

AVOCET

T O W E R



Take your
company to
new heights.

AVOCET
T O W E R

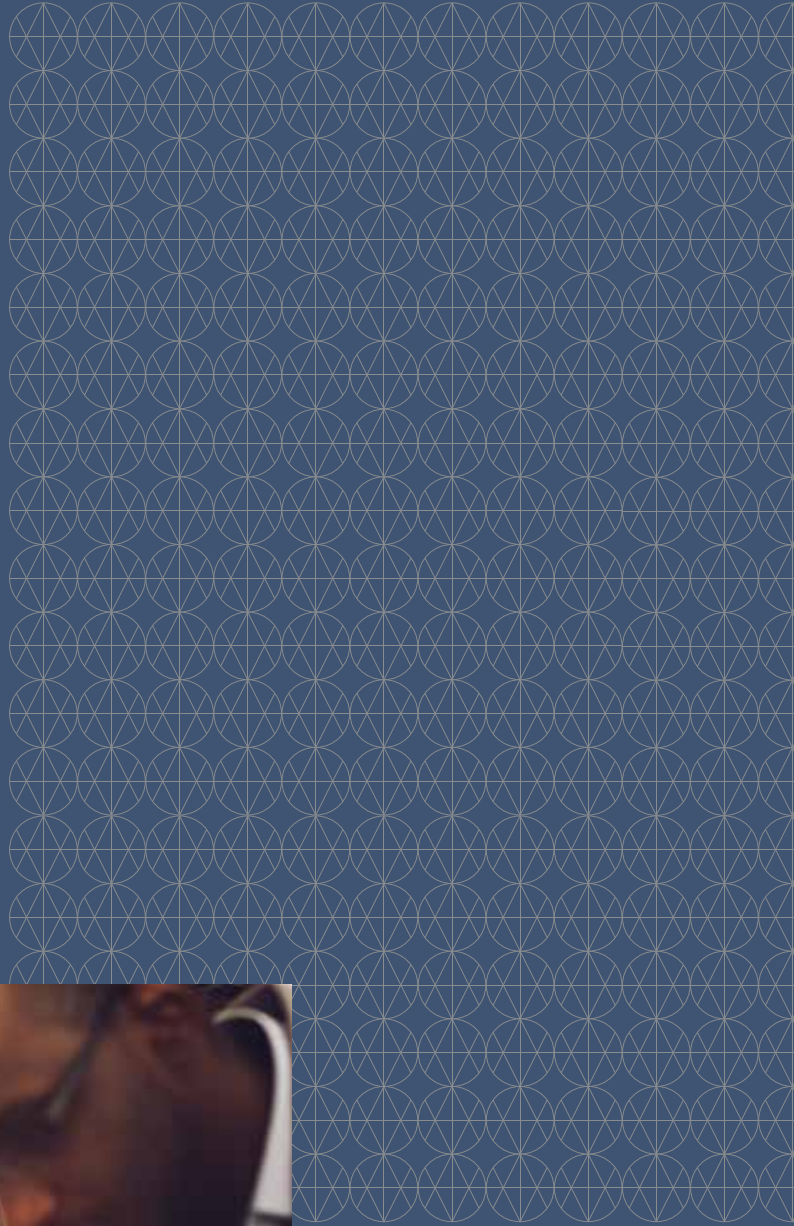


AVOCET TOWER



7373 WISCONSIN AVENUE

370,000 square feet of peak
performance office space
in the heart of Bethesda.



Rise Above

Delivering Spring 2021.

With unparalleled views, Avocet Tower is an architectural landmark that redefines the work-life experience in Bethesda.

**Enhance productivity
and inspire growth.**

22,000 to 28,000 sq. ft. office spaces
including a private terrace opportunity

60 person conference
facility 1,000 sq. ft.

LEED Platinum

370,000 rentable sq. ft.
per BOMA Z65.1-1996 Standard

Floor-to-ceiling window line

Two-story lobby with trophy finishes

The Tower

No detail was overlooked
in the design of Avocet Tower.

Rooftop terrace with 360° views
+/- 7,500 sq. ft.

Private and public outdoor areas
+/- 19,500 SF

Fully-landscaped 10,000 SF park at the
main entry to the office lobby includes a
water feature and multiple seating options



A custom aluminum and glass facade creates a floor-to-ceiling window line, bringing light to every inch of the building. The elegant green public plaza draws visitors in on the ground floor, while the rooftop stuns with 360° views.

Avocet Tower's world class design, unmatched views and green space will help your organization thrive.

AVOCET TOWER

Rise Above

7373 WISCONSIN AVENUE



LEED PLATINUM

9'-0" TYPICAL FLOOR-TO-CEILING HEIGHT
(WITH 11'-4" SLAB TO SLAB)

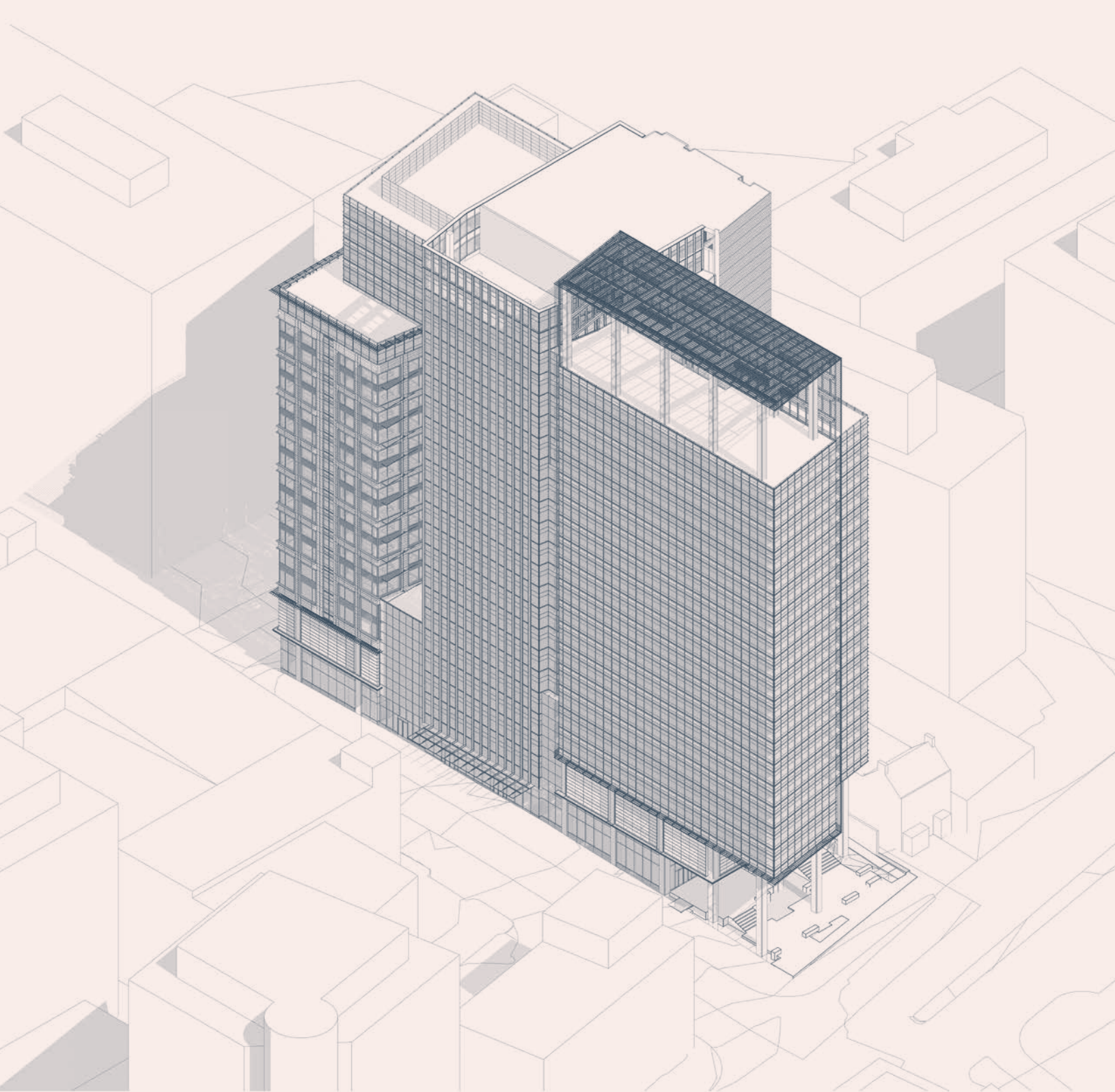
30'x40' TYPICAL COLUMN SPACING ON THE
NORTH SIDE OF THE BUILDING AND
30'x35' TYPICAL ON THE SOUTH SIDE

STATE-OF-THE-ART DOAS HVAC SYSTEM

7 DESTINATION DISPATCH ELEVATORS

CUTTING EDGE TECHNOLOGY FOR ACCESS
AND CONTROL WITH THE ABILITY TO SECURE
INDIVIDUAL FLOORS





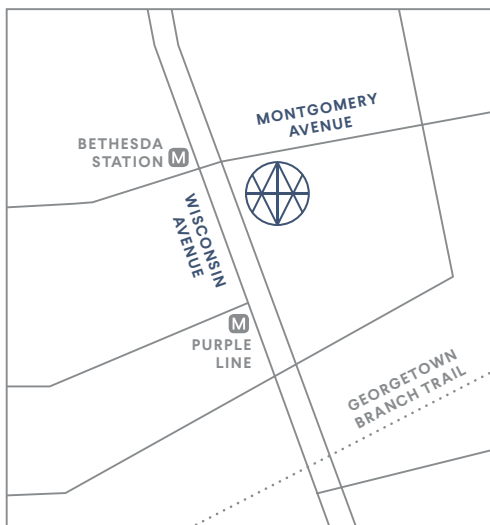
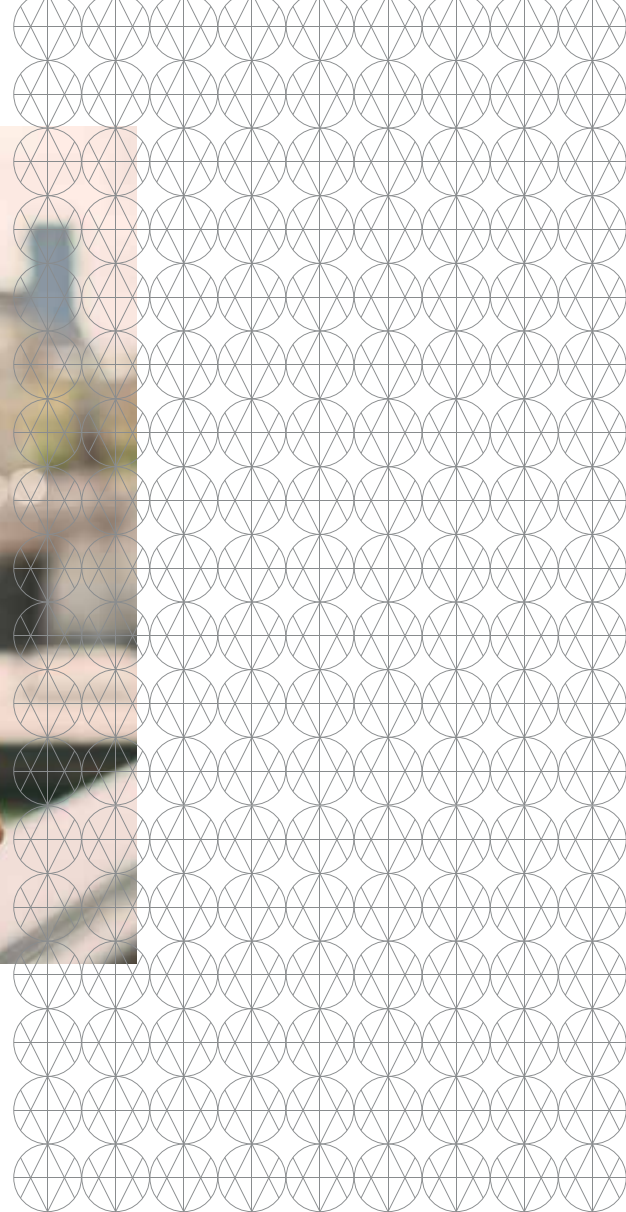
1.5 PARKING SPACES PER 1,000 SQ. FT.

3 PARKING ELEVATOR SHUTTLES

LOCATED ACROSS FROM MONTGOMERY
COUNTY PUBLIC PARKING GARAGE 47
800+ PARKING SPACES







CONVENIENTLY LOCATED

ONE BLOCK TO THE
BETHESDA METRO AND
PURPLE LINE STATIONS

3 MILES TO
DOWNTOWN DC

40 MINUTES TO THREE
INTERNATIONAL AIRPORTS
(BWI, IAD, DCA)

The way we work is changing.

Activated lobby adjacent to the AC hotel
will include a café, bar, and restaurant

First class fitness
5,000 sq. ft.

Dedicated bike area
80 bikes plus a bike repair station



The Future of Work is Here.

People crave flexibility and seek inspiration in the places they work and connect with each other. At Avocet Tower, you and your staff will move seamlessly from home to a dynamic, 24/7 workplace in the heart of Bethesda.

THE AC HOTEL

A hotel should be more than just a place to sleep. The newest AC Hotel by Marriott will share a connected lobby with Avocet Tower, offering a bright and airy space to work, relax or network without leaving the building. With a boutique feel and urban spirit, the AC Hotel will be an energetic gathering space for Avocet Tower tenants and visitors from near and far.

13 HOTEL FLOORS
+/- 123,000 SQ. FT.

220 ROOMS



BERNIE MCCARTHY

JLL
(301) 287-3263
bernard.mccarthy@am.jll.com

AMY BOWSER

JLL
(202) 719-5600
amy.bowser@am.jll.com

DANNY SHERIDAN

JLL
(301) 287-9922
danny.sheridan@am.jll.com

