

# Rise Above



AVOCET  
TOWER

7373 Wisconsin Avenue  
Bethesda, MD 20814





View from Wisconsin Avenue

## OVERVIEW

With twenty-two stories of sweeping views, efficient office space, wellness-forward amenities, and leading-edge design, Avocet Tower soars above the Bethesda skyline as a new beacon for business. Centrally located near the Red and Purple Lines, just steps from Bethesda Row, this trophy-class office building provides unparalleled access to top-tier amenities.



Leading-edge  
design

supports health and wellness



Unparalleled  
access

to downtown Bethesda  
and beyond



Elevated amenities  
for both work and play



Unobstructed  
views all day  
with View Smart Windows



Efficient floor plates  
ranging from 22,000 - 28,000 RSF





WELLNESS

# Supporting Health and Wellness

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



## 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

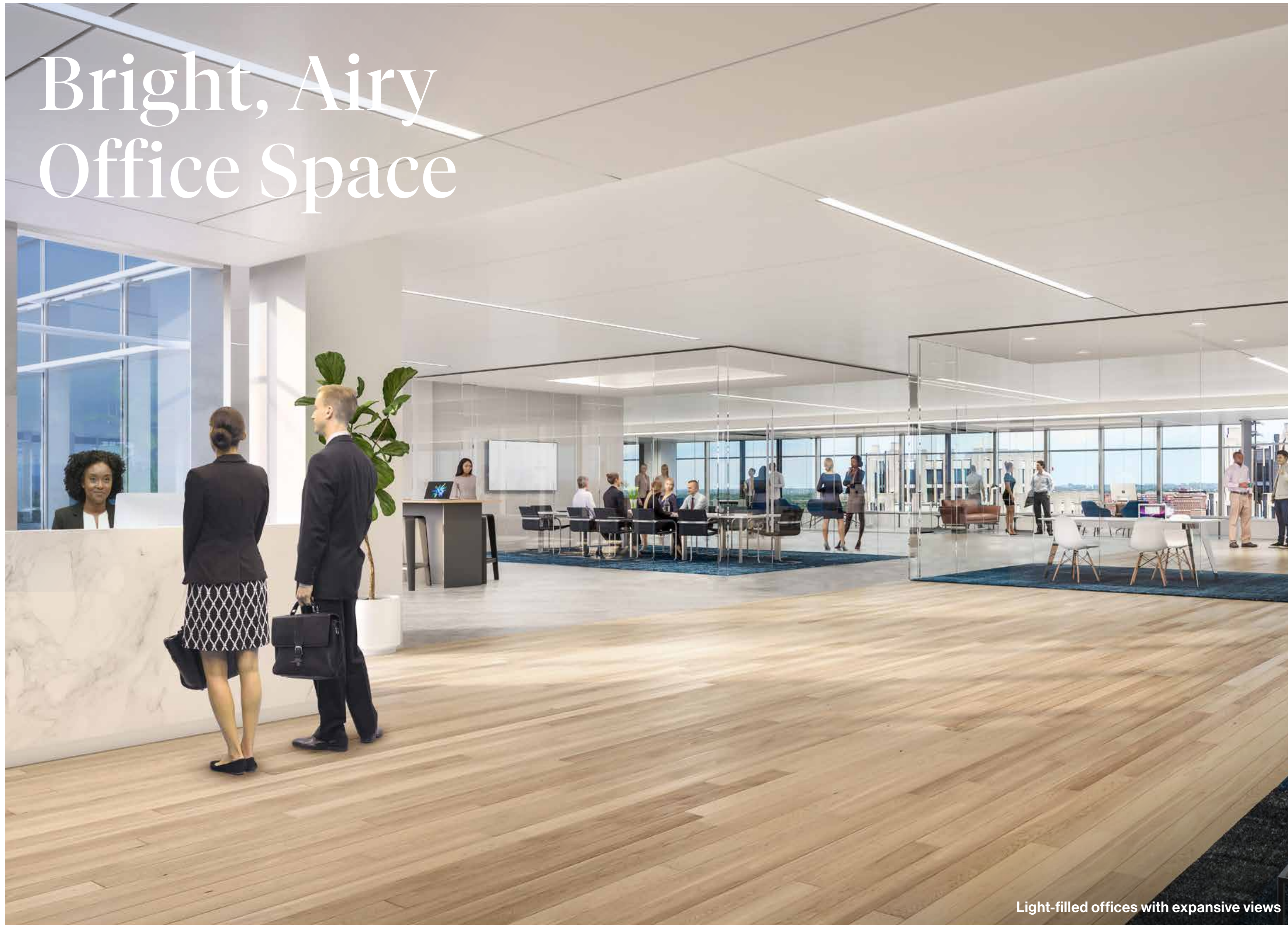


## Conference center

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



# Bright, Airy Office Space



Light-filled offices with expansive views

## WORKSPACE

370,000 RSF  
peak performance office space

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 System  
flushes the building air every 2 hrs,  
uses 27% less energy than traditional  
mechanical systems





# See Work in a New Light



View Smart Windows optimize daylight with smart tinting

## WORKSPACE

View Smart Windows illuminate every inch of your office with natural light while blocking unwanted glare. Intelligent tint control automatically selects the perfect tint by tracking the position of the sun, cloud cover, and shadows and reflected glare from neighboring structures, so no blinds are needed.

Enjoy uninterrupted views

Improve thermal comfort

Enhance productivity & wellness







# Elevated Amenities, From Top to Bottom

## AMENITIES

### Rooftop terrace

outdoor catering kitchen, exterior lounge, and full WiFi connectivity

### Double-height lobby

lounge seating and trophy finishes

### Adjoining AC Hotel

shared café, restaurant, and bar

### 10,000 <sup>SF</sup> plaza

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

### Secure bike storage

on P1 level with complimentary repair station

### On-site parking

1.5 spaces per 1,000 RSF

7,500 SF rooftop terrace, exclusive to office tenants







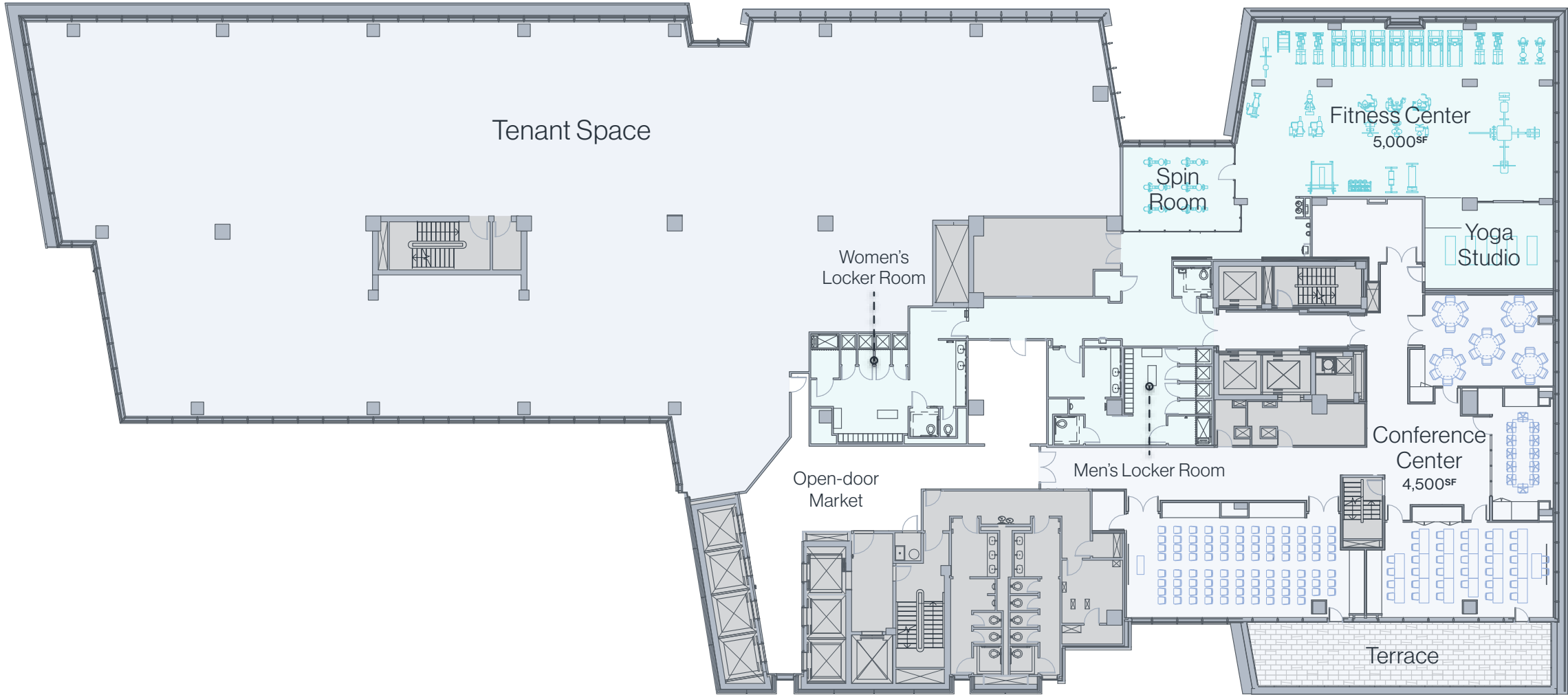
AMENITY CENTER (18TH FLOOR)

5,000 <sup>SF</sup> fitness center  
state-of-the-art equipment, spin room, yoga studio,  
lockers, and shower facilities

Open-door market  
packed with hundreds of healthy meals, snacks,  
and beverage options

Conference center  
accommodates up to 200 people between  
4 conference rooms

Adjoining terrace  
from conference space with remarkable views of  
DC and downtown Bethesda





LOCATION

# Unparalleled Access

3 miles  
to Downtown DC

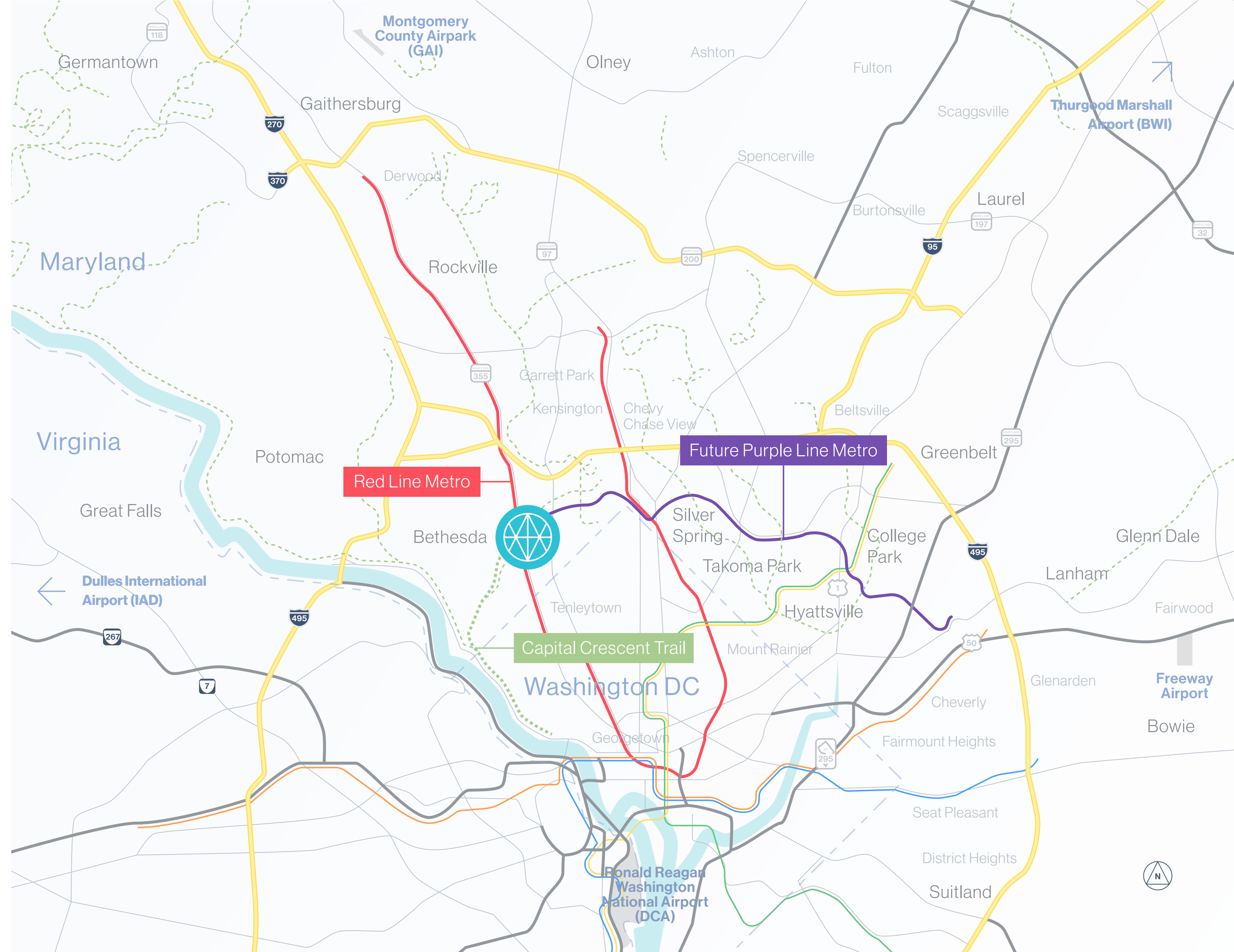
30-40 min.  
to three international airports  
(BWI, IAD, DCA)

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

1 min. walk  
to Red Line Metro station

2 min. walk  
to future Purple Line Metro station

3 min. bike ride  
to Capital Crescent Trail





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

99  
walk score

85  
bike score

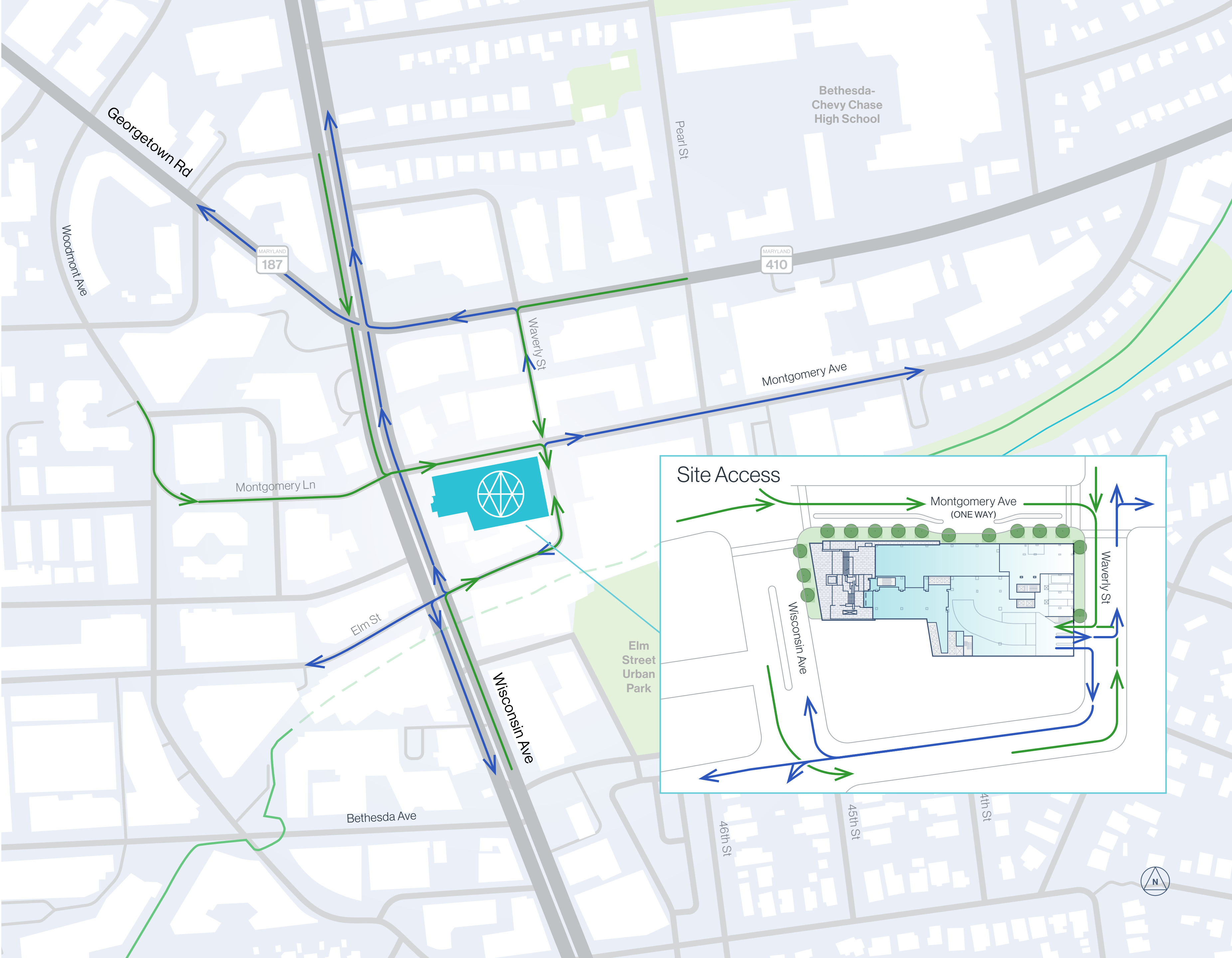
11-mile trail  
connecting Georgetown, DC  
and Silver Spring, MD



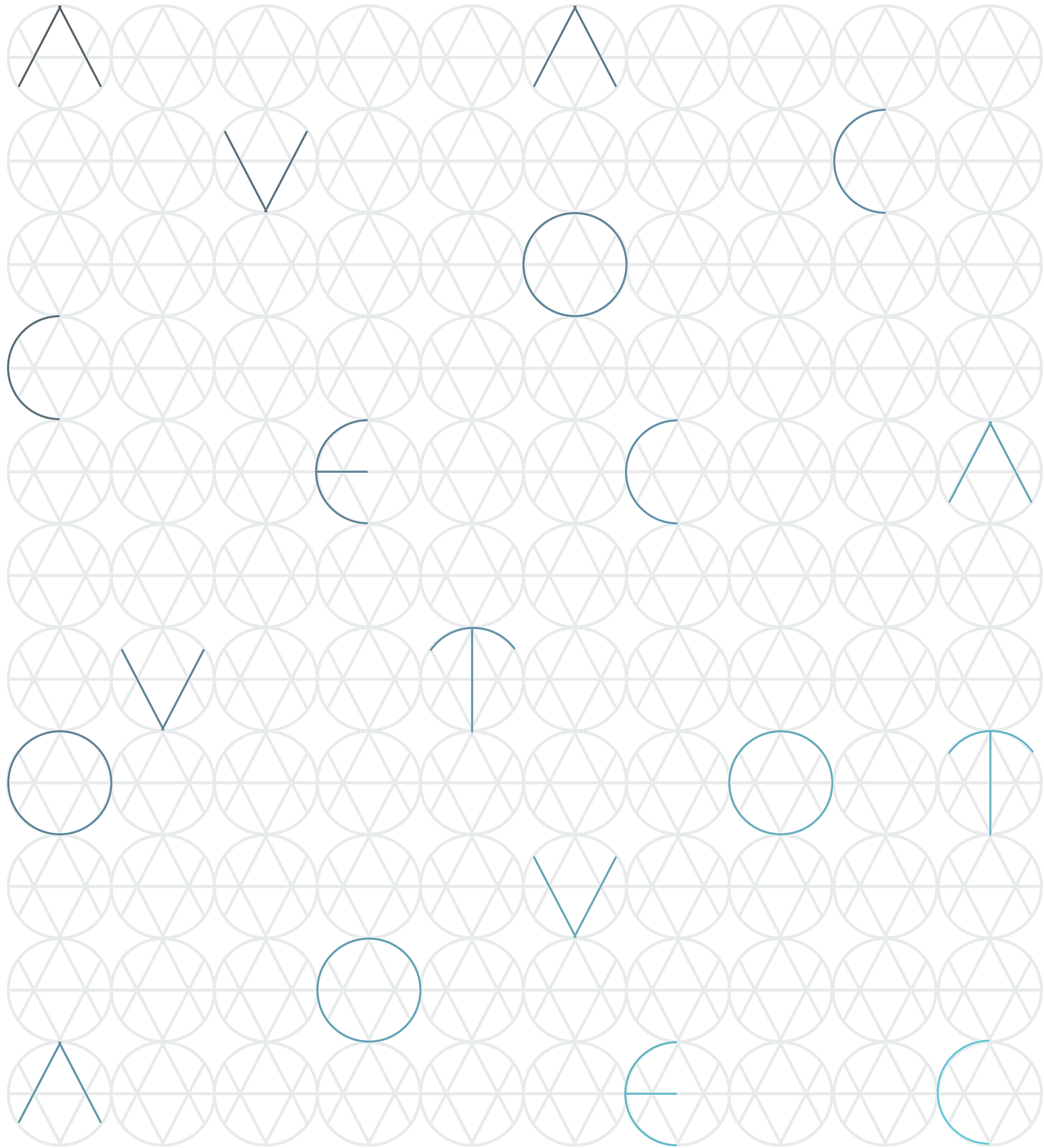


LOCATION

# 4-Way Access Entering & Exiting the Building







## Contact Us

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