACCESS

HIGHWAY ACCESS

7373 Wisconsin Ave



Ingress/egress map



99
Walk Score

1 min. walk
to Bethesda Metro Station (Red Line)

6 min. walk
to future Purple Line Metro Station

Location

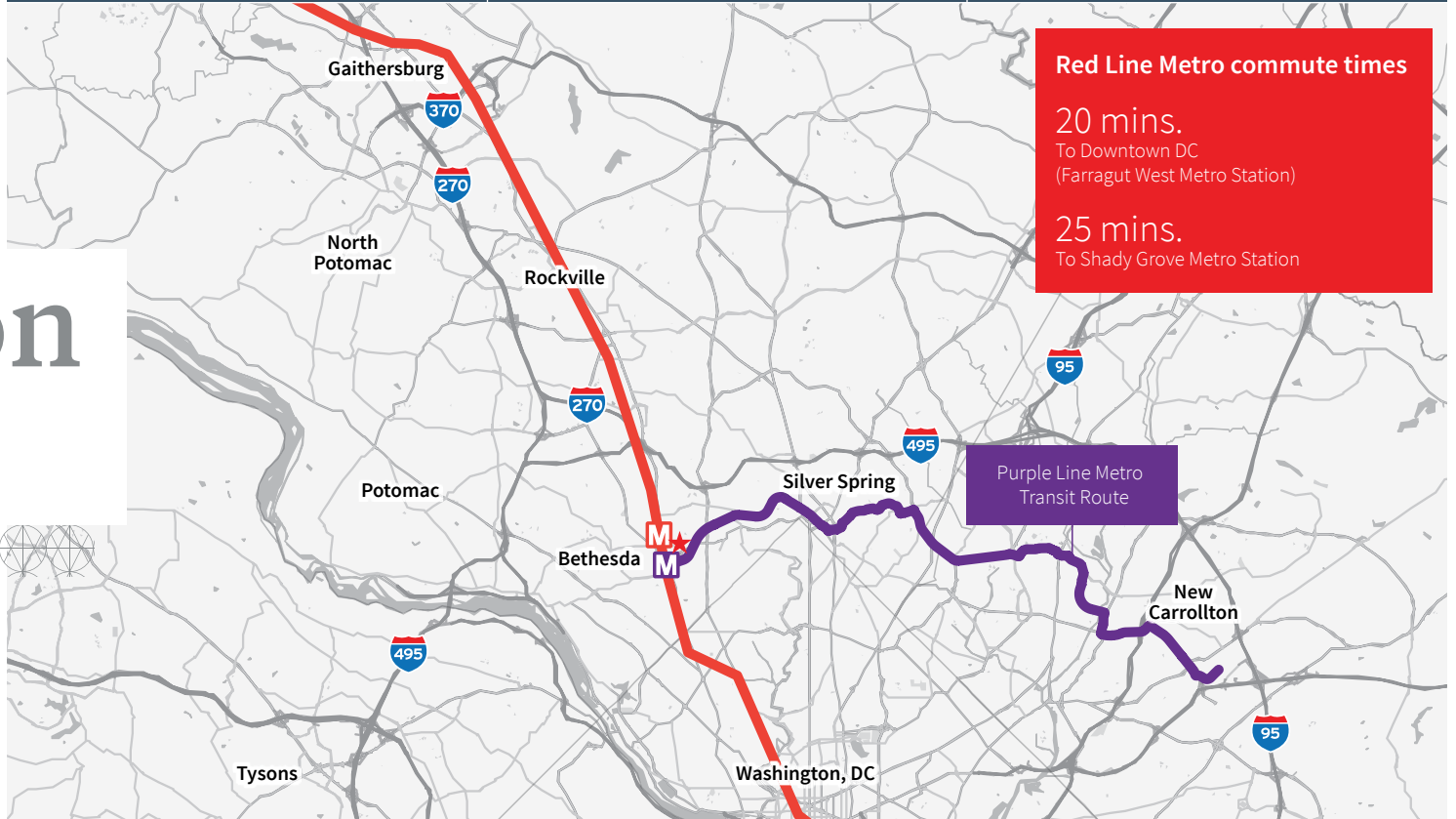
Ingress Egress Map



INGRESS EGRESS MAP

METRO ACCESS

HIGHWAY ACCESS



Location

Metro Access



INGRESS EGRESS MAP

METRO ACCESS

HIGHWAY ACCESS

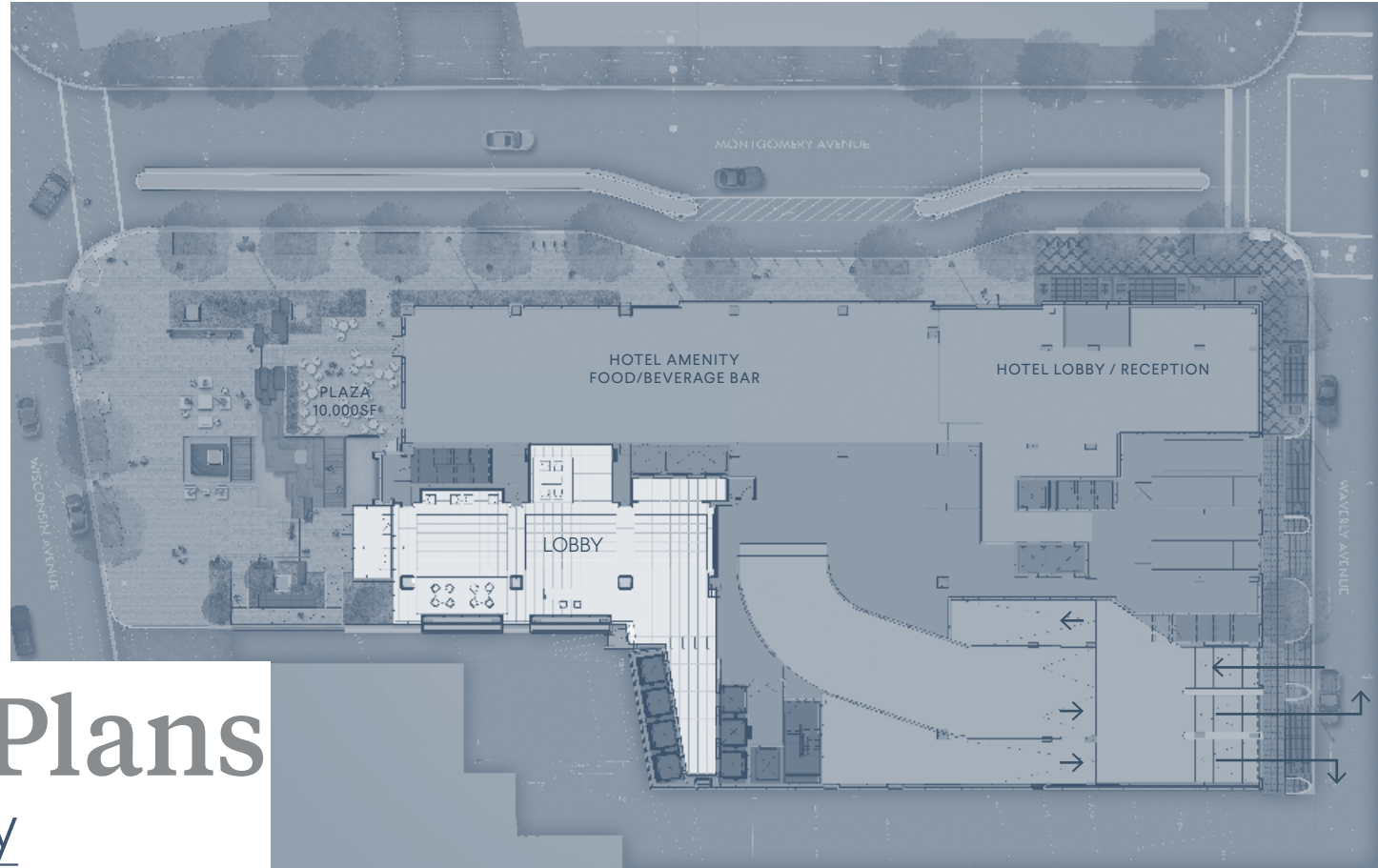


Location

Highway Access



- OFFICE LEVEL 22
- OFFICE LEVELS 19-21
- OFFICE LEVEL 18 - AMENITIES
- OFFICE LEVELS 7-17
- OFFICE LOBBY

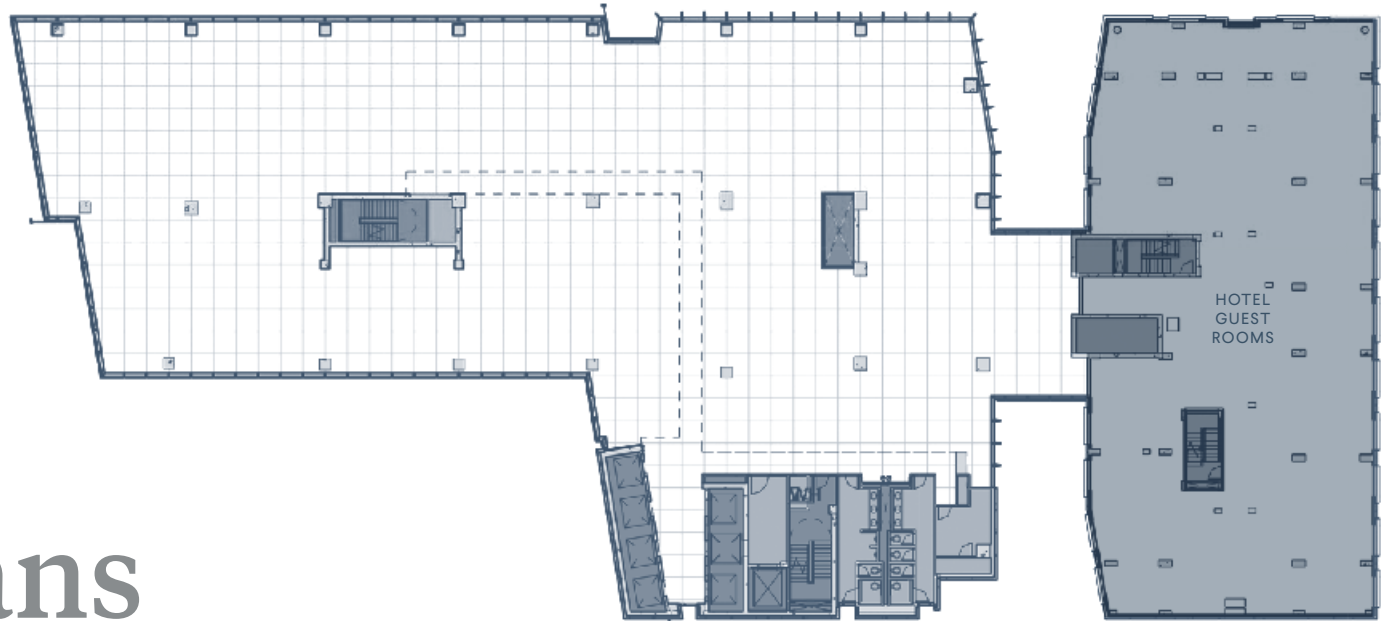


Floor Plans

Office Lobby



- OFFICE LEVEL 22
- OFFICE LEVELS 19-21
- OFFICE LEVEL 18 - AMENITIES
- OFFICE LEVELS 7-17
- OFFICE LOBBY

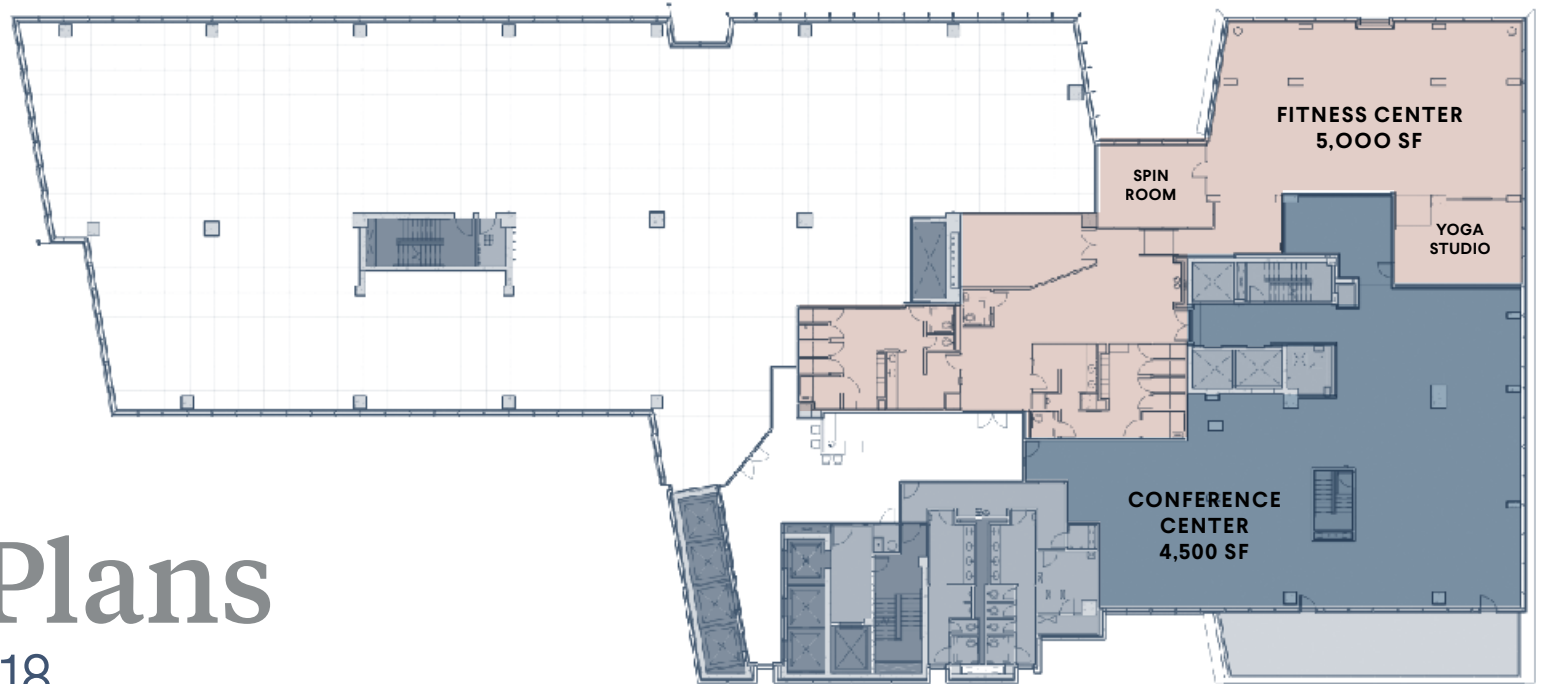


Floor Plans

Office Levels 7-17



- OFFICE LEVEL 22
- OFFICE LEVELS 19-21
- OFFICE LEVEL 18 - AMENITIES
- OFFICE LEVELS 7-17
- OFFICE LOBBY

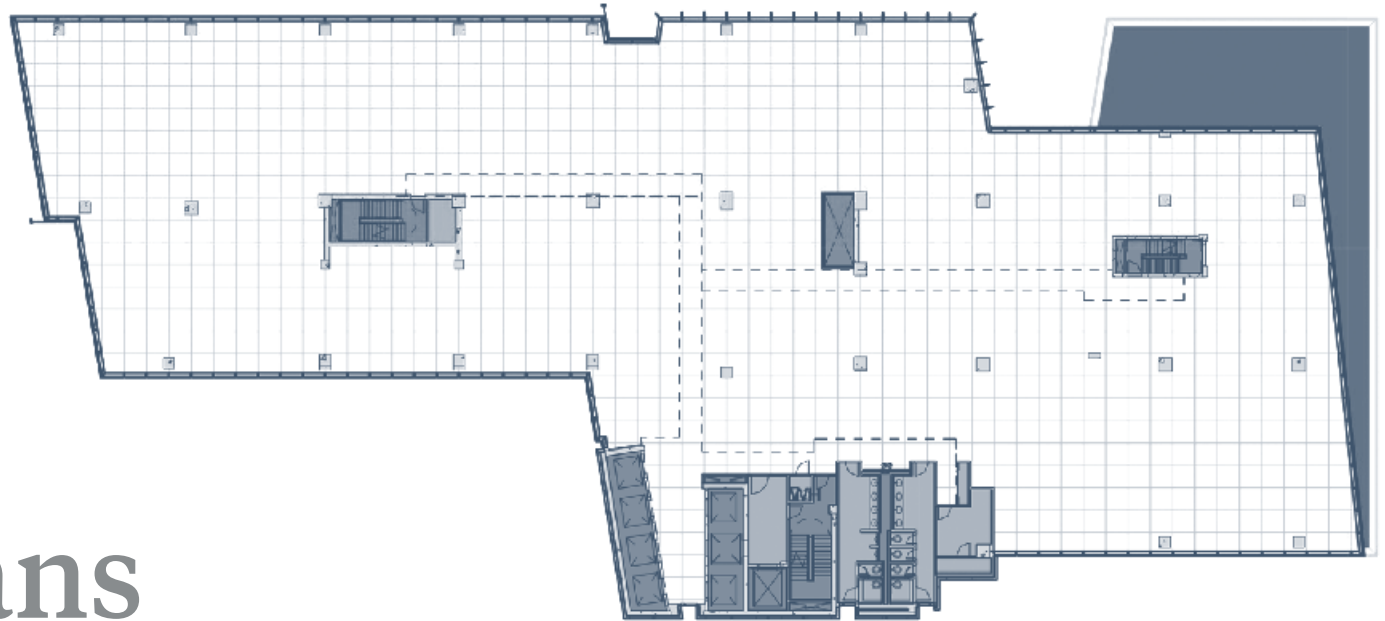


Floor Plans

Office Level 18



- OFFICE LEVEL 22
- OFFICE LEVELS 19-21
- OFFICE LEVEL 18 - AMENITIES
- OFFICE LEVELS 7-17
- OFFICE LOBBY

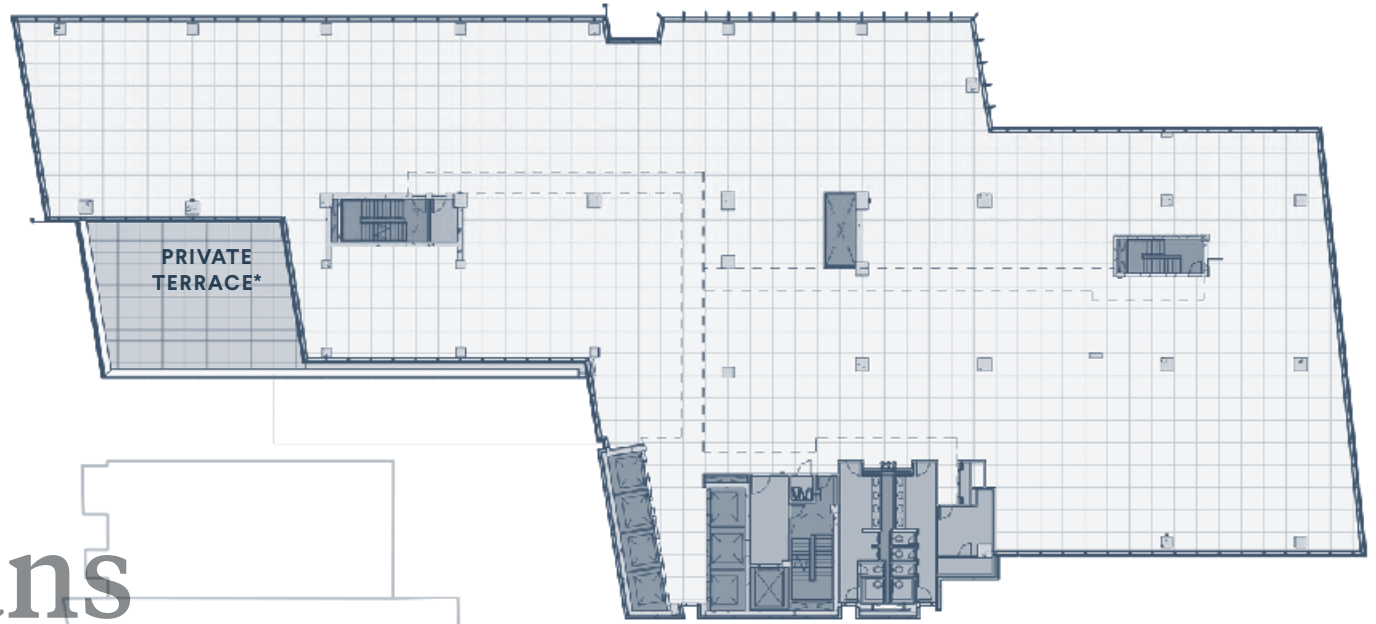


Floor Plans

Office Levels 19-21



- OFFICE LEVEL 22
- OFFICE LEVELS 19-21
- OFFICE LEVEL 18 - AMENITIES
- OFFICE LEVELS 7-17
- OFFICE LOBBY



*TERRACE IS 2,000 +/- SF

Floor Plans

Office Levels 22

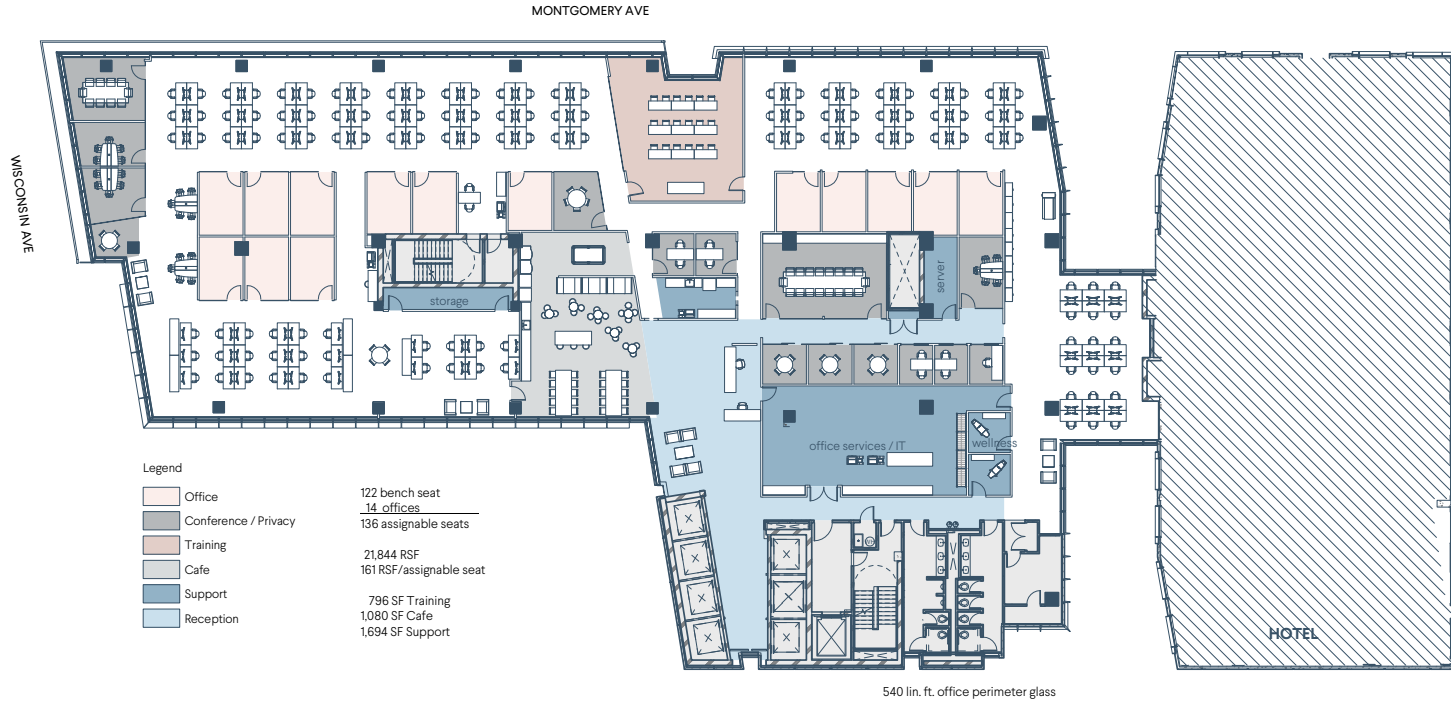


Hypothetical Plans

Lower Floor – Open Layout

FLOORS 7-17

FLOORS 18-21



- Legend
- Office
 - Conference / Privacy
 - Training
 - Cafe
 - Support
 - Reception
 - 122 bench seat
 - 14 offices
 - 136 assignable seats
 - 21,844 RSF
 - 161 RSF/assignable seat
 - 796 SF Training
 - 1080 SF Cafe
 - 1,694 SF Support

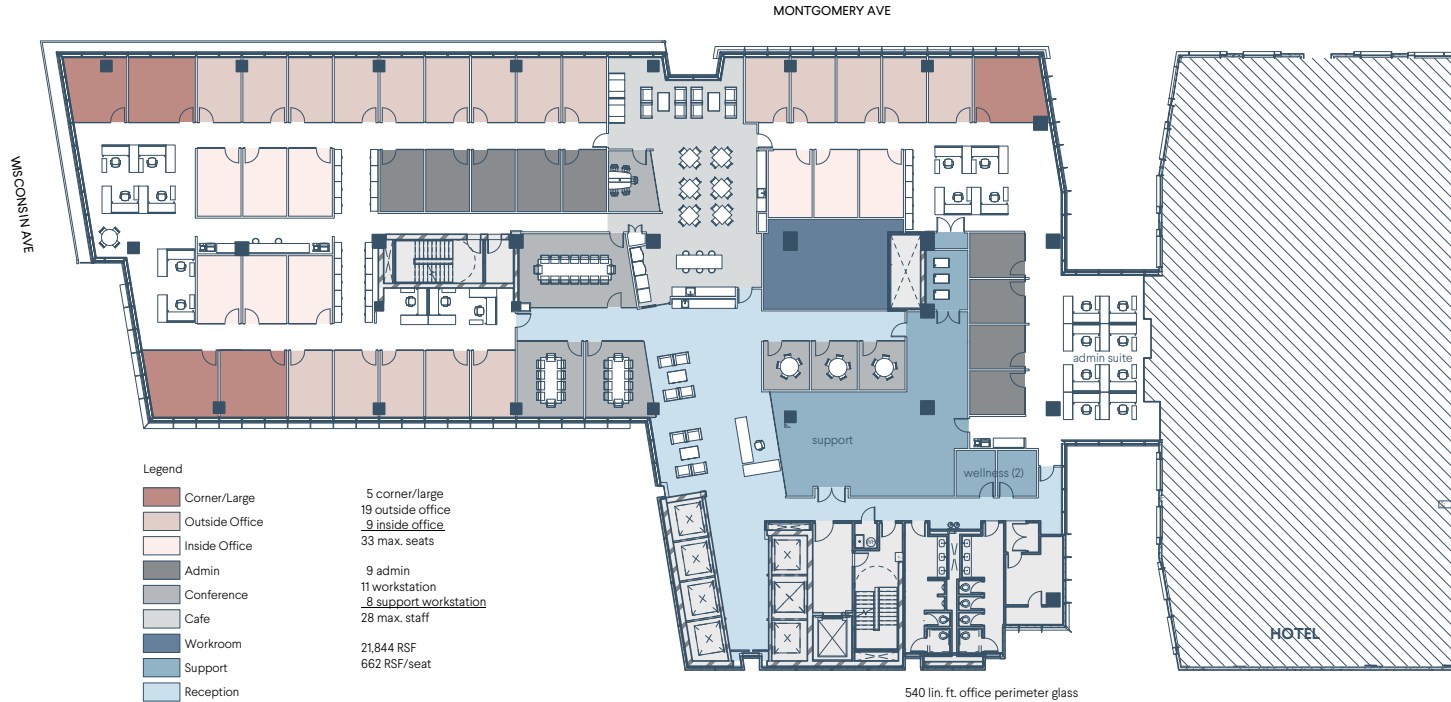


Hypothetical Plans

Lower Floor – Office Intensive

FLOORS 7-17

FLOORS 18-21



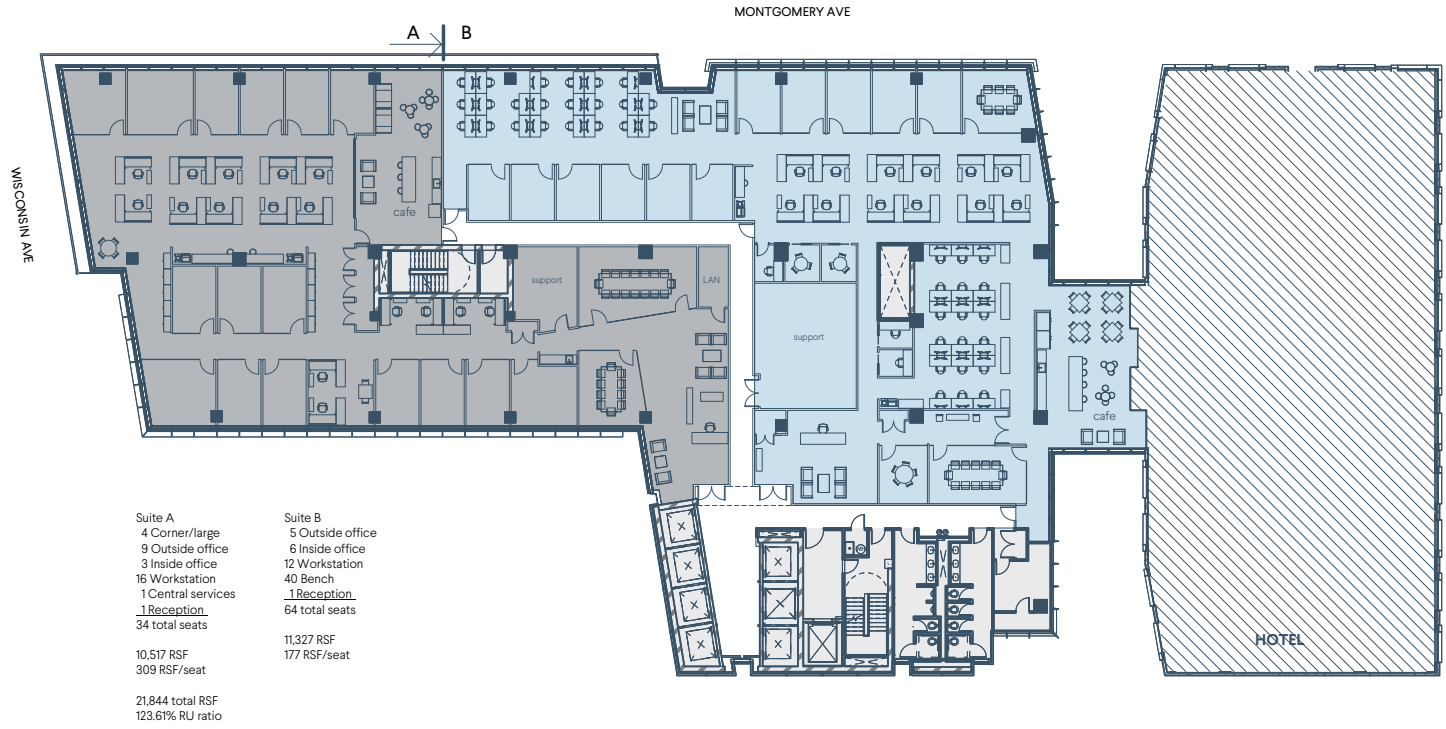


Hypothetical Plans

Lower Multi-Tenant – 2 Suites

FLOORS 7-17

FLOORS 18-21

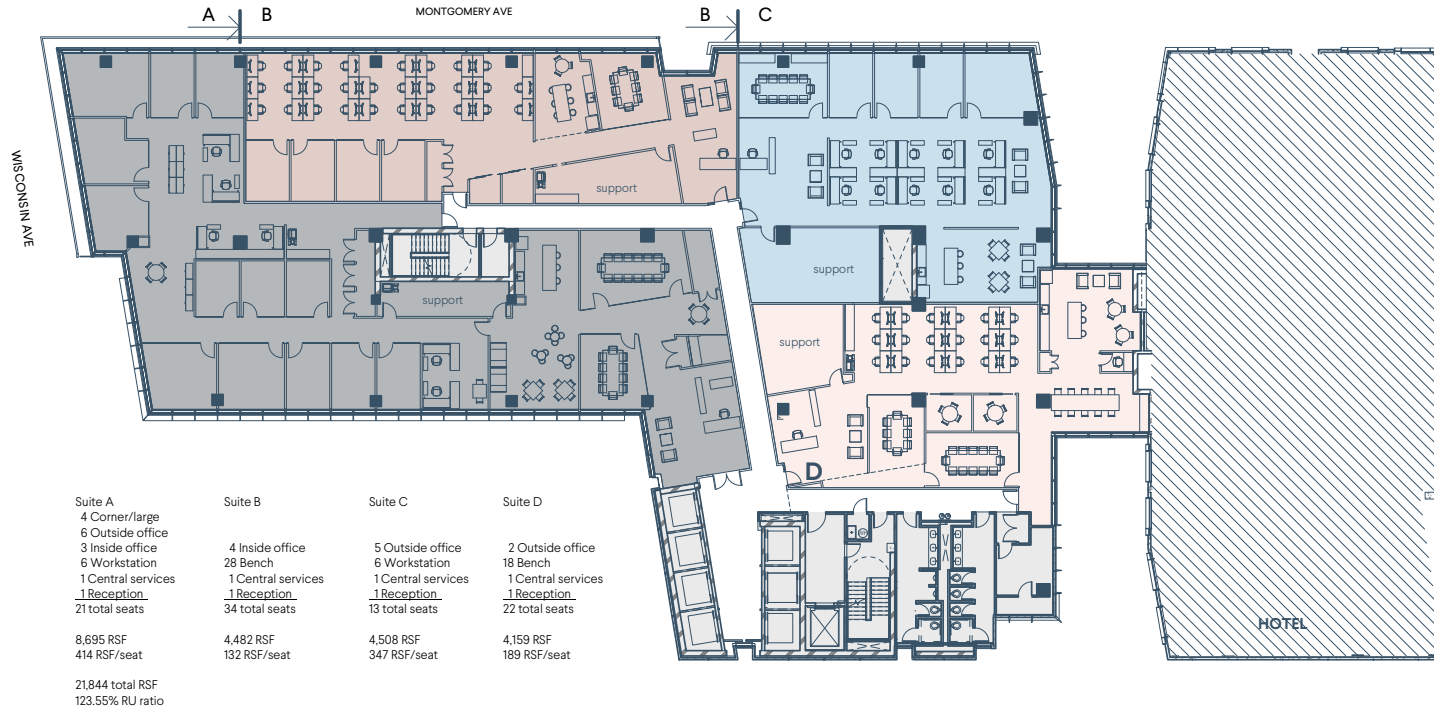


Hypothetical Plans

Lower Multi-Tenant – 4 Suites

FLOORS 7-17

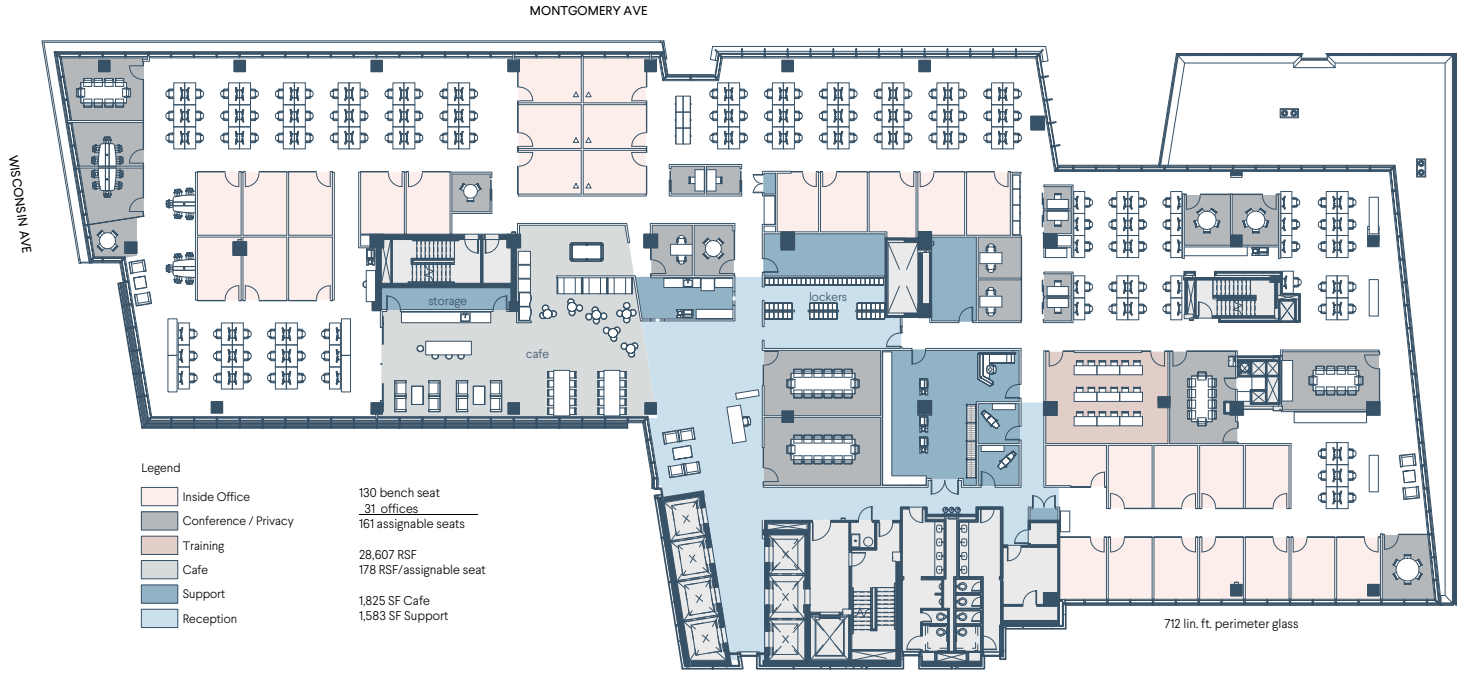
FLOORS 18-21



Hypothetical Plans

Upper Floor – Open Layout

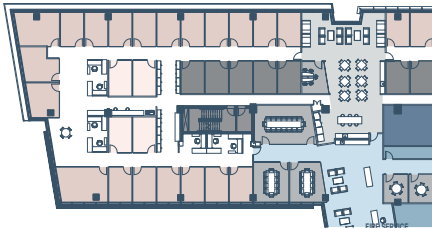
FLOORS 7-17 | FLOORS 18-21



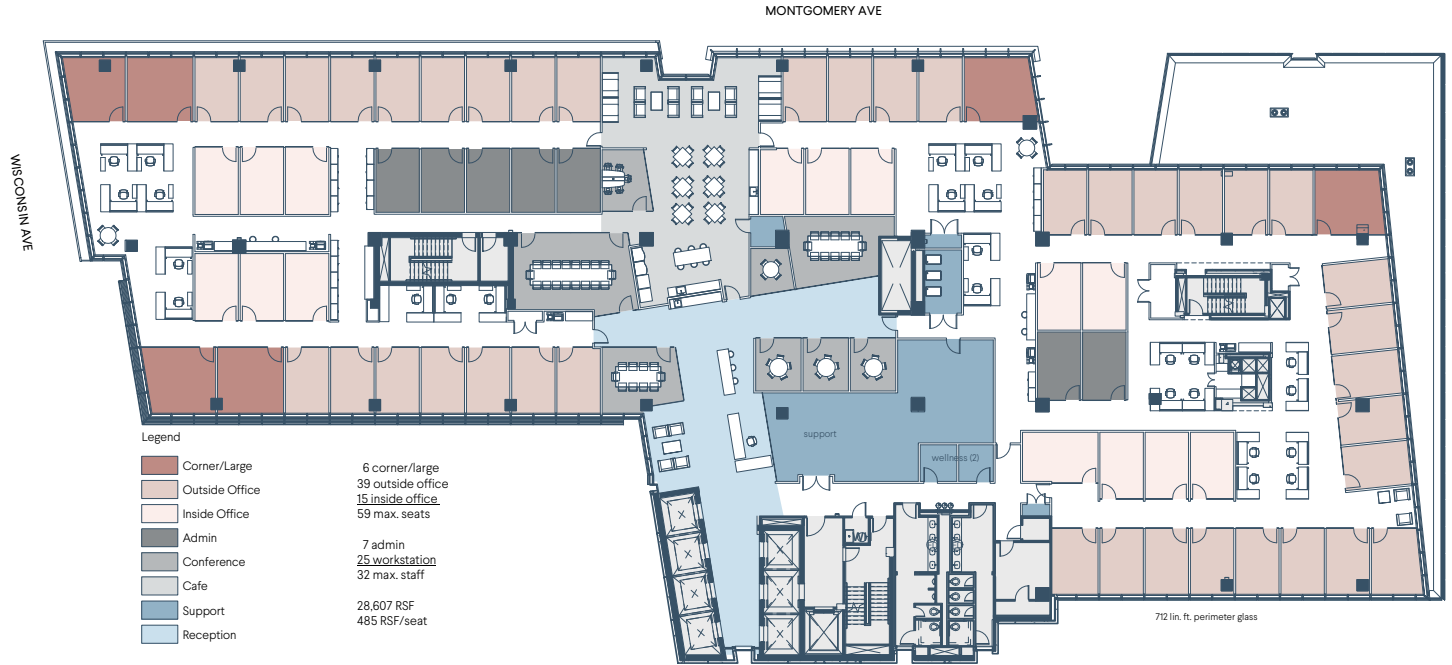
Hypothetical Plans

Upper Floor – Office Intensive

FLOORS 7-17 | FLOORS 18-21



Alternate A: Traditional Perimeter Office layout at Wisconsin Ave
No change to total office count



Note: Preliminary RSF shall be confirmed by Landlord.

Office Types
 - outside office - 150 SF
 - inside office - 150 SF
 - admin - 136 SF

Nominal dimensions:
 Office A and B: 10' - 0" x 15' - 0"
 Office C: 10' - 0" x 13' - 8"

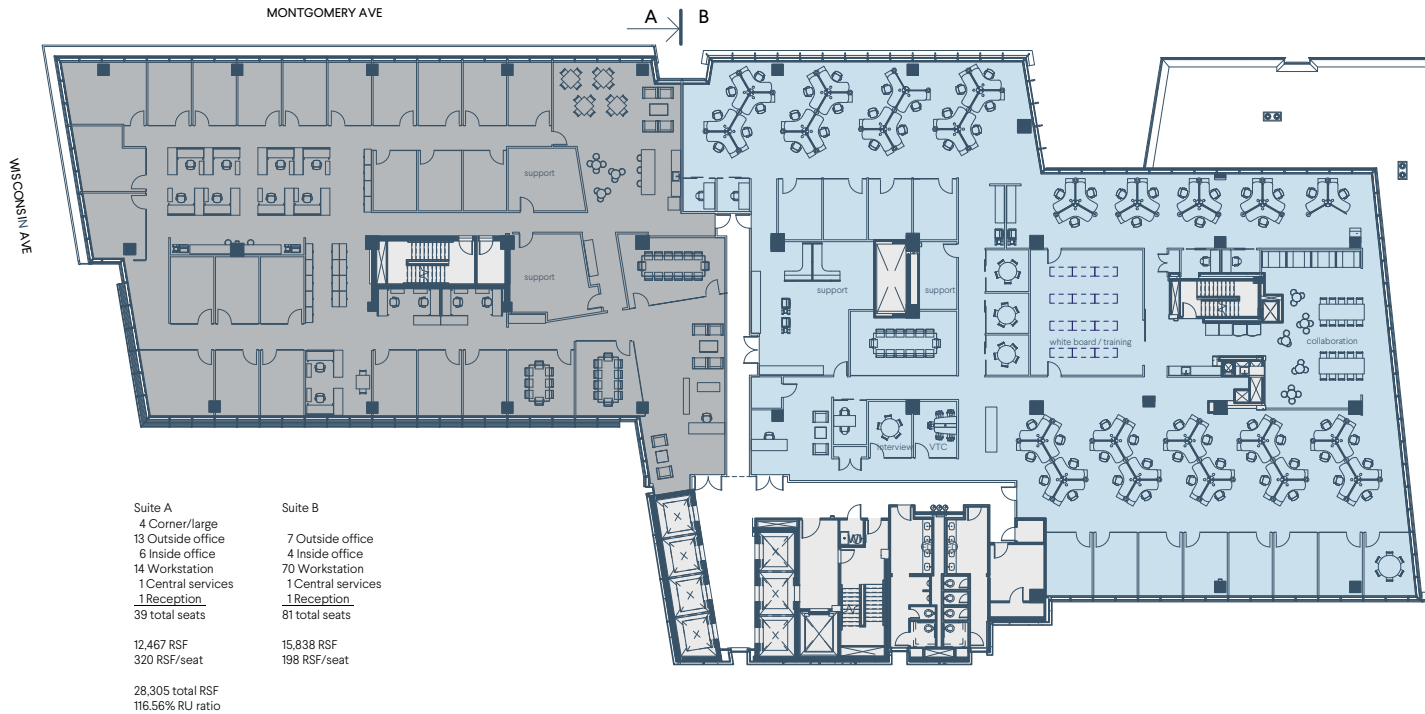


Hypothetical Plans

Upper Multi-Tenant – 2 Suites

FLOORS 7-17

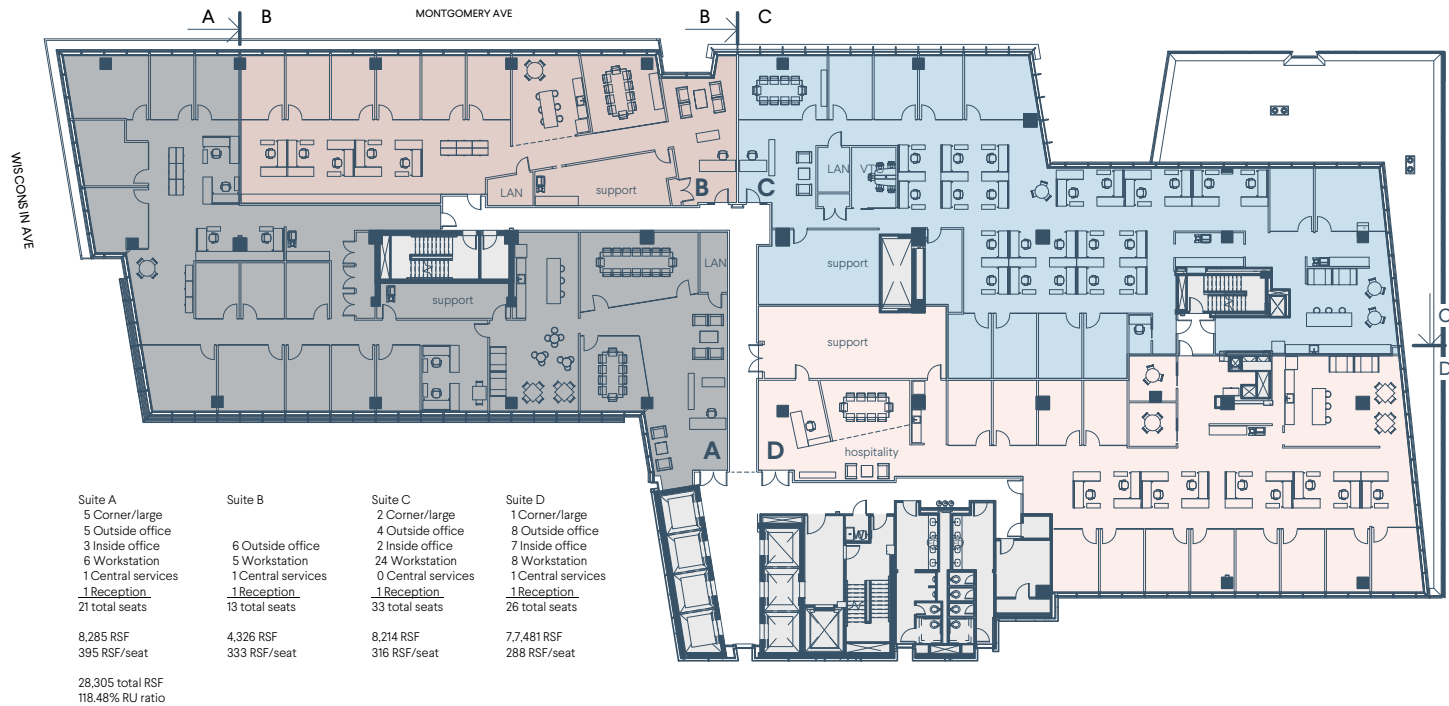
FLOORS 18-21



Hypothetical Plans

Upper Multi-Tenant – 4 Suites

FLOORS 7-17 | FLOORS 18-21



Gallery



Gallery



VIEW FROM MONTGOMERY LANE



VIEW FROM WISCONSIN AVENUE



Gallery



Gallery



Gallery



Gallery



Contacts

FOR MORE INFORMATION, CONTACT
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