

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. PassionFish
16. Silver
17. Chopt
18. PAUL
19. BIBIBOP Asian Grill
20. CAVA
21. Georgetown Cupcake
22. Uncle Julio's Rio Grande
23. Dolcezza
24. Le Pain Quotidien
25. Luke's Lobster
26. Poke Dojo
27. Nando's Peri-Peri
28. Sweetgreen
29. Five Guys
30. Bethesda Bagels
31. Quartermaine Coffee Roaster
32. Cafe Deluxe
33. Mama Lucia
34. Yogiberry
35. Hawkers Asian Street Food*
36. Tandoori Nights
37. Terrain Café
38. Raku
39. Mussel Bar & Grille
40. Matchbox
41. Mon Ami Gabi
42. Philz Coffee
43. Joe & The Juice
44. Jaleo
45. Gusto
46. Potbelly
47. The Barking Dog
48. Parma
49. The Riggsby*
50. Cesco Osteria
51. Morton's
52. Boeymonger
53. Starbucks
54. Q by Peter Chang
55. Dunkin Donuts
56. St. Arnolds Mussel Bar
57. La Madeleine
58. Chipotle
59. &Pizza
60. The Original Pancake House
61. Bethesda Blues & Jazz Super Club
62. Woodmont Grill
63. Taste Diner
64. Black's Bar & Kitchen
65. Medium Rare
66. Casa Oxaca
67. Hanaro Sushi
68. Rock Bottom Restaurant & Brewery
69. Anthony's Coal Fire Pizza
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. Brickside Food & Drink
79. Flanagan's Harp & Fiddle
80. Jetties
81. Sapphire Café

*Coming soon



RESTAURANTS	HOTELS	FITNESS	IN-BUILDING AMENITIES	HOTELS
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1. AC Marriott
2. Residence Inn by Marriott
3. Hilton Garden Inn
4. Hyatt Regency
5. DoubleTree by Hilton

Amenities

Hotels



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 Club



In-Building Amenities

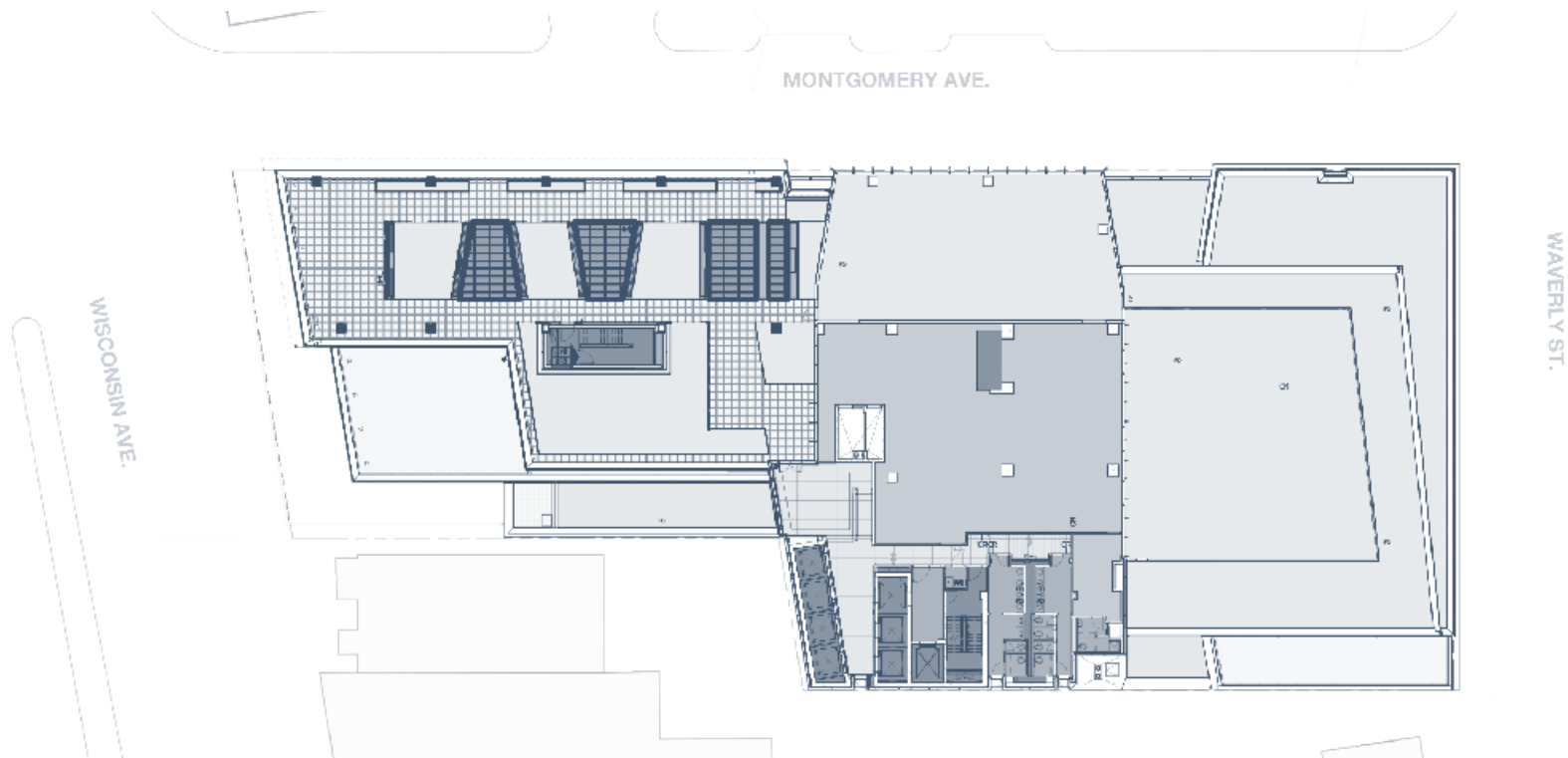
RESTAURANTS

HOTELS

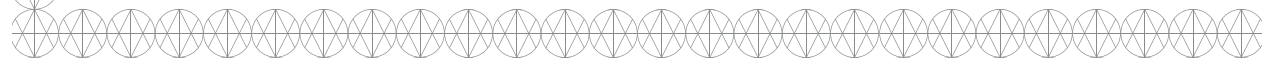
FITNESS

IN-BUILDING AMENITIES

ROOF TERRACE



In-Building Amenities



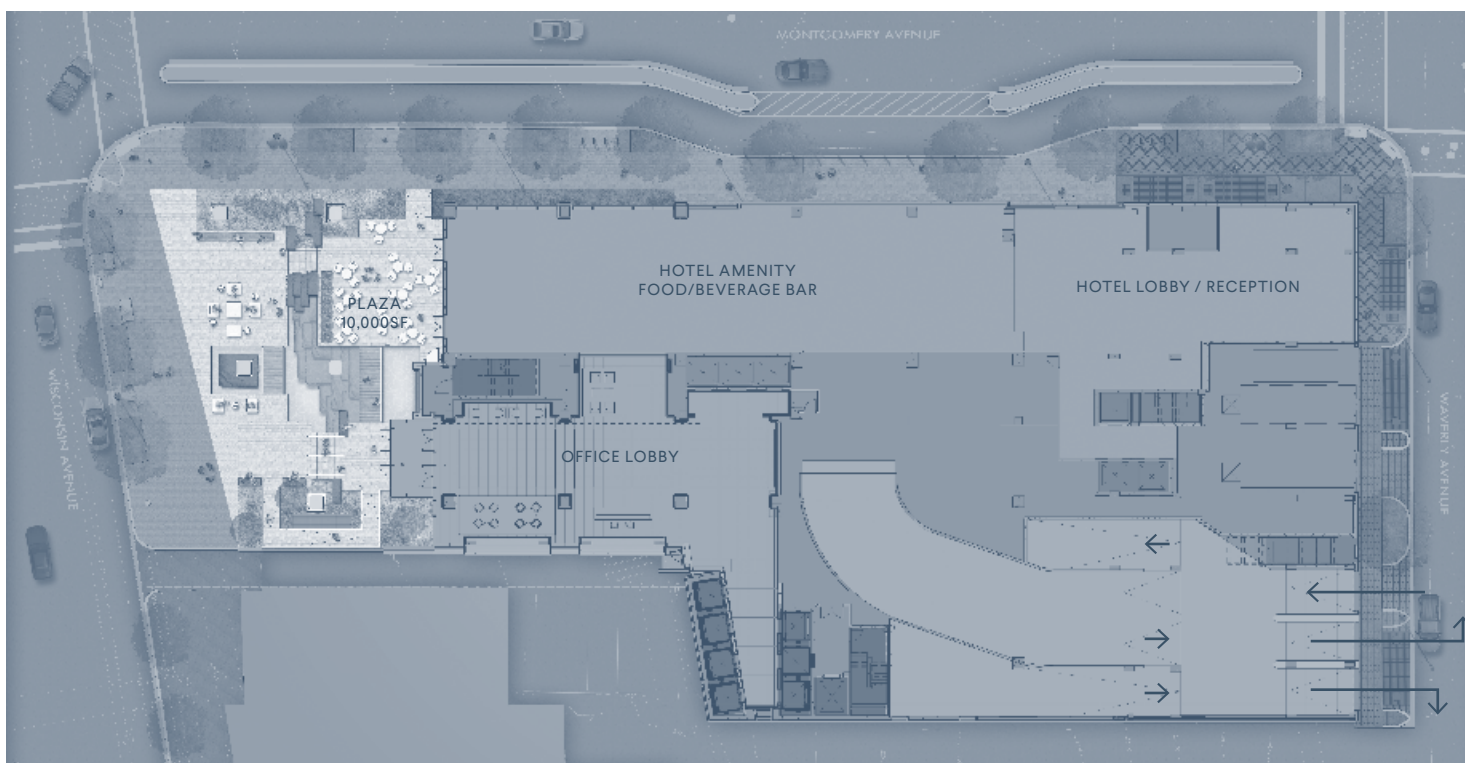
RESTAURANTS

HOTELS

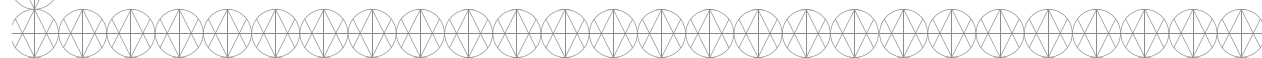
FITNESS

IN-BUILDING AMENITIES

EXTERIOR PARK



In-Building Amenities



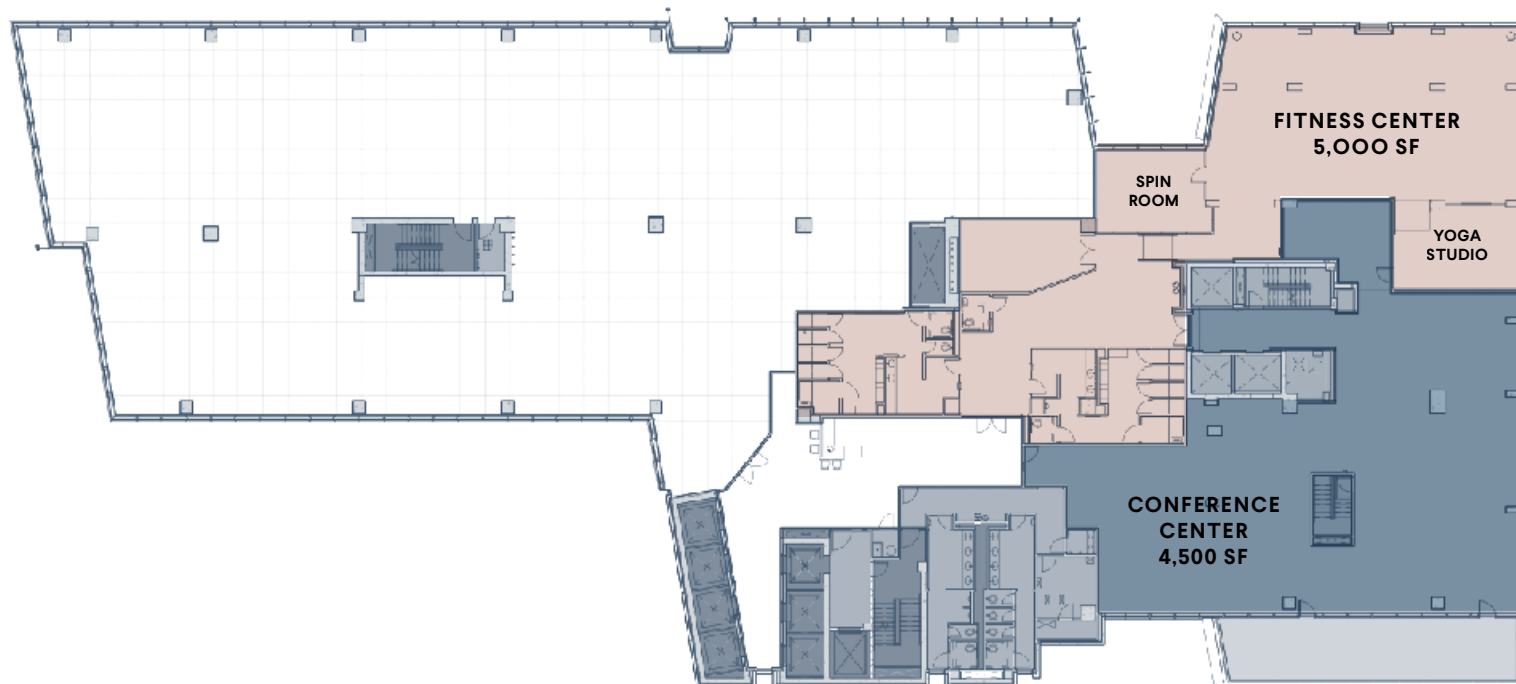
RESTAURANTS

HOTELS

FITNESS

IN-BUILDING AMENITIES

AMENITY FLOOR



In-Building Amenities

RESTAURANTS

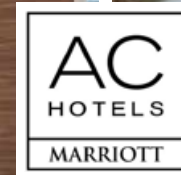
HOTELS

FITNESS

IN-BUILDING AMENITIES

AC HOTEL

220 ROOMS | LOUNGE, BAR & RESTAURANT

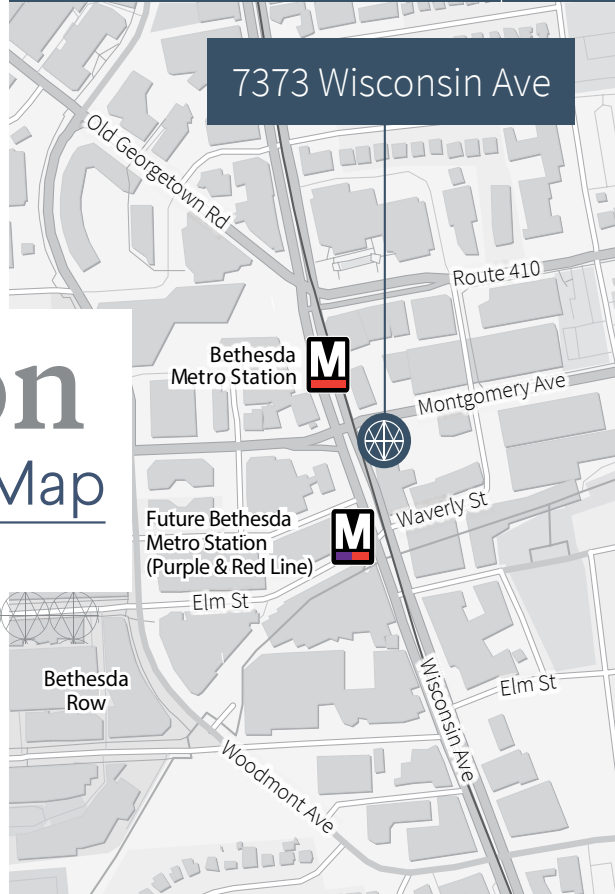


INGRESS EGRESS MAP

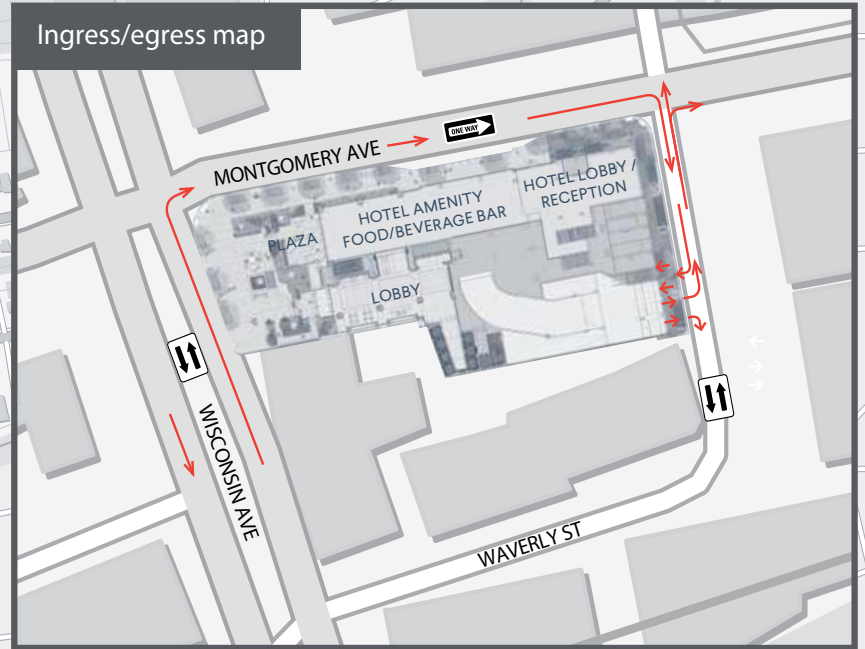
METRO ACCESS

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



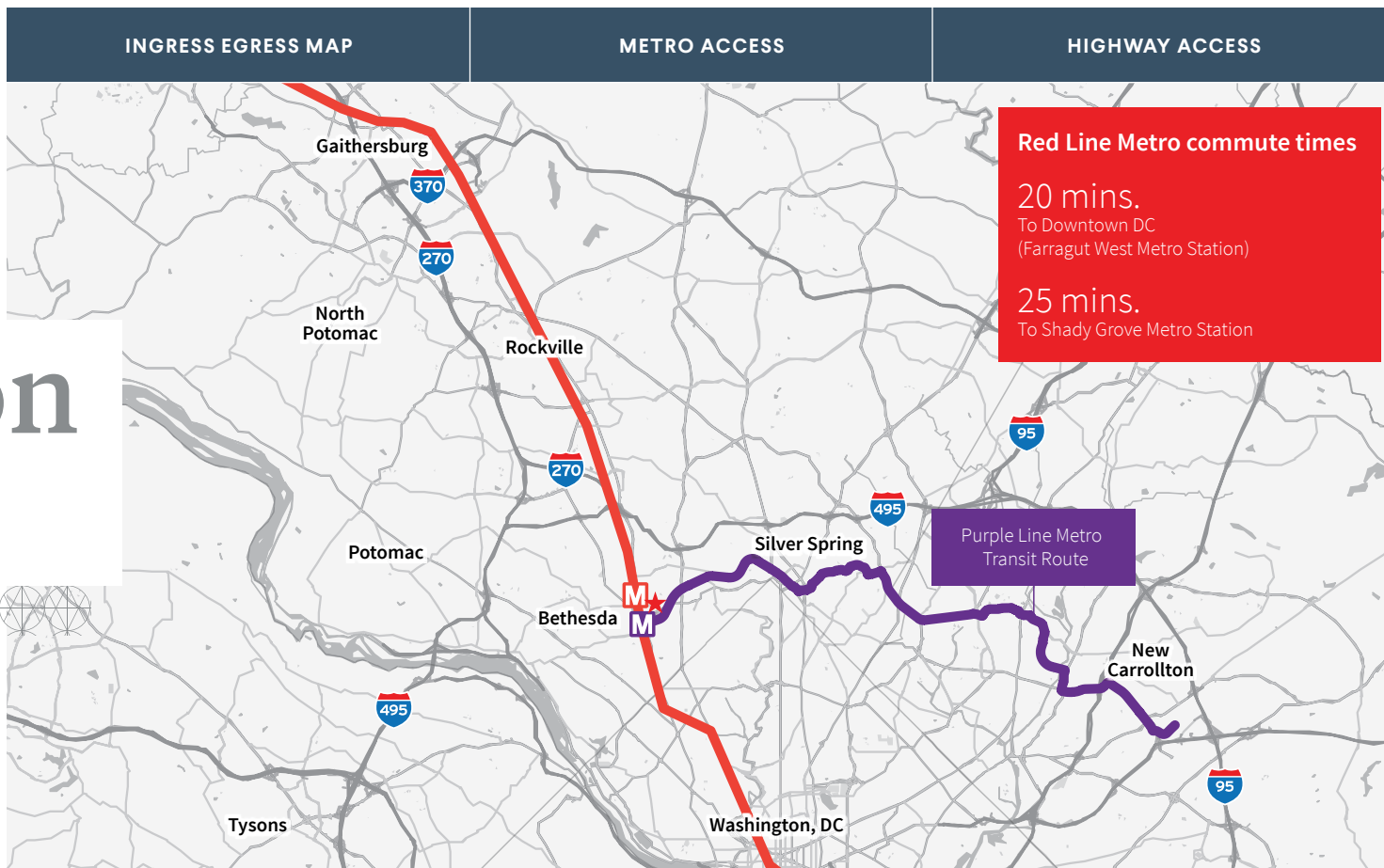
INGRESS EGRESS MAP

METRO ACCESS

HIGHWAY ACCESS

Location

Metro Access



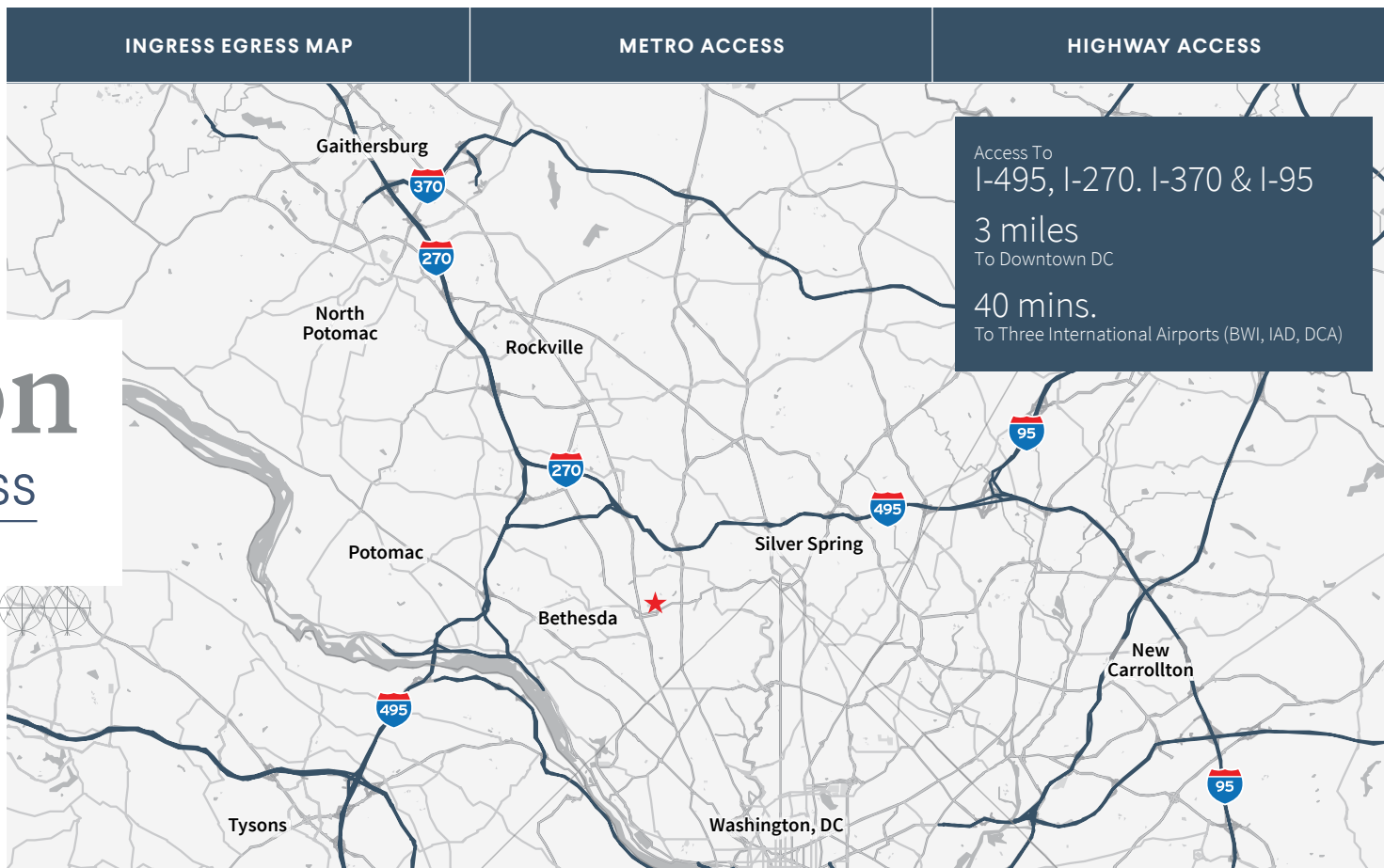
INGRESS EGRESS MAP

METRO ACCESS

HIGHWAY ACCESS

Location

Highway Access



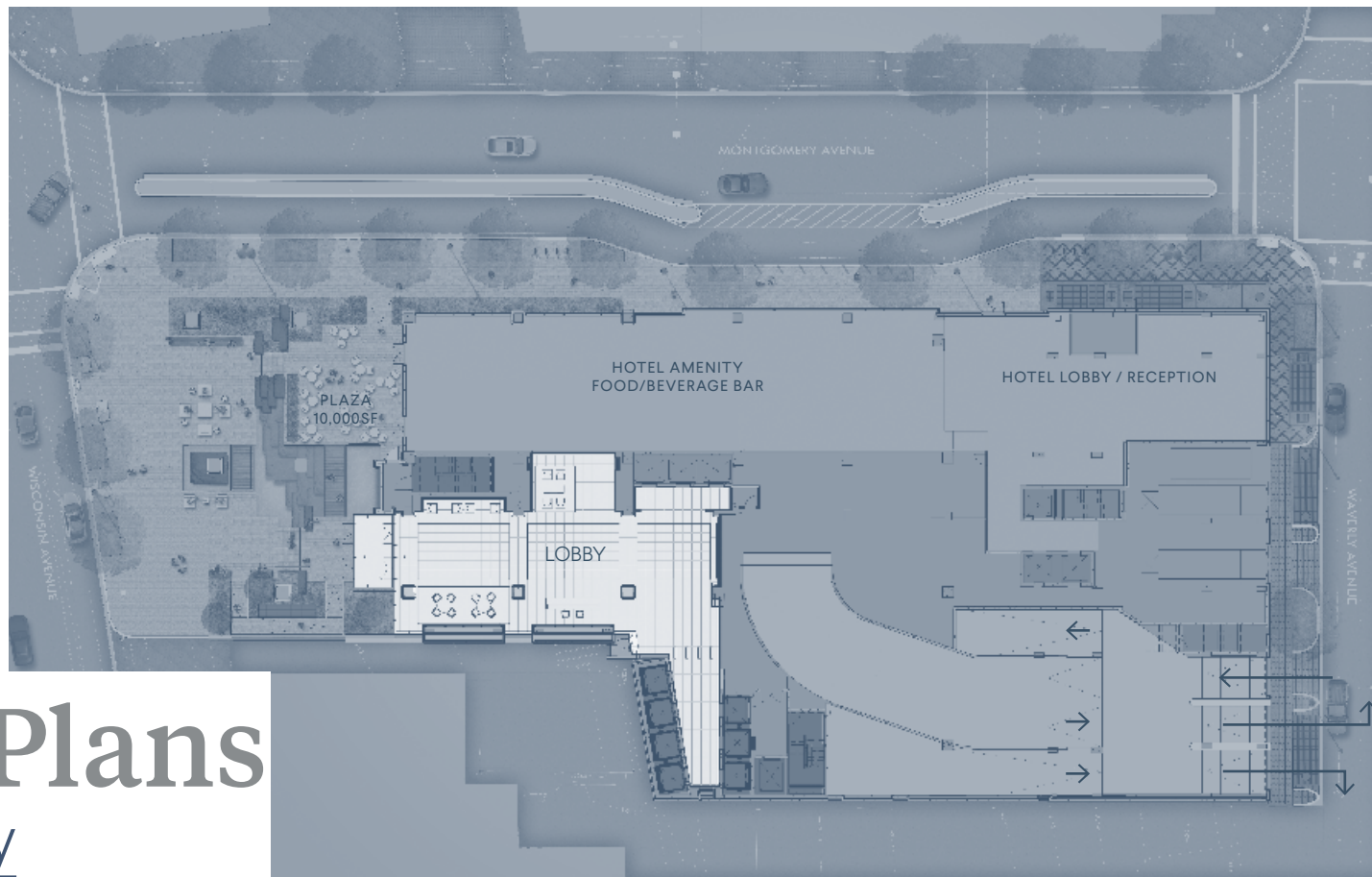
OFFICE LEVEL 22

OFFICE LEVELS 19-21

OFFICE LEVEL 18 - AMENITIES

OFFICE LEVELS 7-17

OFFICE LOBBY



Floor Plans

Office Lobby



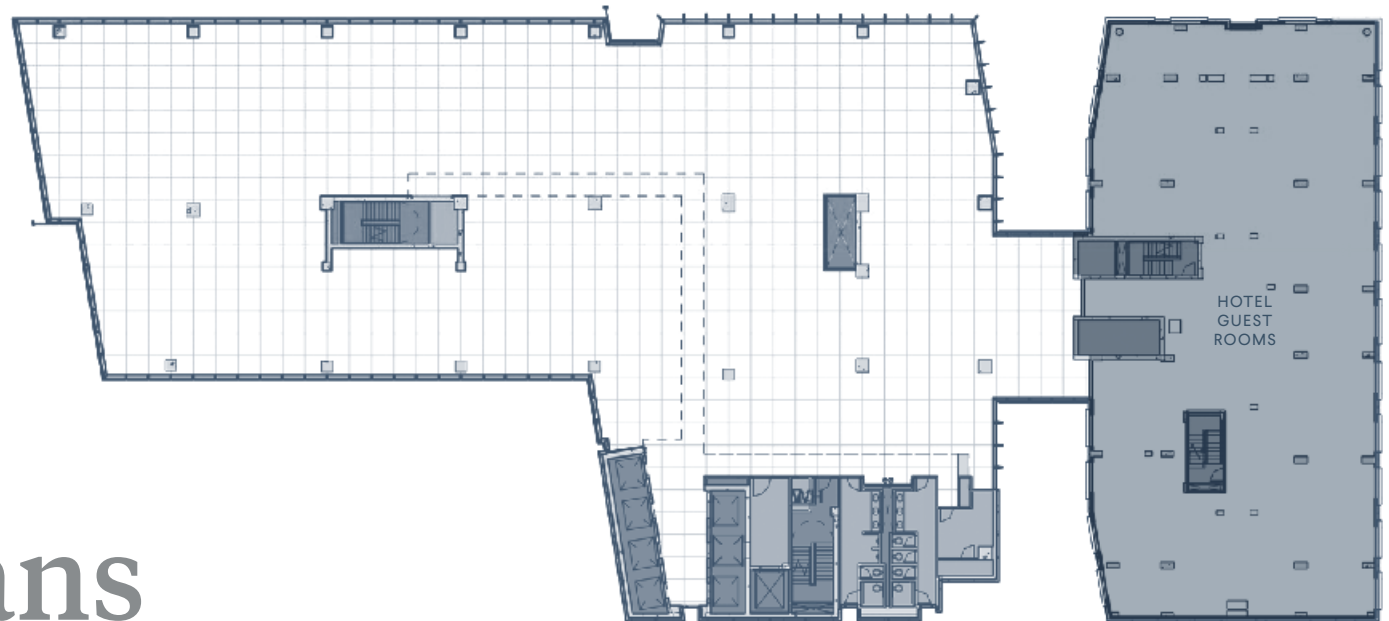
OFFICE LEVEL 22

OFFICE LEVELS 19-21

OFFICE LEVEL 18 - AMENITIES

OFFICE LEVELS 7-17

OFFICE LOBBY



Floor Plans

Office Levels 7-17



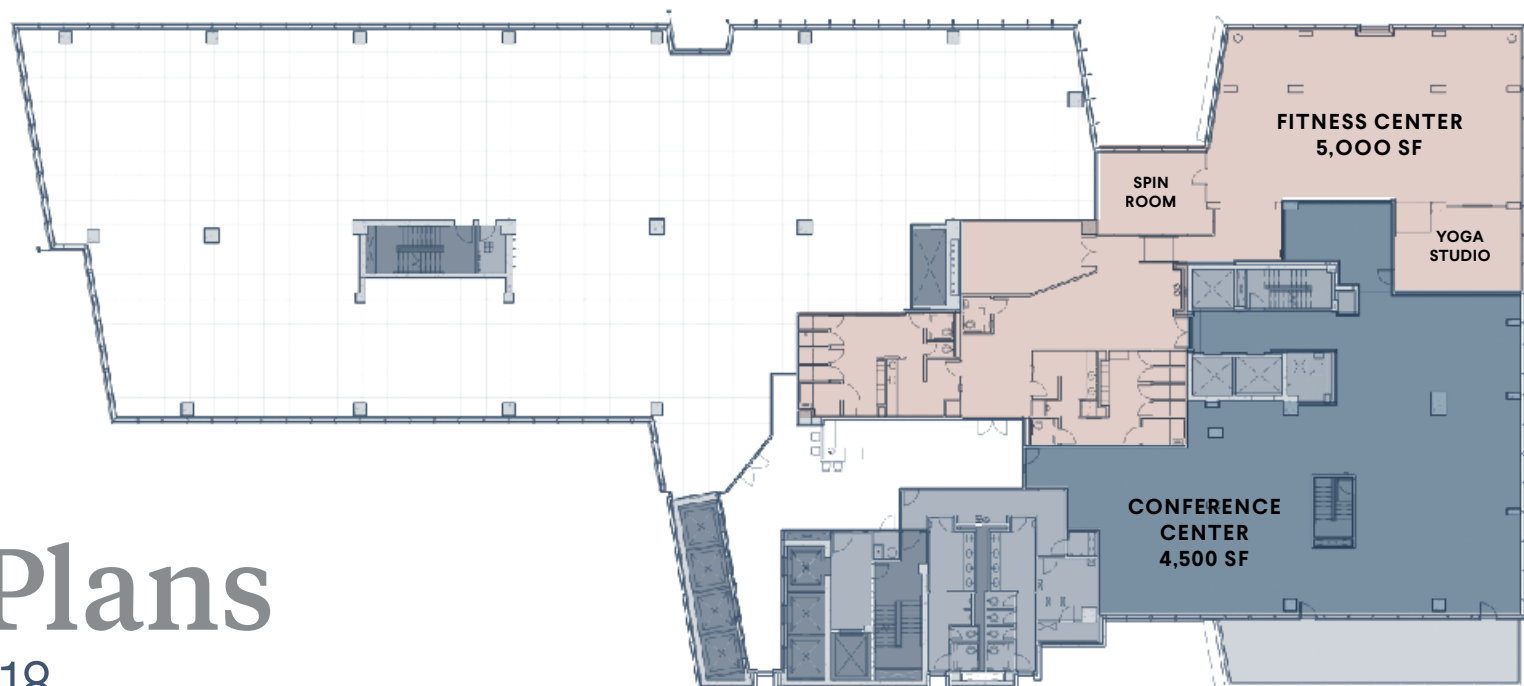
OFFICE LEVEL 22

OFFICE LEVELS 19-21

OFFICE LEVEL 18 - AMENITIES

OFFICE LEVELS 7-17

OFFICE LOBBY



Floor Plans

Office Level 18



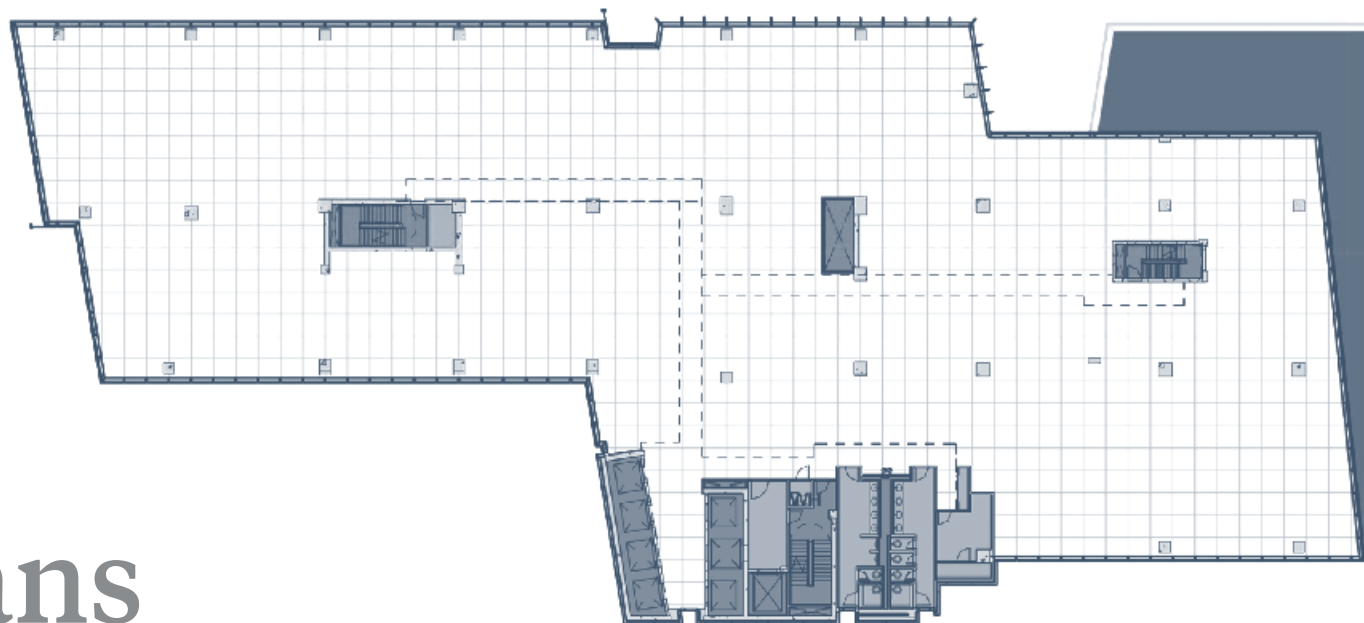
OFFICE LEVEL 22

OFFICE LEVELS 19-21

OFFICE LEVEL 18 - AMENITIES

OFFICE LEVELS 7-17

OFFICE LOBBY



Floor Plans

Office Levels 19-21



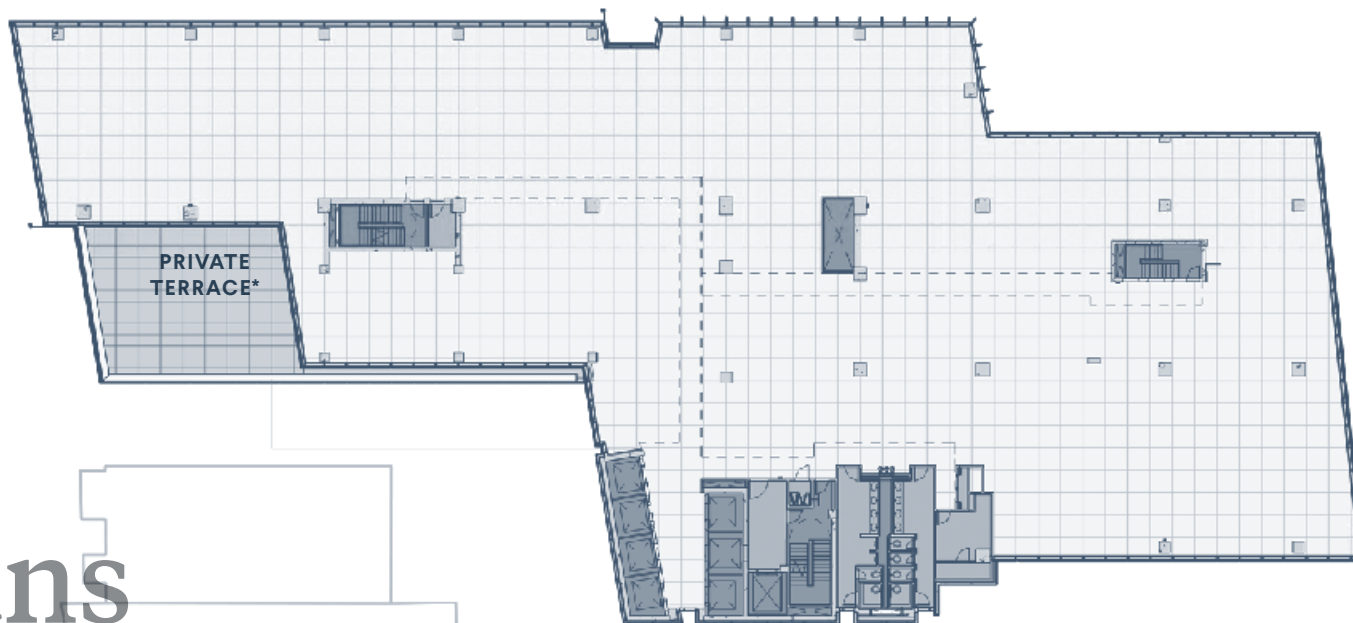
OFFICE LEVEL 22

OFFICE LEVELS 19-21

OFFICE LEVEL 18 - AMENITIES

OFFICE LEVELS 7-17

OFFICE LOBBY



*TERRACE IS 2,000 +/- SF

Floor Plans

Office Levels 22

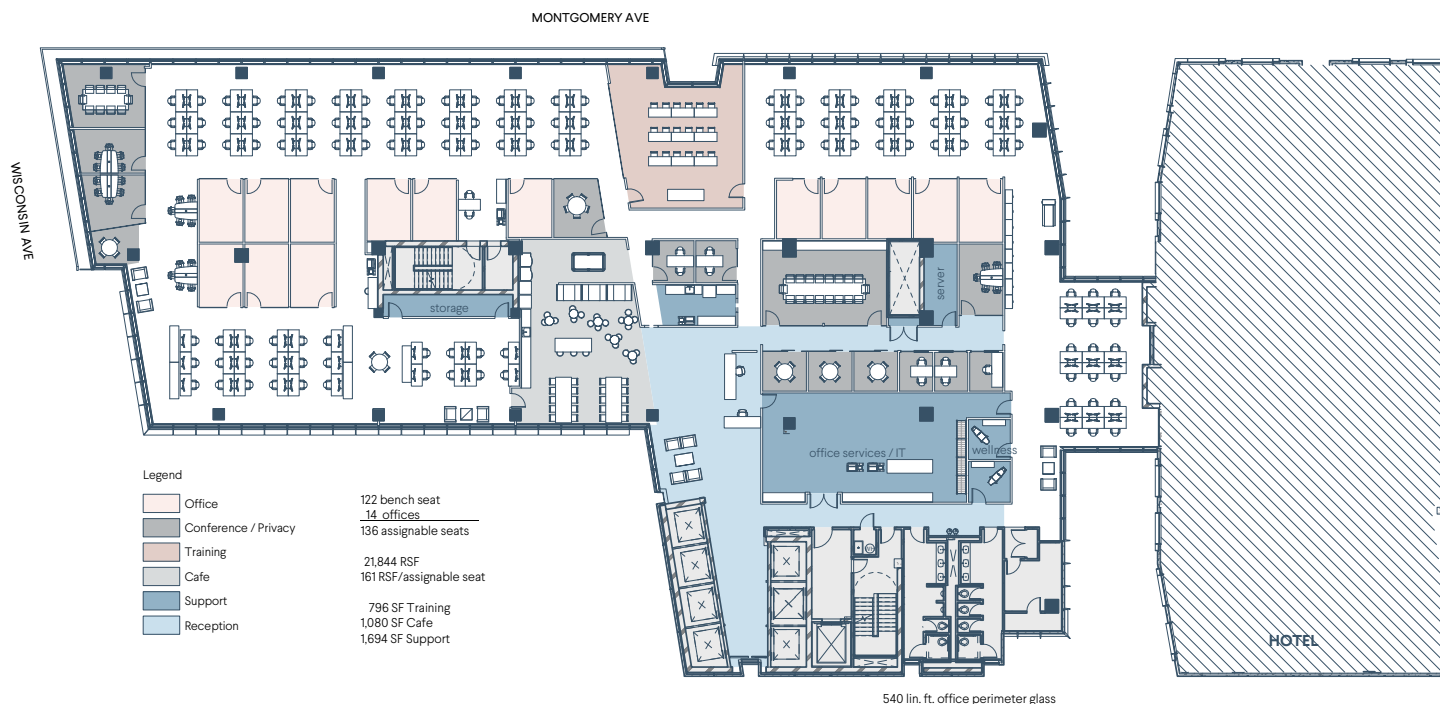


Hypothetical Plans

Lower Floor – Open Layout

FLOORS 7-17

FLOORS 18-21

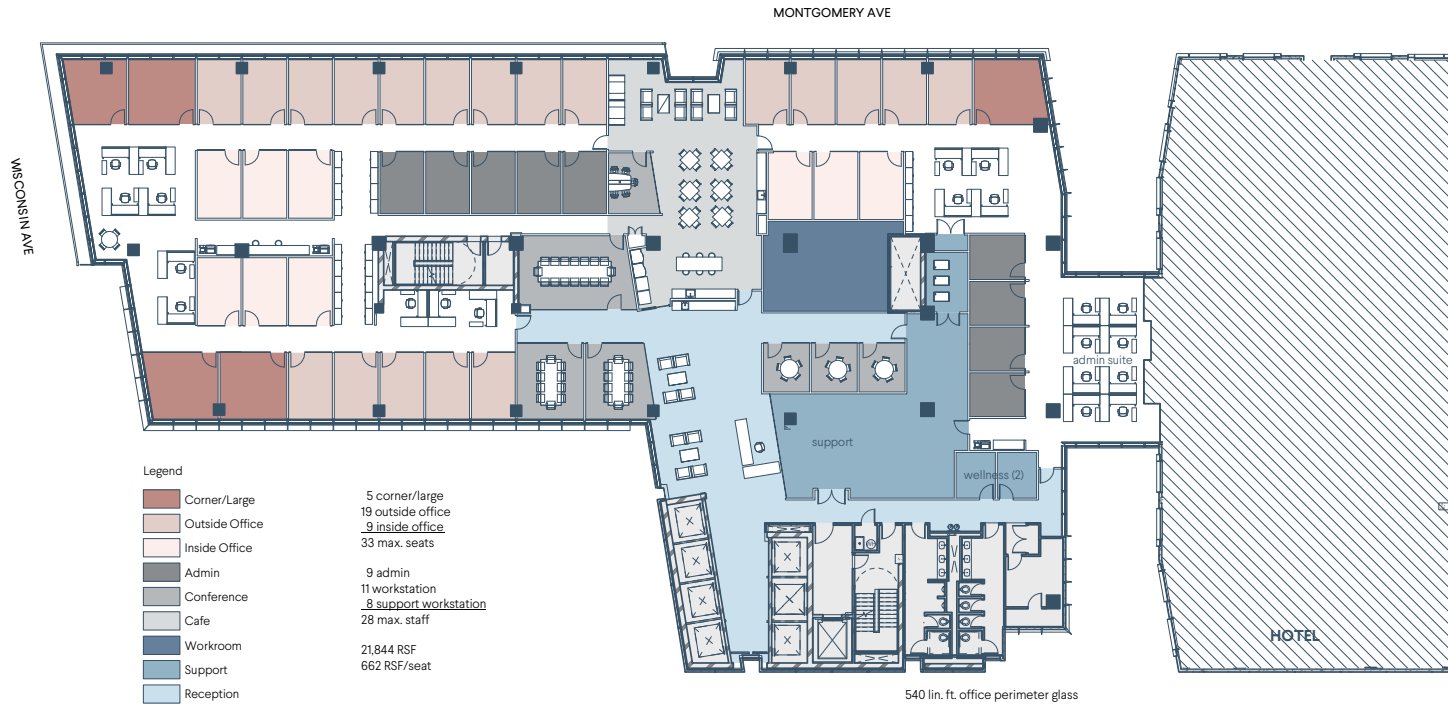


Hypothetical Plans

Lower Floor – Office Intensive

FLOORS 7-17

FLOORS 18-21

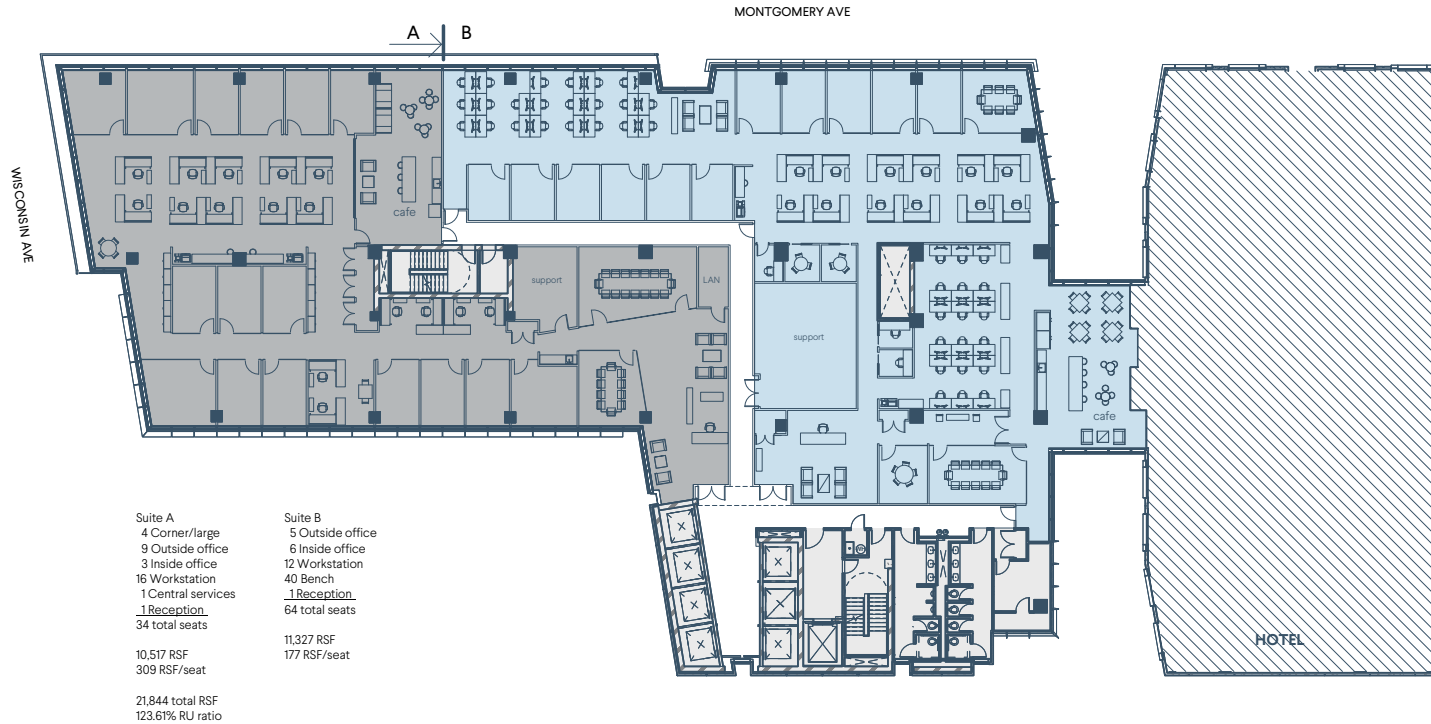


Hypothetical Plans

Lower Multi-Tenant – 2 Suites

FLOORS 7-17

FLOORS 18-21

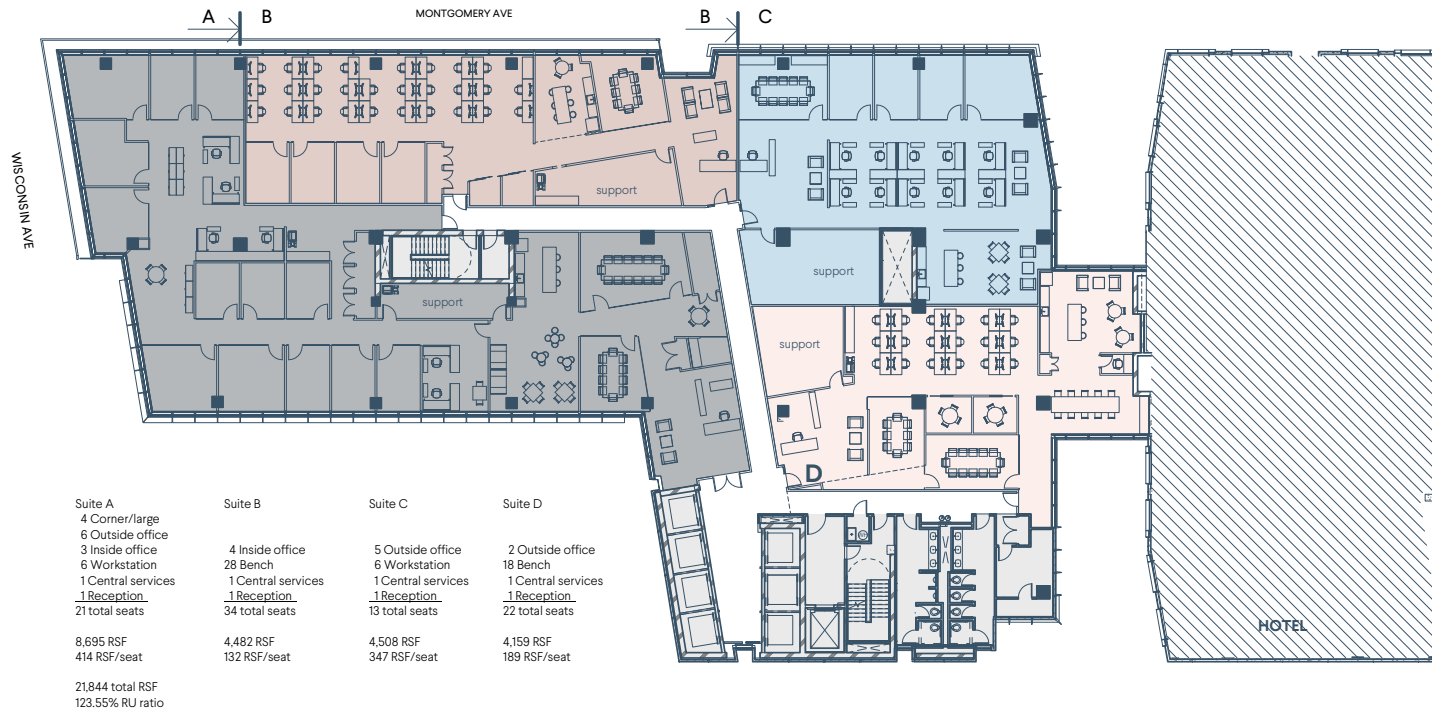


Hypothetical Plans

Lower Multi-Tenant – 4 Suites

FLOORS 7-17

FLOORS 18-21

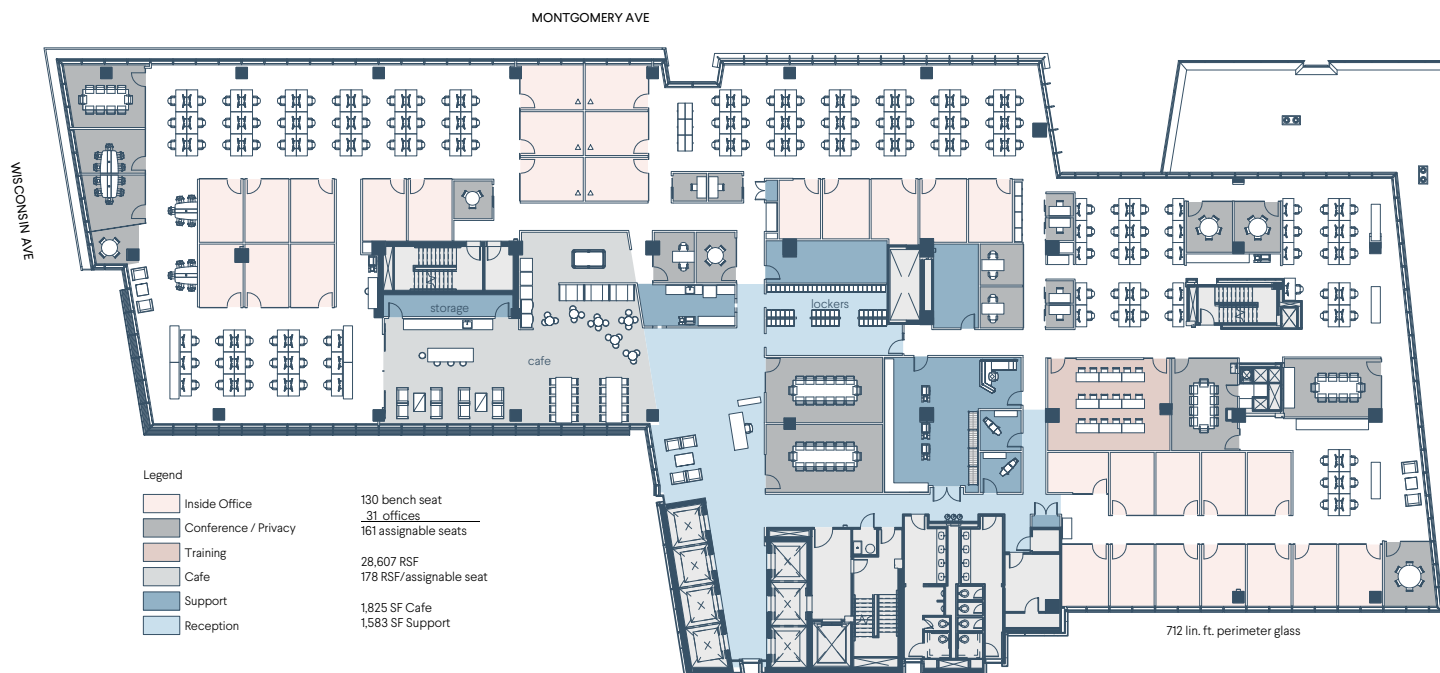


Hypothetical Plans

Upper Floor – Open Layout

FLOORS 7-17

FLOORS 18-21

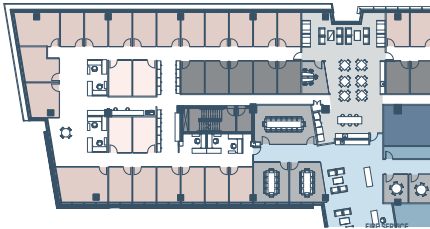


Hypothetical Plans

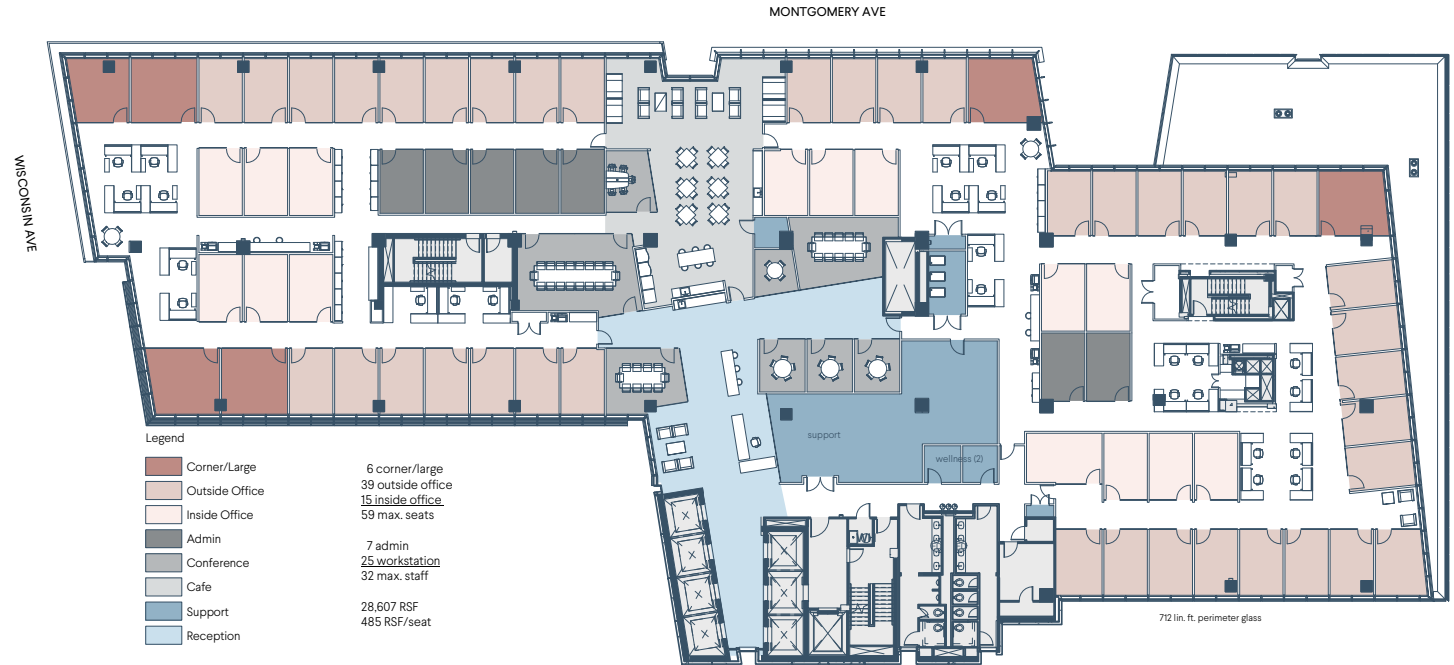
Upper Floor – Office Intensive

FLOORS 7-17

FLOORS 18-21



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

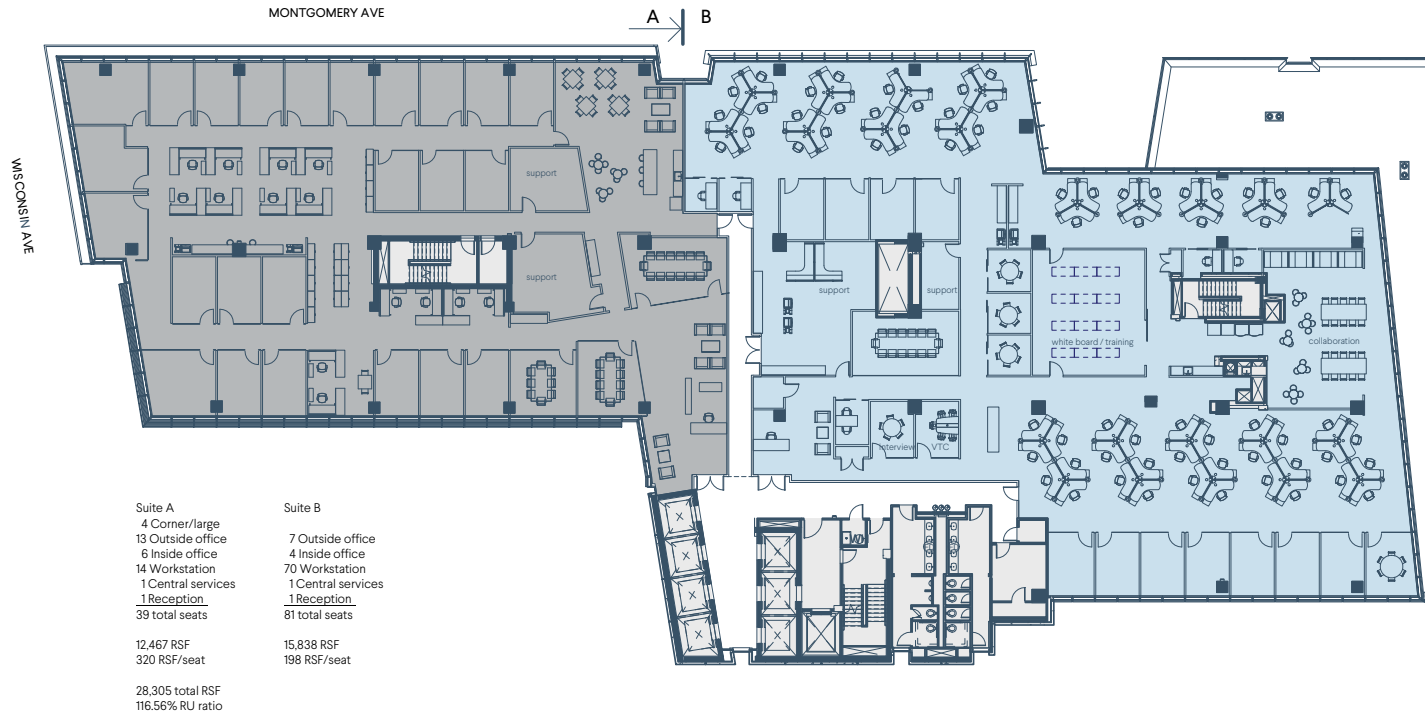


Hypothetical Plans

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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