

Rise Above



AVOCET
TOWER

7373 Wisconsin Avenue
Bethesda, MD 20814

01

Overview

02

Amenities & Workspace

03

Wellness

04

Location

05

Gallery

06

Sponsorship

OVERVIEW

A New Beacon for Business

370,000 RSF

22,000 - 28,000 RSF floor plates

10,000 SF plaza

water feature, multiple seating options, and large interactive sculpture by ESI Design

On-site parking

1.5 spaces per 1,000 RSF

Adjoining AC Hotel

220 rooms



View from Wisconsin Avenue



Light-filled offices with expansive views

BUILDING FEATURES

Leading-Edge Design

Unobstructed views all day
with View Smart Windows

High ceilings
10'-8" clear height with 9'-0" typical finished ceiling height

Uninterrupted space
30'x35'- 30'x40' typical column spacing

Side core design
maximizes efficiency (13.46% single core factor)

LEED Platinum
core and shell registered certification goal

WiredScore
Platinum
best-in-class connectivity

State-of-the-art
DOAS HVAC
recycles energy 27% more efficiently than traditional mechanical systems

Elevated Amenities, From Top to Bottom

AVAILABILITY

| | | |
|----------------|---------|-----|
| FLOOR 22 | 26,675 | RSF |
| FLOORS 20 & 21 | 28,600 | RSF |
| FLOOR 19 | 28,322 | RSF |
| FLOOR 18 | 16,289 | RSF |
| FLOORS 8-17 | 21,844 | RSF |
| FLOOR 7 | 21,601 | RSF |
| TOTAL | 368,523 | RSF |

ROOFTOP TERRACE

CONFERENCE CENTER
FITNESS CENTER

ADJOINING AC HOTEL

DOUBLE-HEIGHT LOBBY

22
21
20
19
18
17
16
15
14
13
12
11
10
9
8
7

GROUND FLOOR

Double-height lobby

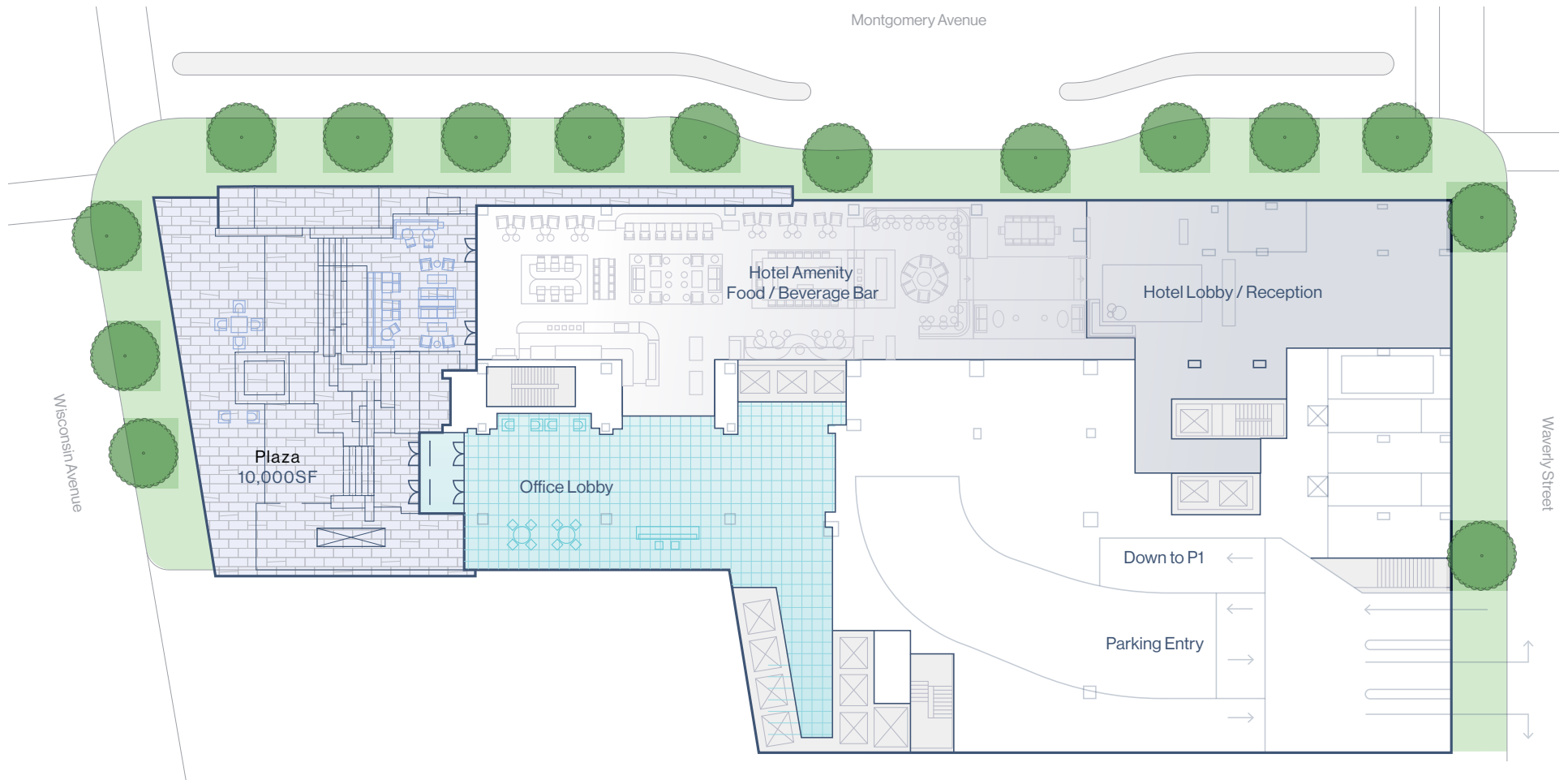
lounge seating and trophy finishes

Attended reception desk

concierge service and 24/7 security

Secure bike storage

on P1 level with complimentary repair station





Office lobby

220 hotel rooms

perfectly accommodate out of town clients

Grab-and-go café

grab a coffee on the way into work

Food and beverage bar

meet up with coworkers for happy hour

Restaurant

with outdoor dining options



Hotel lobby



Hotel bar



Hotel reception



Hotel restaurant



Hotel grab and go coffee bar

AMENITY CENTER (FLOOR 18)



5,000^{SF} Fitness Center

state-of-the-art equipment, spin room, yoga studio, lockers, and shower facilities

Juice bar & lounge

common space to refresh and refuel



Conference space

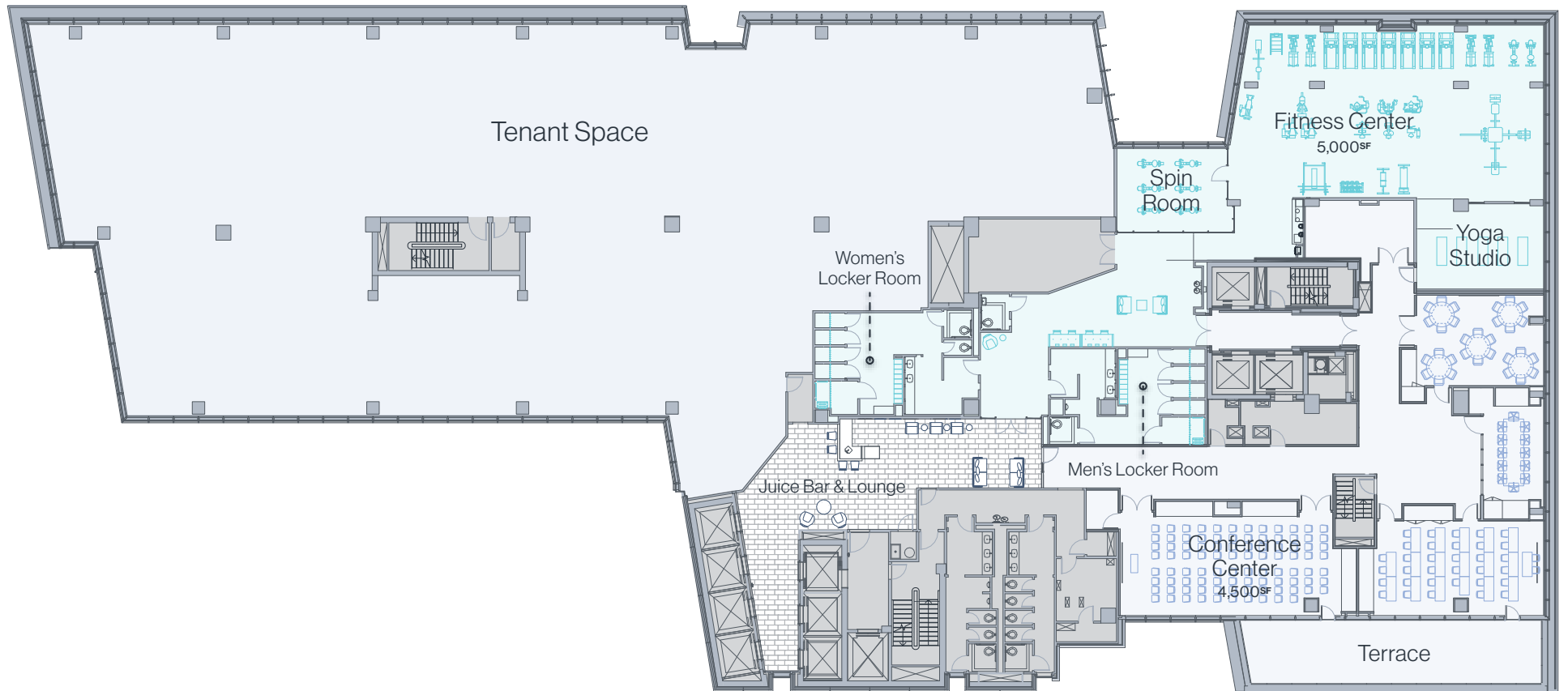
accommodates up to 200 people between 4 conference rooms

Adjoining terrace

from conference space with remarkable views of DC and downtown Bethesda

AMENITY CENTER (FLOOR 18)

16,289^{RSF}





Fitness center



Conference center

ROOFTOP TERRACE



ROOFTOP TERRACE

10,000 SF

outdoor entertaining and event space

Catering kitchen

equipped with full bar

Exterior lounge

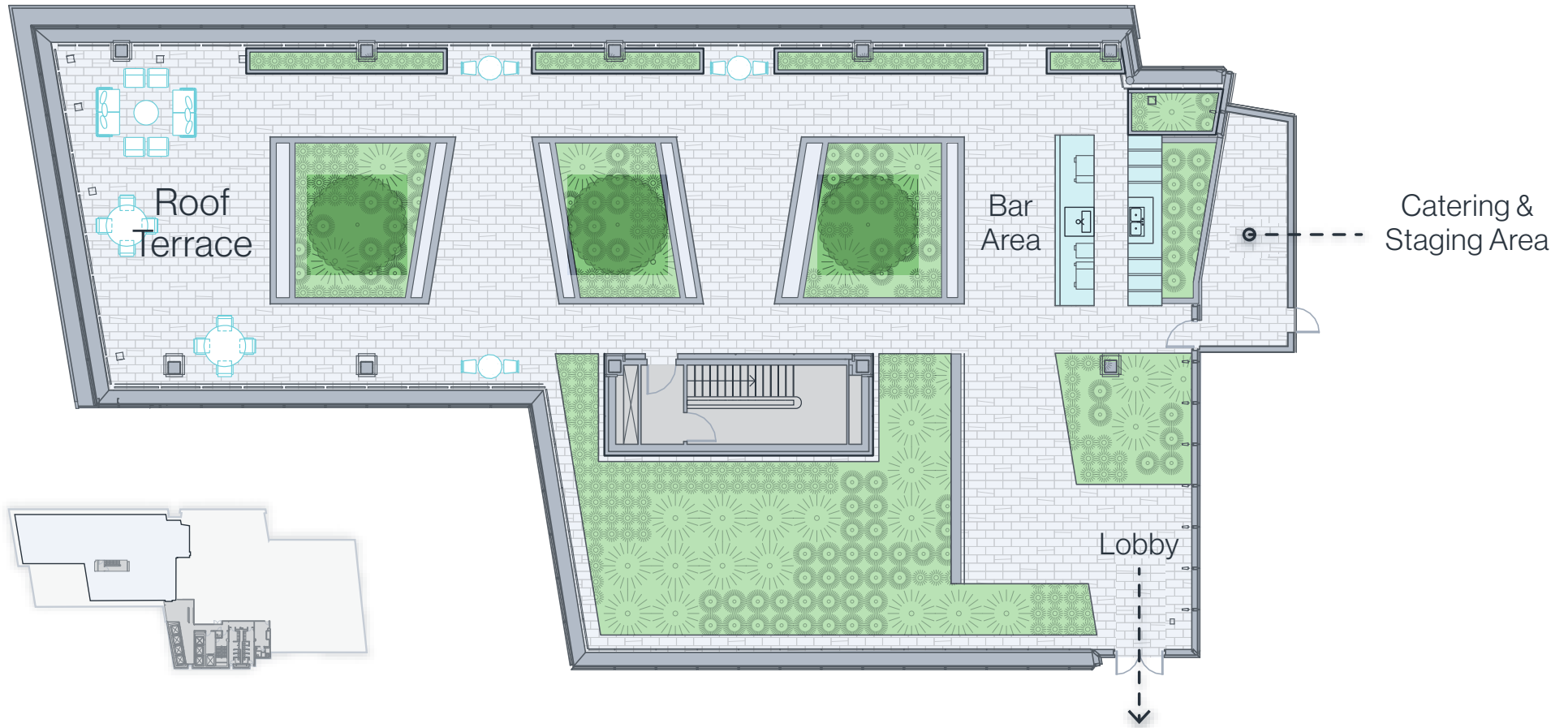
lush seasonal plantings

360-degree views

overlooking DC and downtown Bethesda

Full WiFi connectivity

work from anywhere





TYPICAL LOWER FLOOR

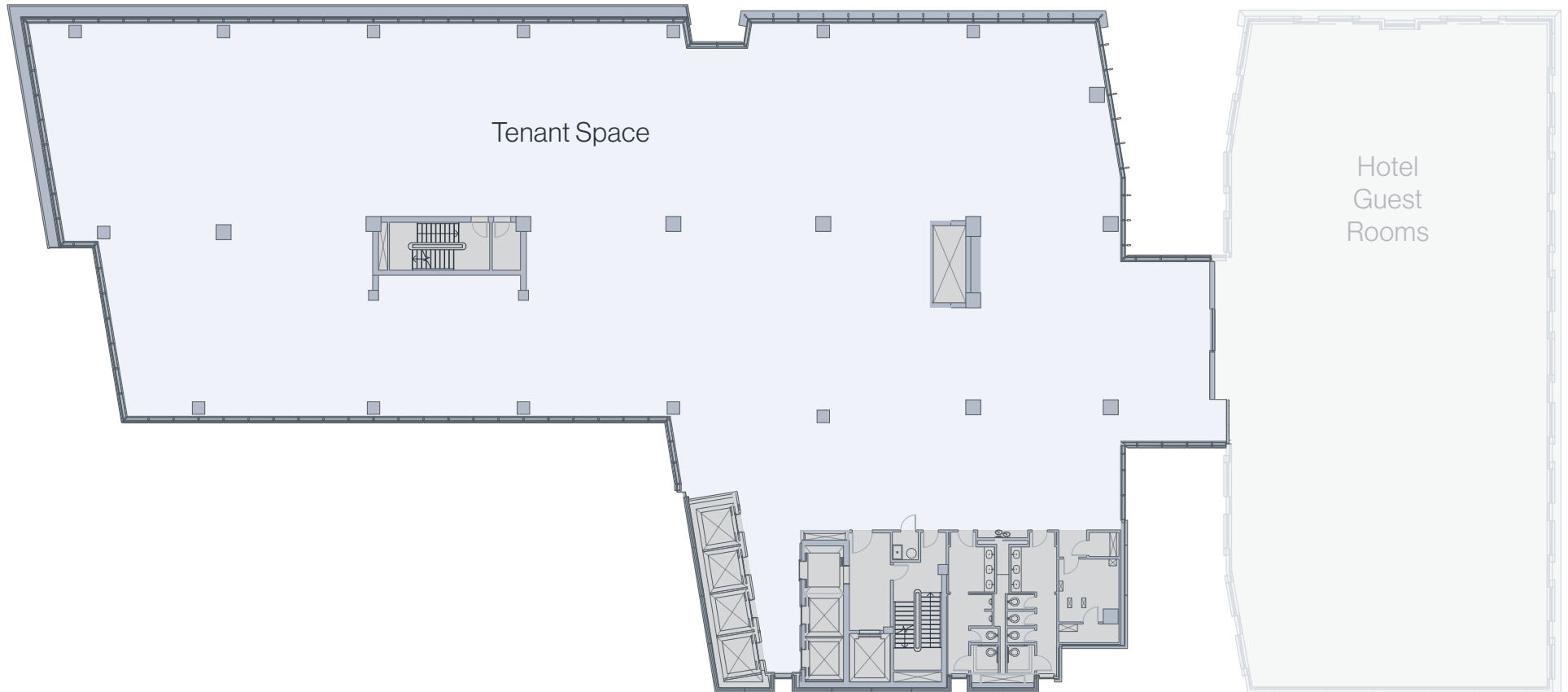
21,844^{RSF}

Uninterrupted space

30'x35'- 30'x40' typical column spacing

Side core design

maximizes efficiency (13.95% single core factor)



TYPICAL LOWER FLOOR TEST FIT (OFFICE)

21,844 RSF

Offices 37
Open Work Area 31
Assignable Seats 68

Conference/Meeting 64
Pantry 6
Work Collab./ Lounge 70
Phone RM 7



TYPICAL LOWER FLOOR TEST FIT (HYBRID)

21,844 RSF

Offices 18
Open Work Area 71
Assignable Seats 89

Conference/Meeting 66
Pantry 6
Work Collab./ Lounge 80
Phone RM 4



FLOOR 18

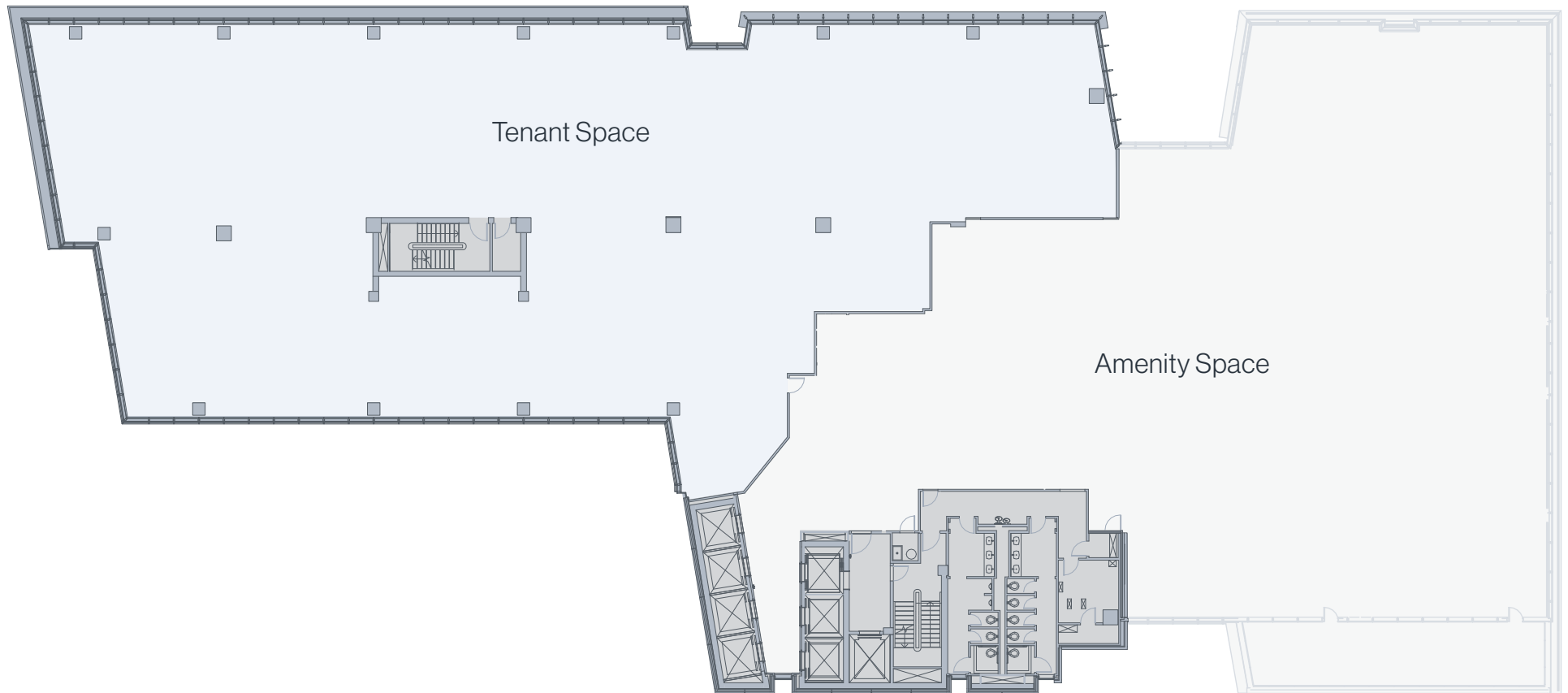
16,289^{RSF}

Uninterrupted space

30'x35'- 30'x40' typical column spacing

Side core design

maximizes efficiency (12.18% single core factor)



FLOORS 20 & 21

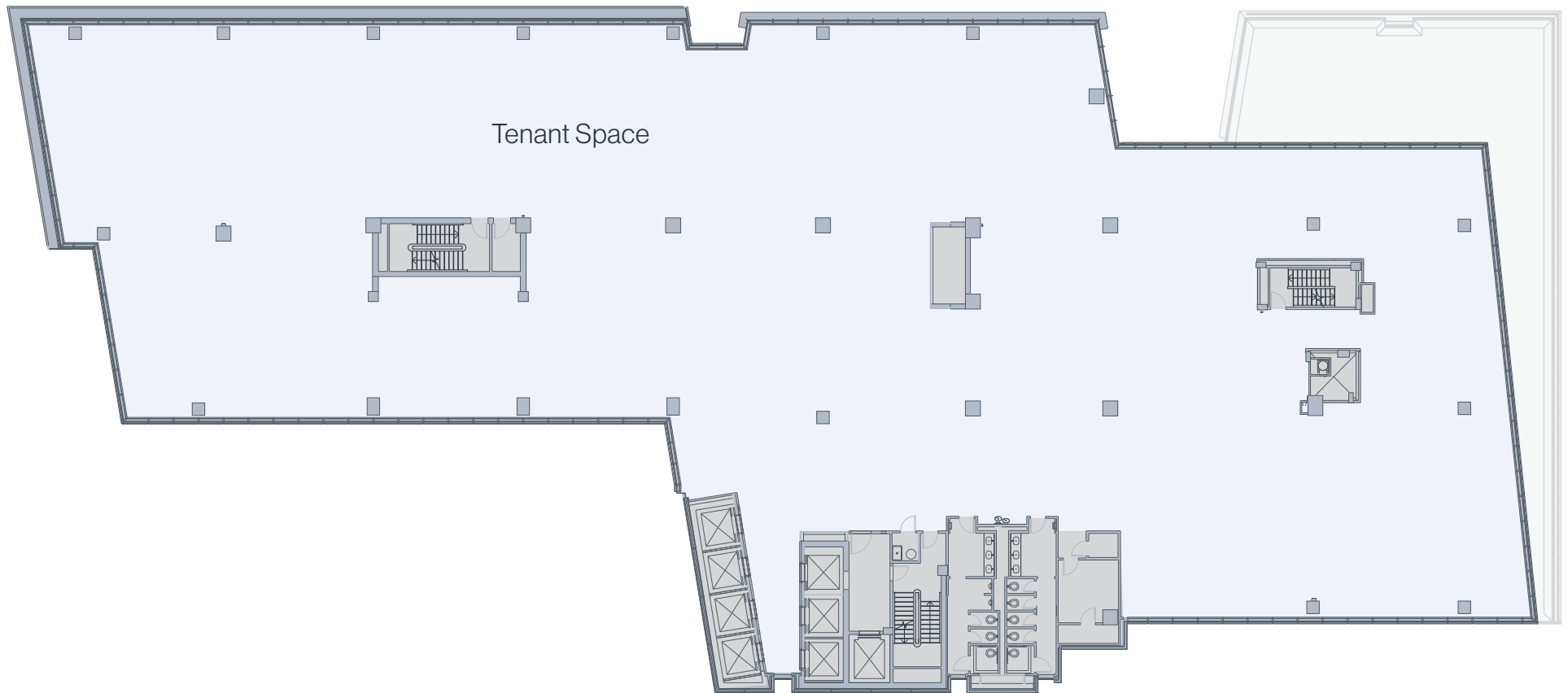
28,600^{RSF}

Uninterrupted space

30'x35'- 30'x40' typical column spacing

Side core design

maximizes efficiency (12.49% single core factor)



FLOORS 20 & 21 TEST FIT (OFFICE)

28,600 RSF

Offices 53
Open Work Area 72
Assignable Seats 125

Conference/Meeting 78
Pantry 30
Work Collab./ Lounge 79
Phone RM 13

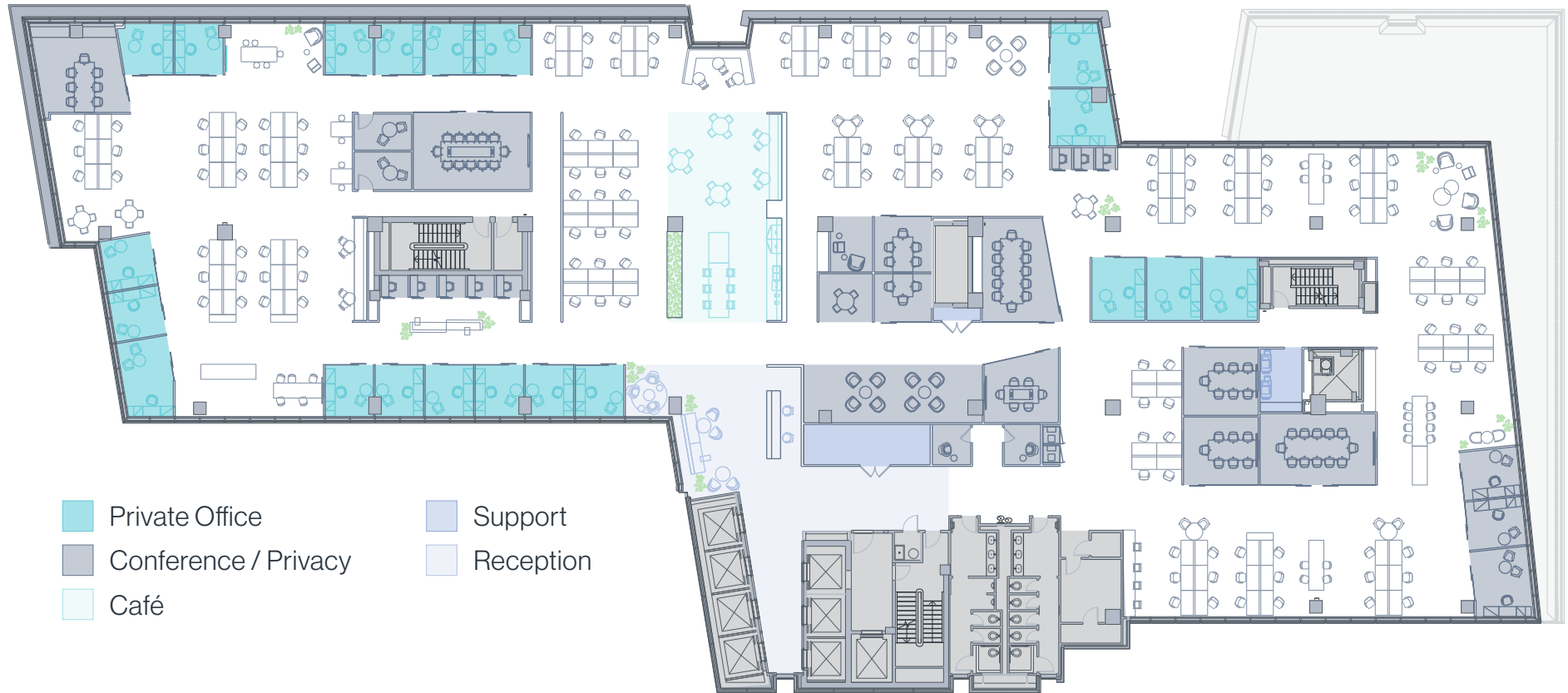


FLOORS 20 & 21 TEST FIT (HYBRID)

28,600 RSF

Offices 23
Open Work Area 135
Assignable Seats 158

Conference/Meeting 89
Pantry 26
Work Collab./ Lounge 70
Phone RM 12



- Private Office
- Conference / Privacy
- Café
- Support
- Reception



FLOOR 22

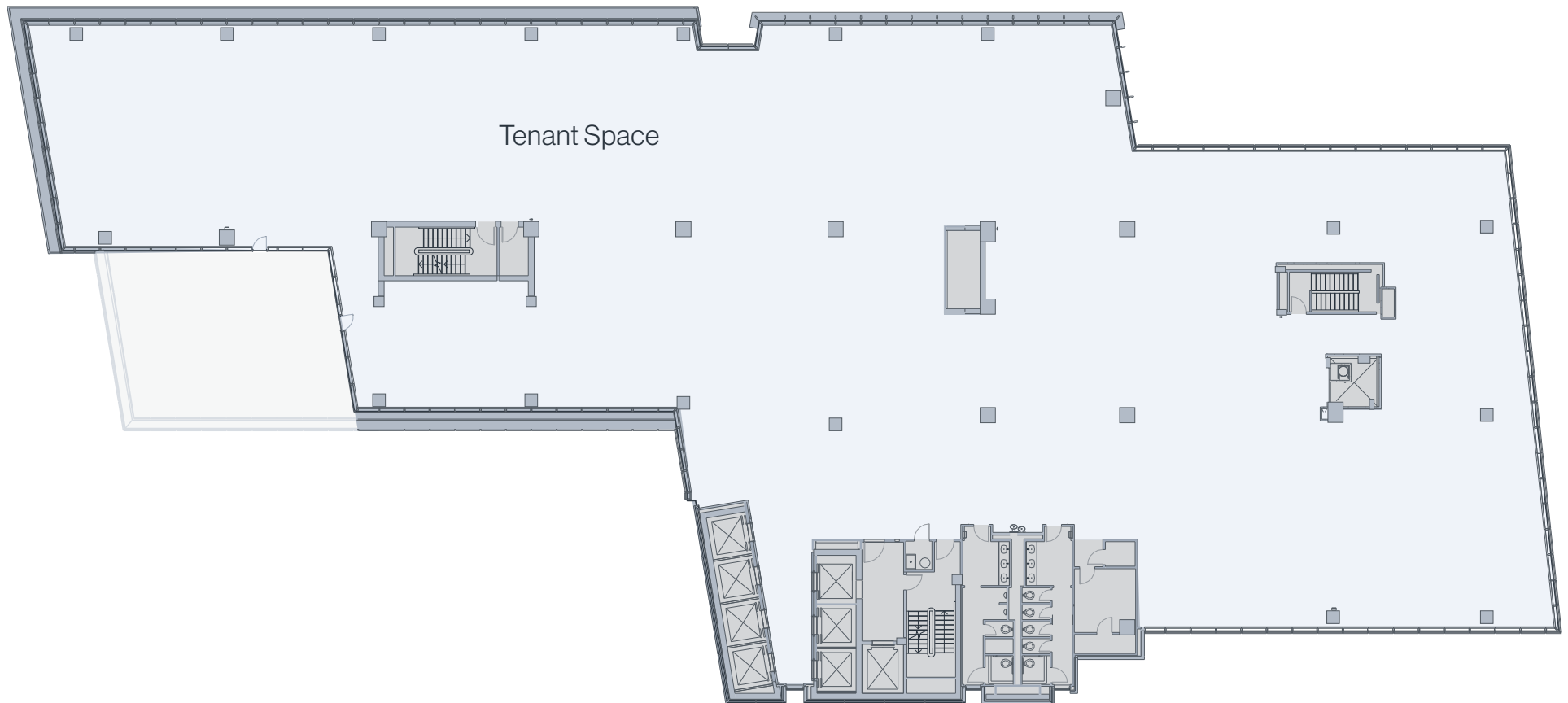
26,675 RSF

Uninterrupted space

30'x35'- 30'x40' typical column spacing

Side core design

maximizes efficiency (12.90% single core factor)



Supporting Health and Wellness



State of the art, high-efficiency DOAS system

- More evenly distributes fresh outside air throughout the building than traditional VAV systems
- Cycles fresh air to “flush” the building throughout the day
- Utilizes MERV 13 filters (capable of capturing bacteria, molds, and particles 1 micrometer in size)



View Smart windows

- Proactively tints the glass so no blinds are needed
- Allows natural light in while blocking glare and heat



Touchless entry

- Bluetooth connected Kastle App allows for automatic opening of doors and elevators
- Touchless restroom fixtures, including sink, toilets, and soap dispensers



Destination dispatch

- Option to limit the number of riders per elevator cab to promote social distancing



Bike room

- Accommodates healthier options for commuting
- Provides secure bike storage
- Complimentary repair, hand washing, and filtered water stations



Floor plate efficiency

- Open floor plates provide flexibility in design
- Can accommodate various densities for tenants
- Multiple circulation options available to promote social distancing



Outdoor space

- 22,500 SF of private and public outdoor areas
- Offers various locations to work while maintaining social distancing
- Full WiFi connectivity
- Close proximity to local walking and biking trails



Conference center

- Flexible meeting space provides alternative space to connect outside of office suite

LOCATION

Unparalleled Access

3 miles

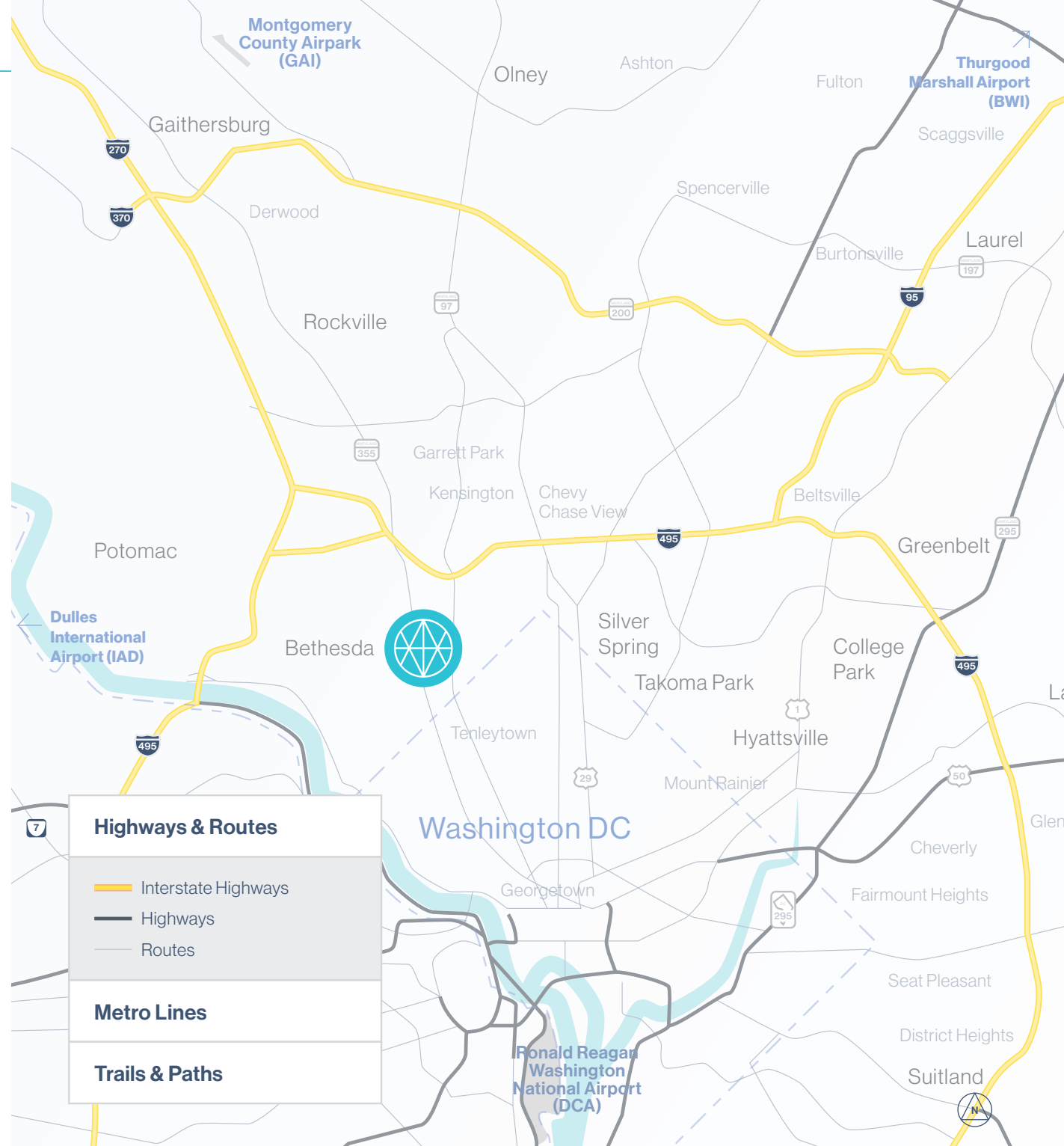
to Downtown DC

30-40 min.

to three international airports
(BWI, IAD, DCA)

Highway access

to I-495, I-270, I-370, & I-95

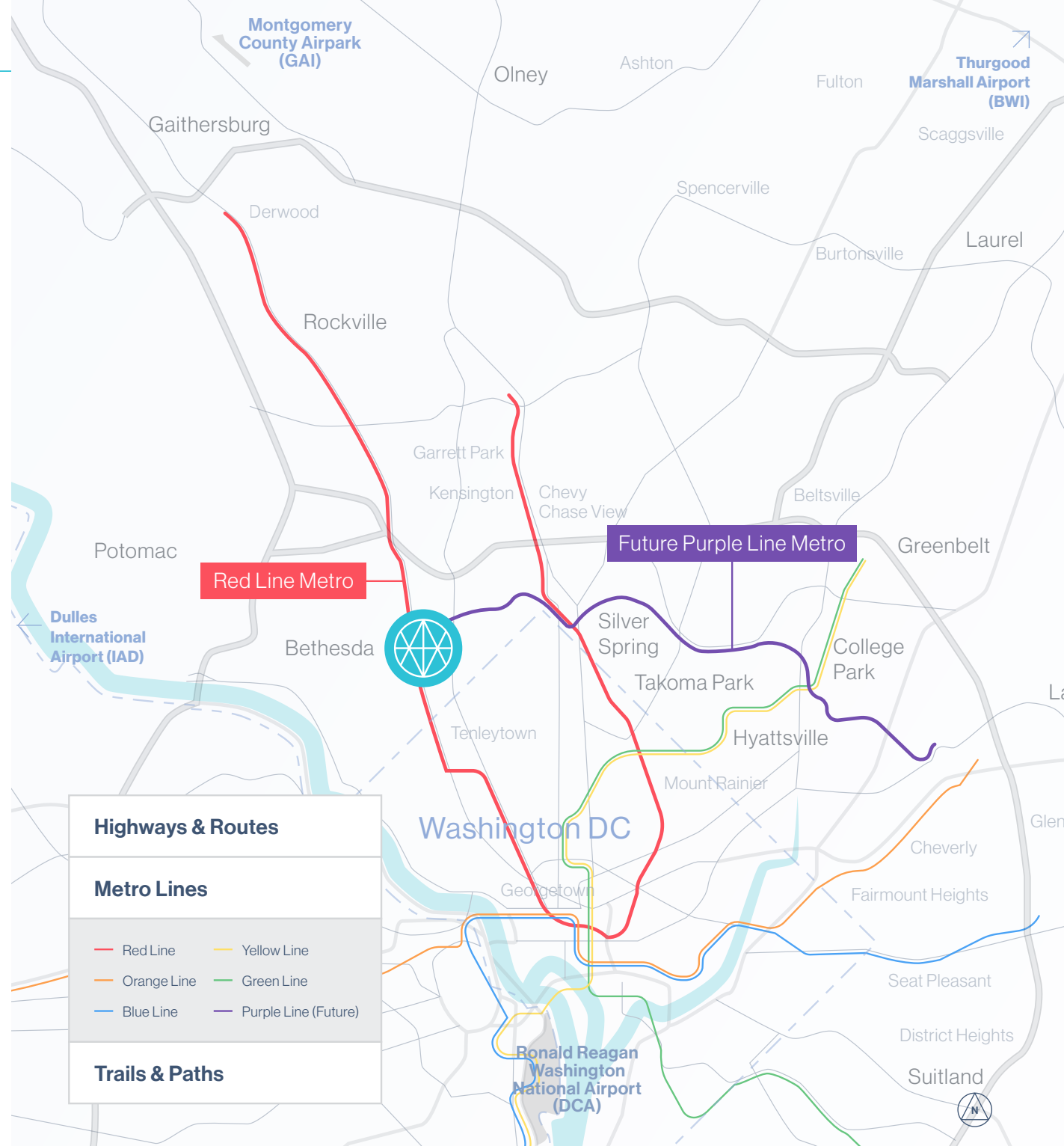


LOCATION

Unparalleled Access

1 min. walk
to Red Line Metro station

2 min. walk
to future Purple Line Metro station



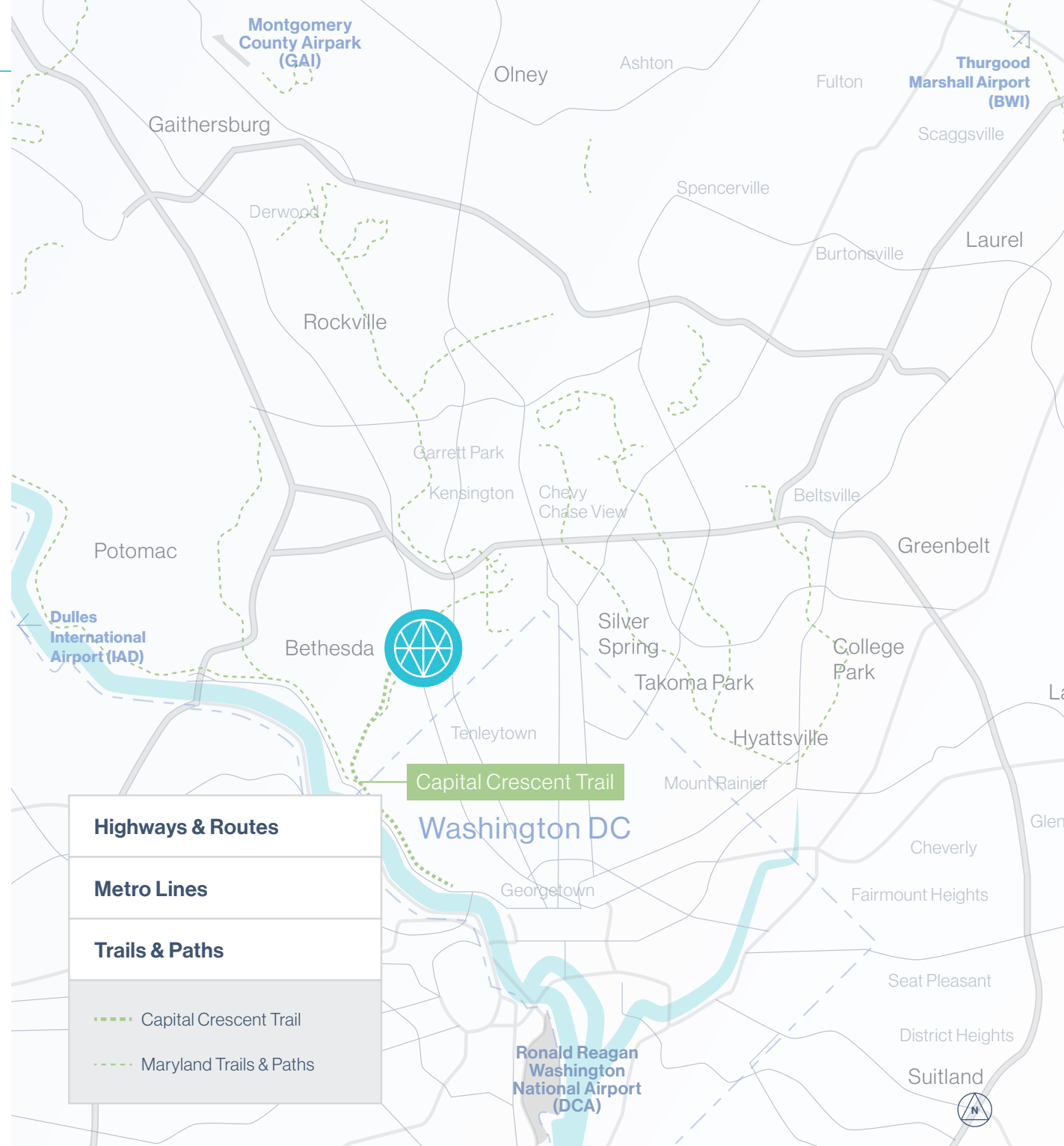
LOCATION

Unparalleled Access

3 min. bike ride
to Capital Crescent Trail

99
Walk score

85
bike score



LOCATION

Experience the Best of Bethesda

On-site hotel

AC by Marriott

80+ restaurants

within 10 min. walk

15+ fitness facilities

within 10 min. walk

Bethesda Row

5 min. walk



LOCATION

Experience the Best of Bethesda

On-site hotel

AC by Marriott

80+ restaurants

within 10 min. walk

15+ fitness facilities

within 10 min. walk

Bethesda Row

5 min. walk



LOCATION

Experience the Best of Bethesda

On-site hotel

AC by Marriott

80+ restaurants

within 10 min. walk

15+ fitness facilities

within 10 min. walk

Bethesda Row

5 min. walk



LOCATION

Experience the Best of Bethesda

On-site hotel

AC by Marriott

80+ restaurants

within 10 min. walk

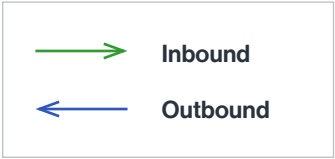
15+ fitness facilities

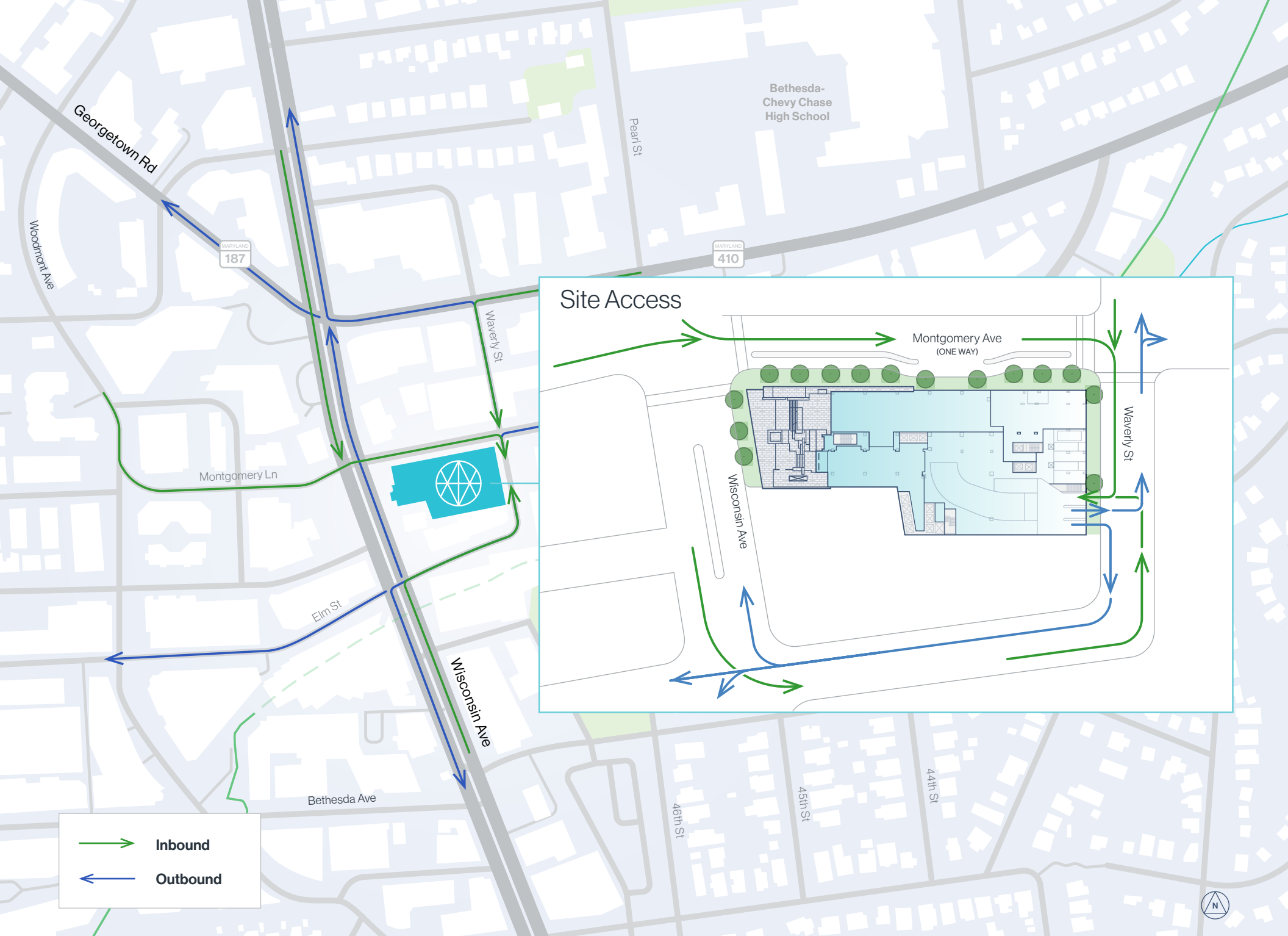
within 10 min. walk

Bethesda Row

5 min. walk









View from Wisconsin Avenue



Light-filled offices with expansive views



View Smart Windows optimize daylight with smart tinting



Fitness center



Conference center



Rooftop terrace



Private 1,500 SF terrace opportunity on the 22nd floor



Rooftop terrace, northwest corner



North side of the building



Southwest side of the building



Office lobby



Hotel reception



Hotel outdoor sitting



Hotel restaurant



Hotel grab and go coffee bar



West side entrance from Wisconsin Ave



STONEBRIDGE

Stonebridge is a real estate development and investment firm focused on creating exceptional places in the Greater Washington area. Our portfolio includes several of the region's most successful mixed-use projects: premier properties that realize the broad benefits of transit-oriented development and enhance communities with integrated office, retail, residential, and hotel space. Complex in nature due to their urban locations, these developments reflect our vision for dynamic living, working, and shopping environments as well as our commitment to sustainable planning and design, including proximity to mass transportation. Stonebridge's comprehensive expertise in real estate acquisition, finance, land entitlement, development, and investment management enables us to navigate risks inherent in real estate while implementing innovative strategies to transform neighborhoods and generate lasting value.



Invesco Real Estate is a global leader in the real estate investment management business with \$75.9 billion in real estate assets under management, 568 employees and 21 regional offices across the U.S., Europe and Asia (as of March 31, 2020). Invesco Real Estate has been actively investing in core, value-add and opportunistic real estate strategies since 1992. Invesco Real Estate has owned numerous assets in the Washington, D.C. area over the past 25 years. Invesco Real Estate is a business name of Invesco Advisers, Inc., an indirect, wholly owned subsidiary of Invesco Ltd. Invesco Ltd. is an independent investment management firm dedicated to delivering an investment experience that helps people get more out of life.

Contact Us

Bernie Mccarthy
301 . 287 . 3263
bernard.mccarthy@am.jll.com

Danny Sheridan
301 . 287 . 9922
danny.sheridan@am.jll.com

Amy Bowser
202 . 719 . 5600
amy.bowser@am.jll.com

Brooks Brown
202 . 719 . 6244
brooks.brown@am.jll.com

7373 WISCONSIN AVENUE
BETHESDA, MD 20814
AVOCETTOWER.COM



BUILDING SPECIFICATIONS

Structure and Column Spacing

A 2 way post tensioned concrete slab with reinforced concrete columns. Column spacing is 30'x 40' typical on the north side of building and 30' x 35' typical on the south side.

Ceiling Height Finished

9'-0" typical floor (with 11'5" typical slab to slab)

Building Exterior

The trophy quality exterior façade of the office building consists of a custom aluminum and glass curtain wall system – providing a floor to ceiling window line. The aluminum framing system is thermally broken and includes custom extrusions, which also provide articulation of the façade. The glazing system consists of View Dynamic Glass, a dynamically tinting window system used to reduce glare and promote a more comfortable user experience. The system is fully automated, with manual override capabilities by Building Management.

Light-gauge metal framing is provided at the perimeter with integral window stool trim to create a finished condition along with window line, along with code required insulation and firesafing. Drywall at the exterior perimeter wall will be by Tenant.

Building Lobby

From the lobby entrance on Wisconsin Avenue, the main office lobby is a two-story high space with trophy quality end finishes of natural stone and wood throughout including a unique feature wall. The flooring is thickset stone. The office lobby while providing security for the office tenants is integrated with the hotel restaurant and amenity spaces during business hours via a folding glass partition which can be secured after hours.

Structural Capacity

95 psf live loads for office areas (80 psf for office area plus additional 15 psf live load for partitions)

100 psf live loads for stairs, lobbies, corridors and selective areas on typical floors.

Elevators and Stairs

The office elevators are located along the south side of the building in a "side core" configuration. This allows for maximum tenant layout flexibility. Seven (7) destination dispatch passenger elevators with a capacity of 3,500 lbs and speed of 500 fpm provide access to the office tower from main lobby. Three (3) additional shuttle elevators connect the above and below grade parking garage levels with the ground floor lobby. A separate dedicated freight elevator is

provided, connecting the loading dock area with the office floors. The hotel is serviced by a separate set of elevators.

Fully constructed egress stairs are provided as required by Building Code at various locations across the floors.

Building Mechanical Systems

The base building system is a dedicated outside air (DOAS) system. Multiple chillers are located on the rooftop to provide chilled water to the tenant supplied fan powered terminal devices. A condenser water loop is also provided to support critical system cooling. Major mechanical equipment will be located on the roof level. The building system is highly energy efficient and contributes to the building reaching a LEED Platinum Core and Shell Certification rating. HVAC system is sized to meet the indoor conditions of: Winter: 70-74 degrees, Summer: 71-75 degrees. The system will accommodate 1 thermostat per 540 sf.

Tenant floors include mechanical riser locations that includes tap locations for chilled water, condenser water, domestic water and other building utilities. An outside (i.e. medium pressure) air duct loop is provided on the interior of the floor air distribution.

Tenant Electrical Power

11.5 watts/usf of power will be provided by Landlord for tenant's use for all mechanical (5.5 watts/usf), lighting (1 watt/usf), and receptacle loads (5 watts/usf). Tenant metering will be installed by Tenant. Electrical closets are provided on each floor with bus plugs for Tenant's connection. High voltage (277V/480V) service is provided to support lighting and electrical loads along with low voltage (120V/208V) for receptacles.

Emergency power circuits are available on tenant floors to support code required emergency lighting as required by code. Additional emergency power capacity to provide emergency power to non-code required tenant use is not provided.

Telephone/Data

A pathway is provided from the street to the main telecom room located in the below grade parking structure. All telephone and data service will be extended from the main telecom room to Tenant's Premise by Tenant through designated conduits provided by the Landlord. Telephone rooms will be provided at each floor with vertical sleeves. Comcast and Verizon are available to the building, with additional capacity to accommodate other service providers as requested by Tenant.

Building DAS Network

A distributed antenna system (DAS) to support public safety radio frequencies is provided in the building as required by code. In addition, a separate Building DAS is provided in the common areas of the building (including the parking garage) to support cellular data use in these areas. The Building DAS has the capabilities to be extended by Tenants to support cellular data use within the Tenant space.

Plumbing

Domestic Water and sanitary connection are provided on every floor. Two (2) domestic water and sanitary connections are provided on the smaller floors, three (3) are provided on the larger floors.

Sprinkler

Sprinkler system in building is installed at a rate of approximately one (1) head per 225 SF (or as dictated by code) in accordance with standard grid pattern for unoccupied spaces. Sprinkler heads within the unoccupied tenant spaces are turned up.

Fire Alarm

A closed-circuit, electrically supervised, non-coded addressable fire alarm system will be provided, consisting of a main control panel, manual fire alarm

stations, sprinkler water flow alarm devices, smoke detection devices, flashing signal strobes, speakers for voice communication, supervisory control and supervisory annunciated remote-indicating building annunciator, and all other items of equipment required to construct a complete fire alarm system complying with local fire codes is provided as required by code in a core and shell condition.

Security

All regularly used exterior entries into the building have card reader-controlled access capabilities. The parking garage entries also have secured access entry devices. The main office elevators have controlled access via the destination dispatch system to control access to the tenant floors, if required by tenant. The security management system has excess capacity for tenant installed access control devices to tenant's leased space.

Roof System

The roofing system is a combination of a hot fluid applied asphalt roofing and thermoplastic polyolefin (TPO) roofing systems. To be environmentally sensitive a significant portion of roof area of the project is a combined extensive and intensive green roof that complies with the requirements. Precast pavers are

provided at the amenity areas with high solar reflectance indexes.

Loading Docks & Service Areas

Two (2) medium sized 30' loading bays, a dumpster space and recycling space are located within the loading dock. The loading dock and corresponding service corridor connect to the freight elevator.

LEED Certification

The Building is designed to achieve a LEED Platinum Core and Shell Standards. Tenants are encouraged to participate in the LEED Certification program and to follow Landlord guidelines on sustainability. Please refer to the attached Exhibit F.

Wired Score Certification

The Building has been designed to achieve a Wired Certified Platinum rating. Access to multiple high-quality service providers and various methods to protect data infrastructure are provided.

FLOOR 7

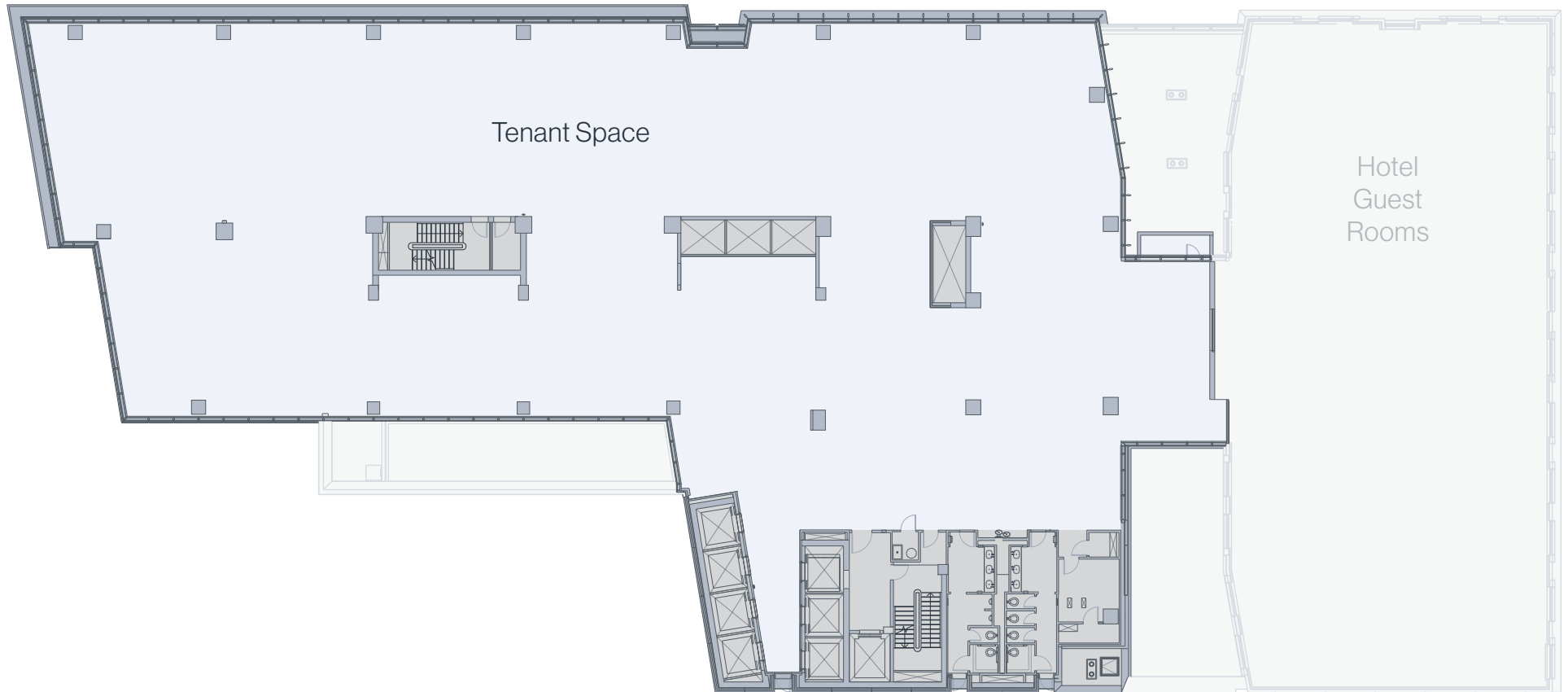
21,601 RSF

Uninterrupted space

30'x35'- 30'x40' typical column spacing

Side core design

maximizes efficiency (14.04% single core factor)



FLOOR 7

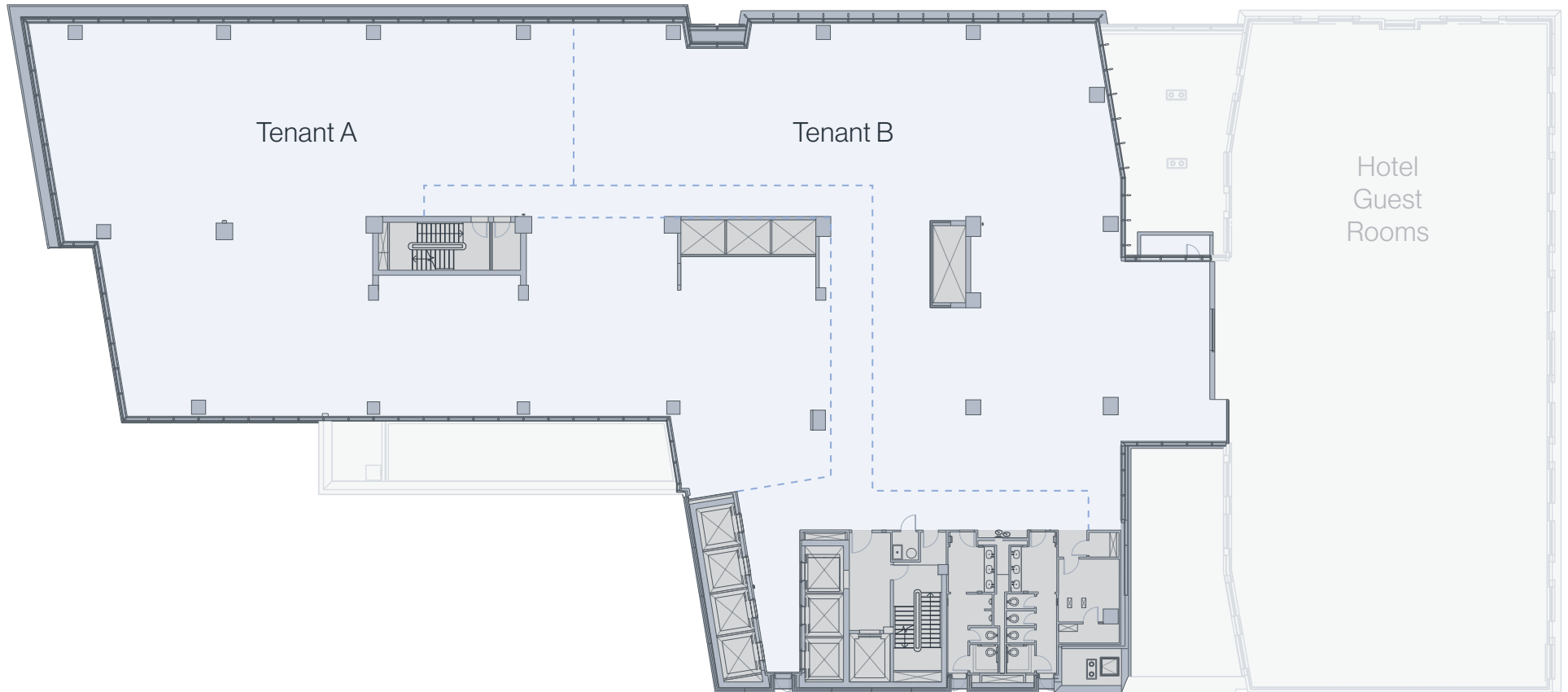
21,601 RSF

Uninterrupted space

30'x35'-30'x40' typical column spacing

Side core design

maximizes efficiency (24.08% multi-tenant core factor)



TYPICAL LOWER FLOOR

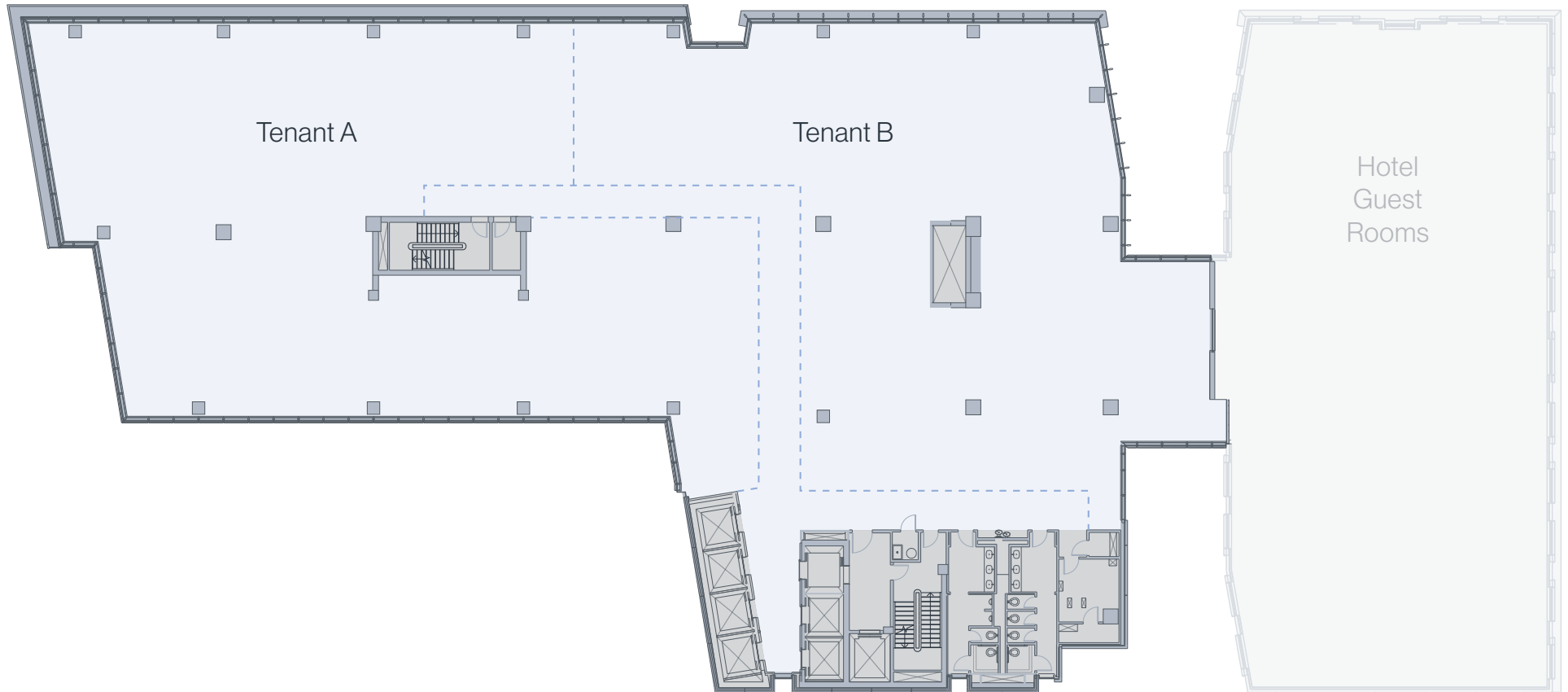
21,844^{RSF}

Uninterrupted space

30'x35'- 30'x40' typical column spacing

Side core design


maximizes efficiency (23.38% multi-tenant core factor)



TYPICAL LOWER FLOOR TEST FIT (OFFICE)

21,844^{RSF}

| Tenant A | | Tenant B | |
|------------------|----|------------------|----|
| Offices | 23 | Offices | 18 |
| Open Work Area | 18 | Open Work Area | 19 |
| Assignable Seats | 41 | Assignable Seats | 37 |


Rollover the plan to see the full test fit 



TYPICAL LOWER FLOOR TEST FIT (HYBRID)

21,844^{RSF}

| Tenant A | | Tenant B | |
|------------------|----|------------------|----|
| Offices | 14 | Offices | 13 |
| Open Work Area | 40 | Open Work Area | 37 |
| Assignable Seats | 54 | Assignable Seats | 50 |

Rollover the plan to see the full test fit 



FLOOR 18

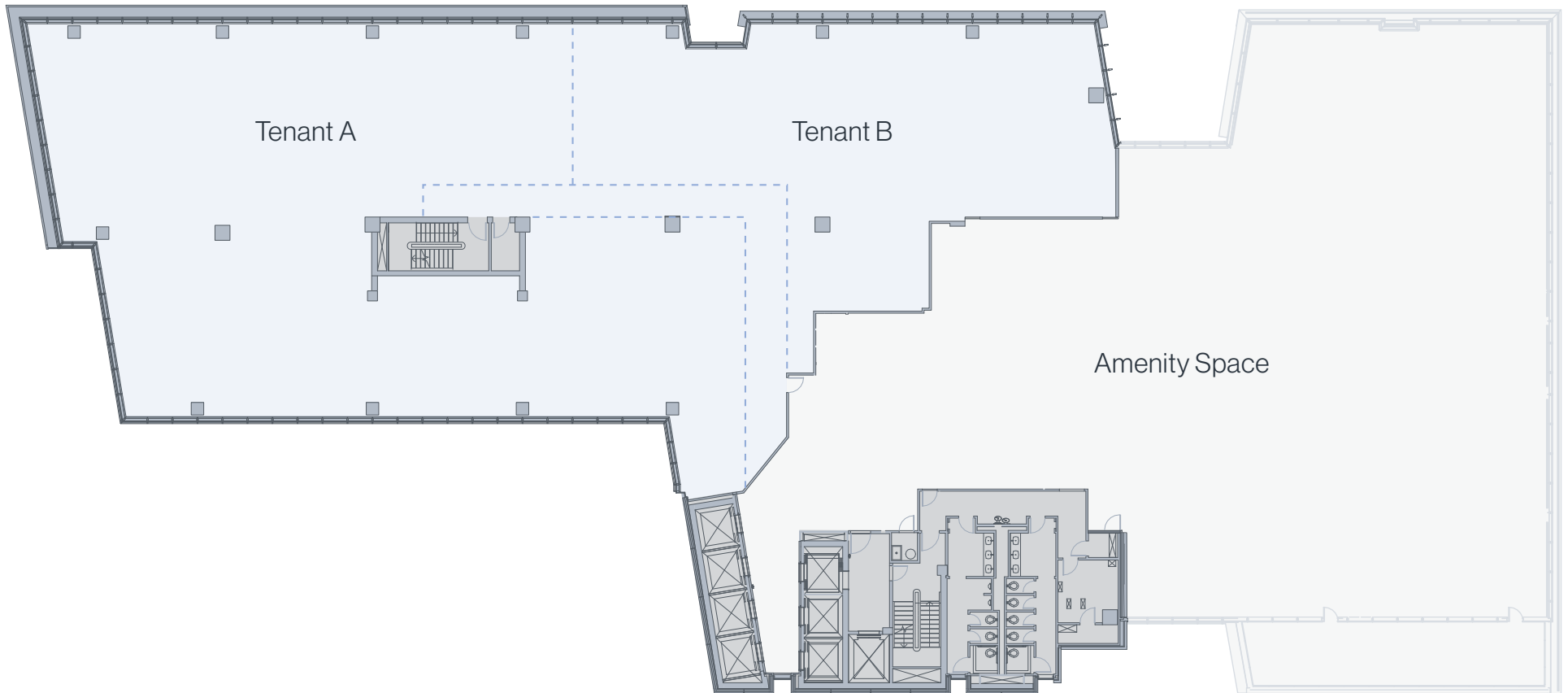
16,289^{RSF}

Uninterrupted space

30'x35'- 30'x40' typical column spacing

Side core design

maximizes efficiency (16.90% multi-tenant core factor)



FLOOR 19

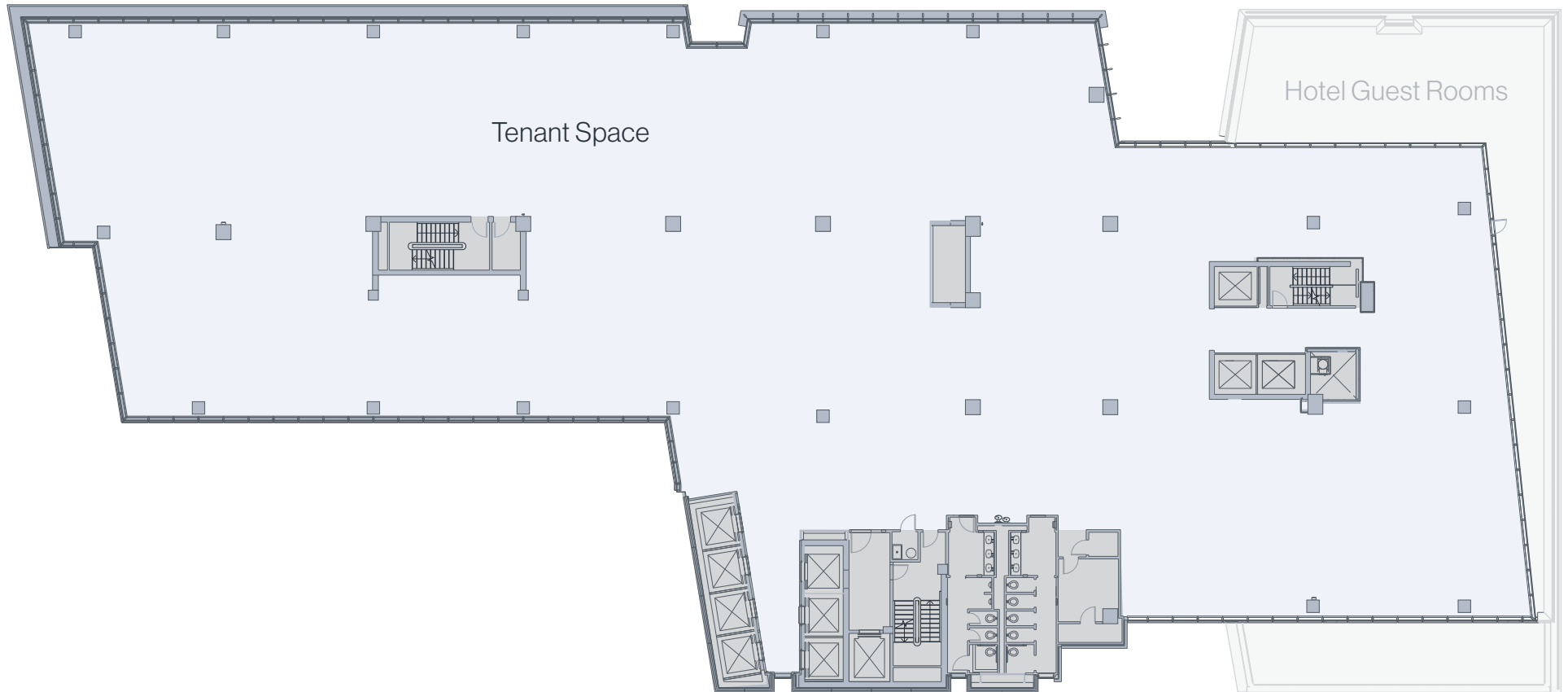
28,322 RSF

Uninterrupted space

30'x35'- 30'x40' typical column spacing

Side core design

maximizes efficiency (12.55% single core factor)



FLOOR 19

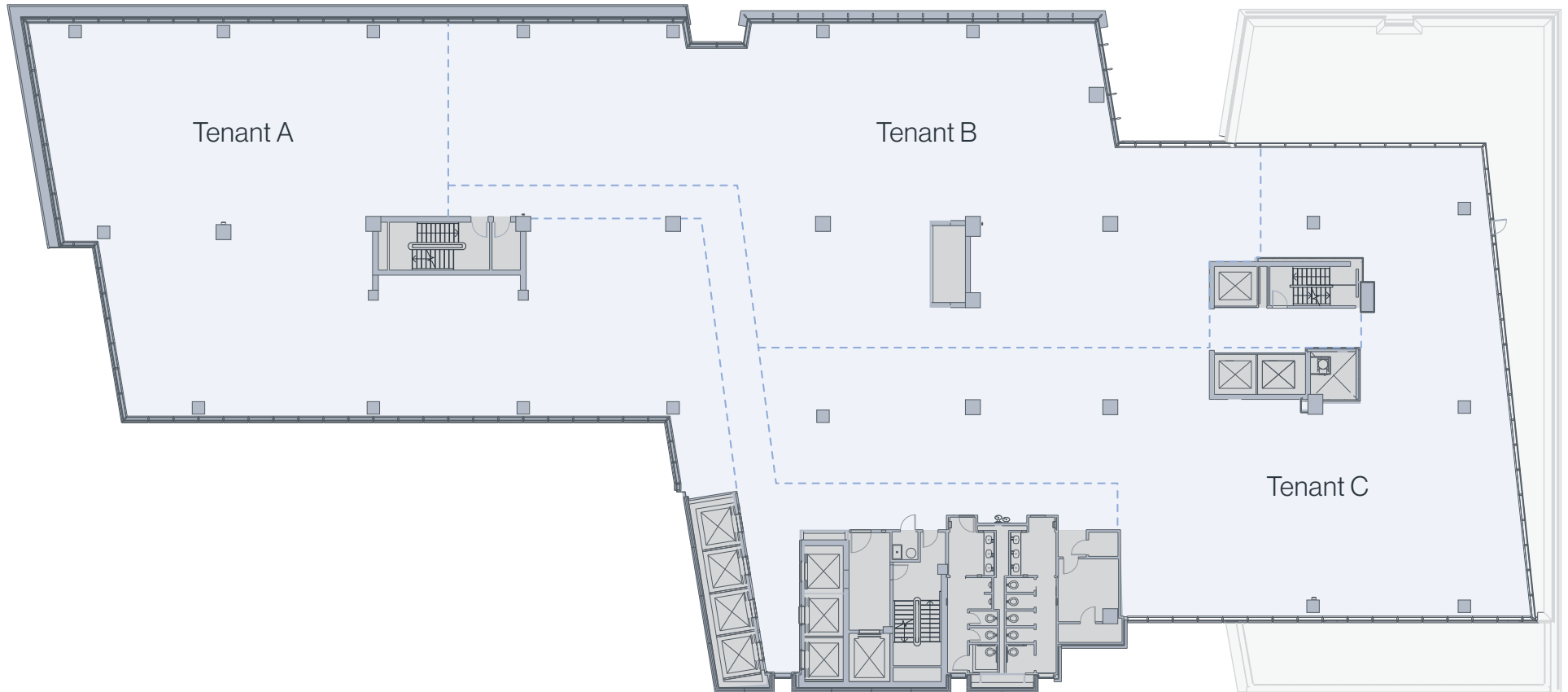
28,322 RSF

Uninterrupted space

30'x35'- 30'x40' typical column spacing

Side core design

maximizes efficiency (19.69% multi-tenant core factor)



FLOORS 20 & 21

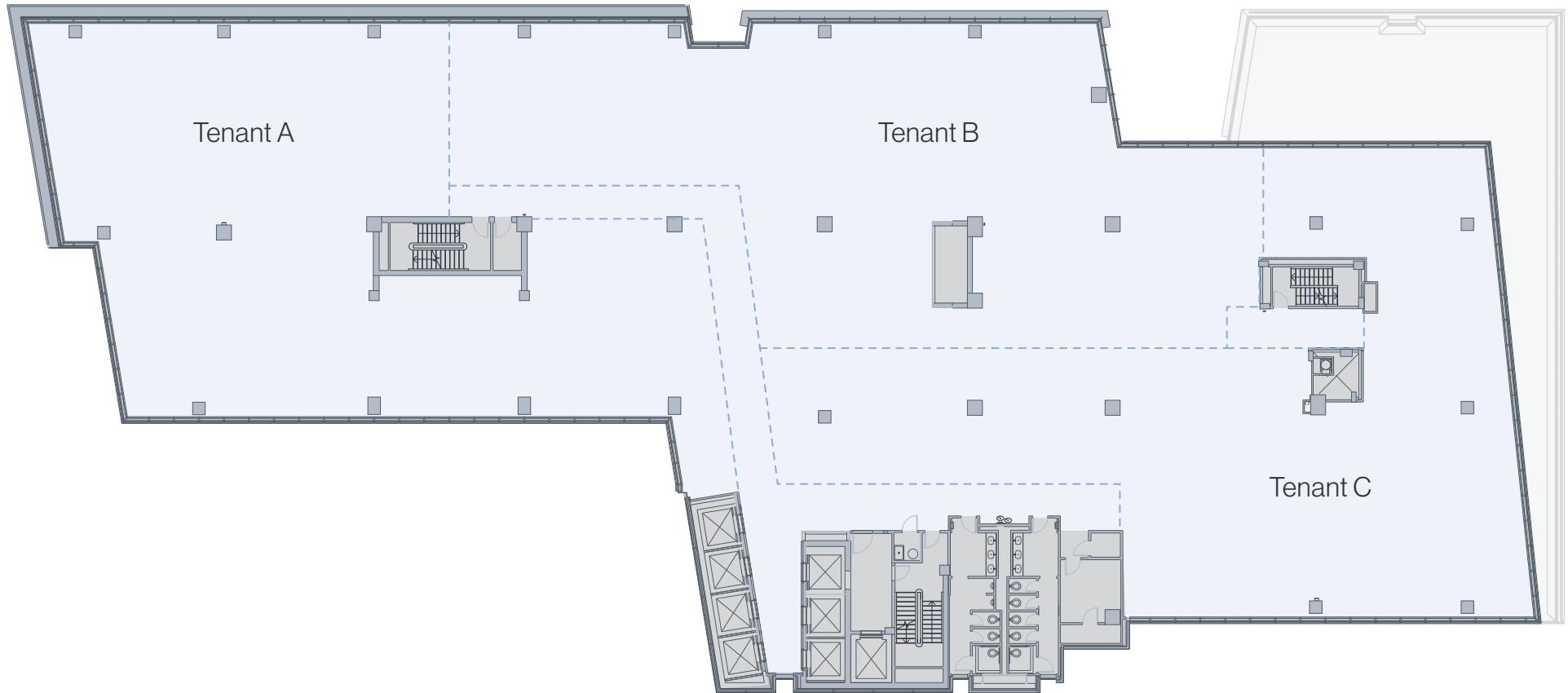
28,600^{RSF}

Uninterrupted space

30'x35'-30'x40' typical column spacing

Side core design


maximizes efficiency (19.54% multi-tenant core factor)



FLOORS 20 & 21 TEST FIT (OFFICE)

28,600^{RSF}

| Tenant A | | Tenant B | | Tenant C | |
|------------------|----|------------------|----|------------------|----|
| Offices | 19 | Offices | 20 | Offices | 13 |
| Open Work Area | 10 | Open Work Area | 18 | Open Work Area | 18 |
| Assignable Seats | 29 | Assignable Seats | 38 | Assignable Seats | 31 |


Rollover the plan to see the full test fit 



FLOORS 20 & 21 TEST FIT (HYBRID1)

28,600^{RSF}

| Tenant A | | Tenant B | | Tenant C | |
|------------------|----|------------------|----|------------------|----|
| Offices | 11 | Offices | 9 | Offices | 8 |
| Open Work Area | 28 | Open Work Area | 36 | Open Work Area | 38 |
| Assignable Seats | 39 | Assignable Seats | 45 | Assignable Seats | 46 |


Rollover the plan to see the full test fit 



FLOORS 20 & 21 TEST FIT (HYBRID2)

28,600^{RSF}

| Tenant A | | Tenant B | | Tenant C | |
|------------------|----|------------------|----|------------------|----|
| Offices | 10 | Offices | 10 | Offices | 9 |
| Open Work Area | 24 | Open Work Area | 53 | Open Work Area | 36 |
| Assignable Seats | 34 | Assignable Seats | 63 | Assignable Seats | 45 |

Rollover the plan to see the full test fit 



FLOOR 22

26,675 RSF

Uninterrupted space

30'x35'- 30'x40' typical column spacing

Side core design

maximizes efficiency (20.56% multi-tenant core factor)

