

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

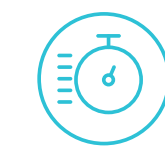
to downtown Bethesda and beyond



Elevated amenities for both work and play



Unobstructed views all day with View Smart Windows

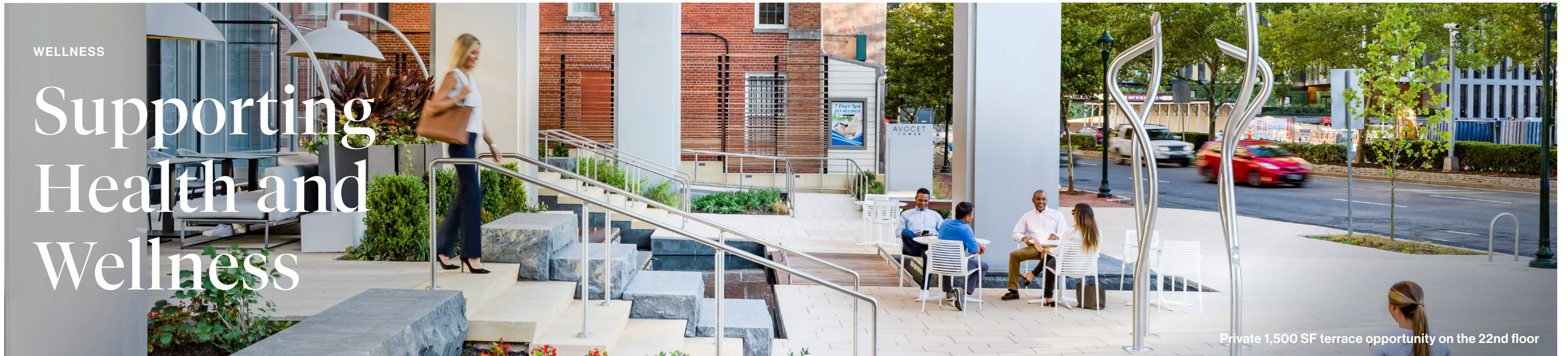


Efficient floor plates ranging from 22,000 - 28,000 RSF



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



WELL Health and Safety Certification

- Focused on occupant health, building sanitization and measures that help support employees in a pandemic setting



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

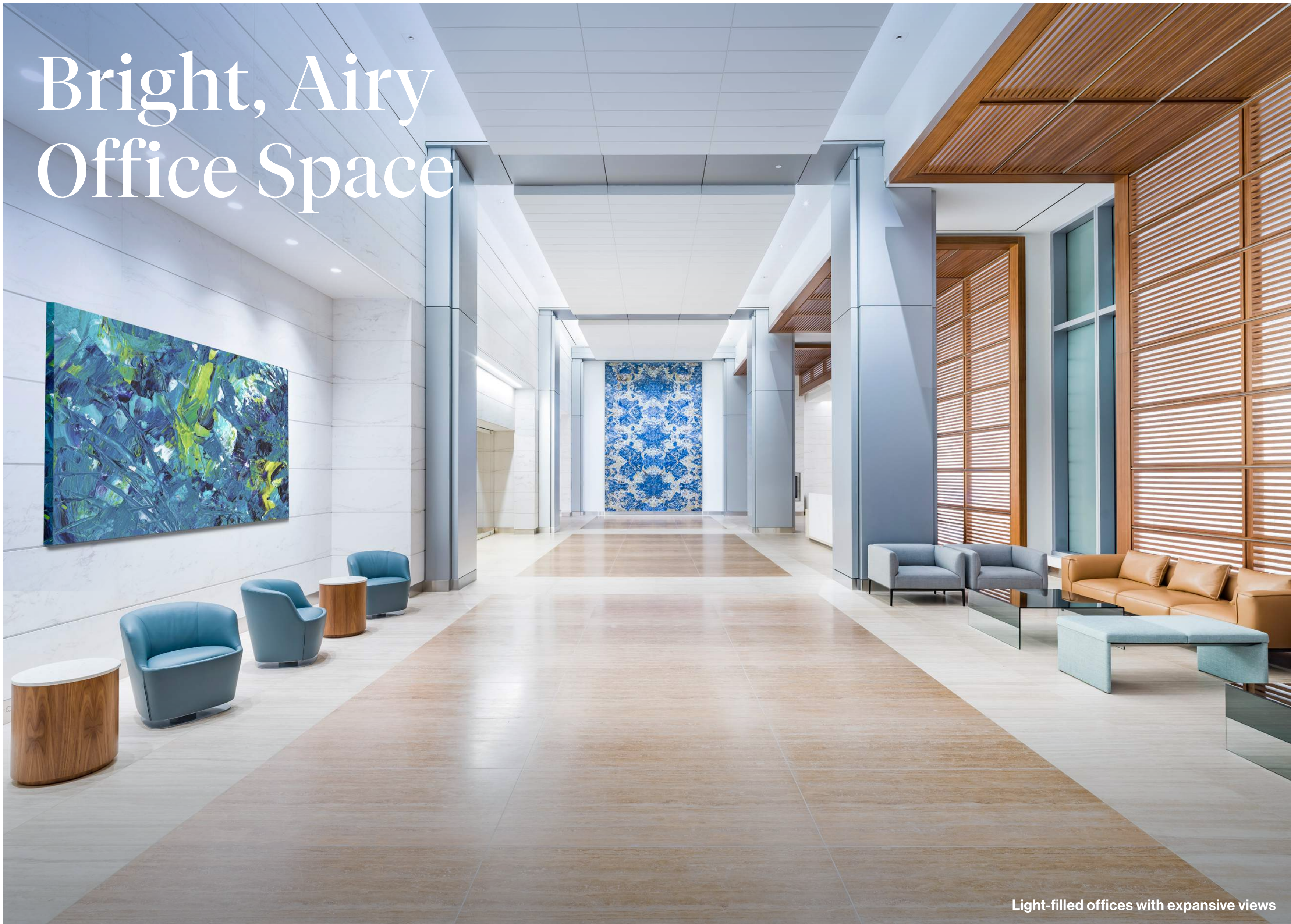
- 22,500 SF of private and public outdoor areas
- Offers various locations to work while maintaining social distancing
- Full WiFi connectivity
- Close proximity to local walking and biking trails



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)

WELL Health and Safety
Certification
helps buildings and organizations address
the health, safety and well-being of their
most valuable asset—people

LEED Platinum
core and shell registered certification goal

WiredScore Platinum
best-in-class connectivity

State-of-the-art
DOAS HVAC
superior circulation of fresh air,
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.

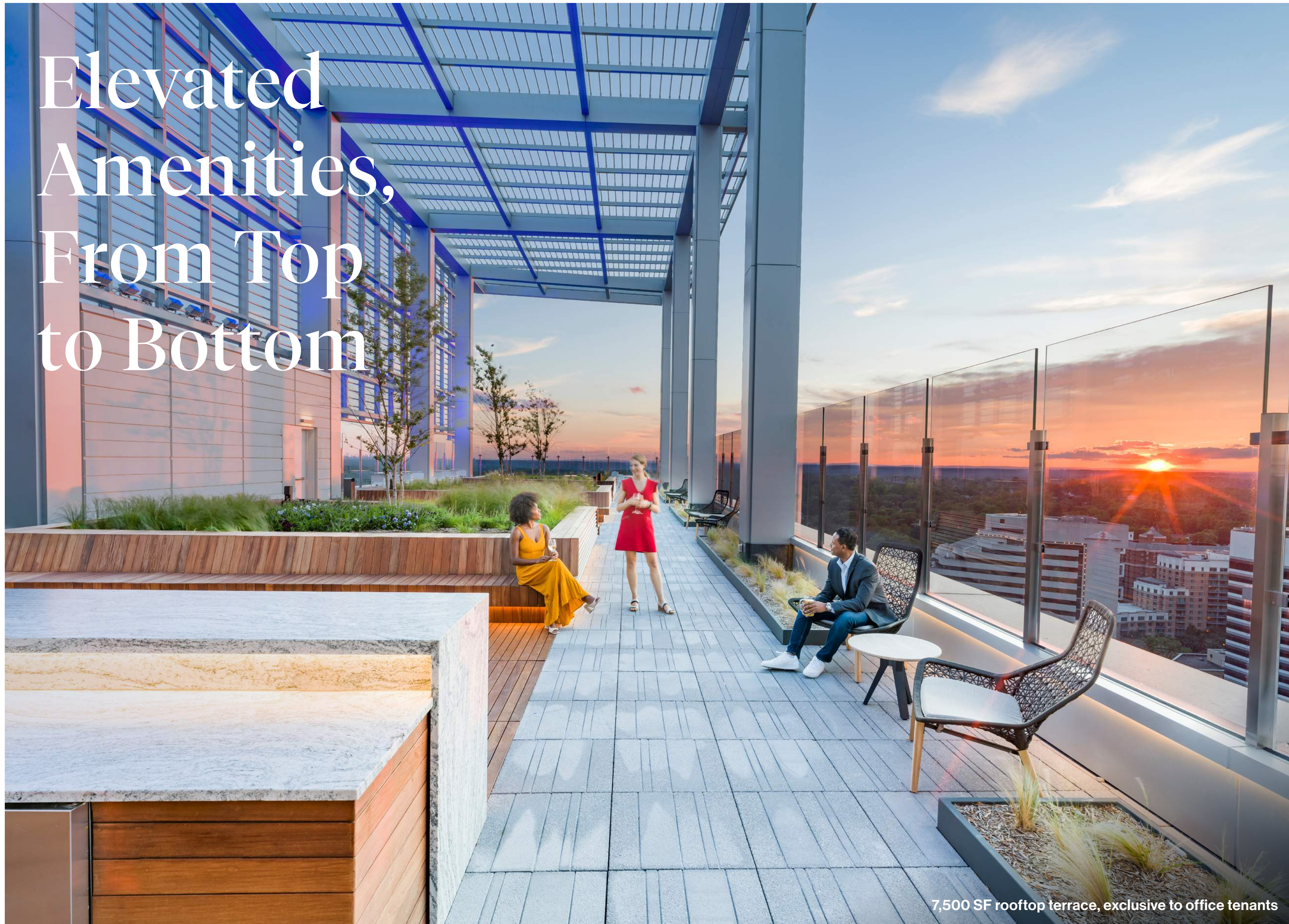
Enjoy uninterrupted views

Improve thermal comfort

Enhance productivity & wellness



Elevated Amenities, From Top to Bottom



7,500 SF rooftop terrace, exclusive to office tenants

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 SF 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





Fitness center

AMENITY CENTER (18TH FLOOR)

5,000 SF fitness center

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

Open door market

packaged with hundreds of healthy meals, snacks and beverage options

Conference center

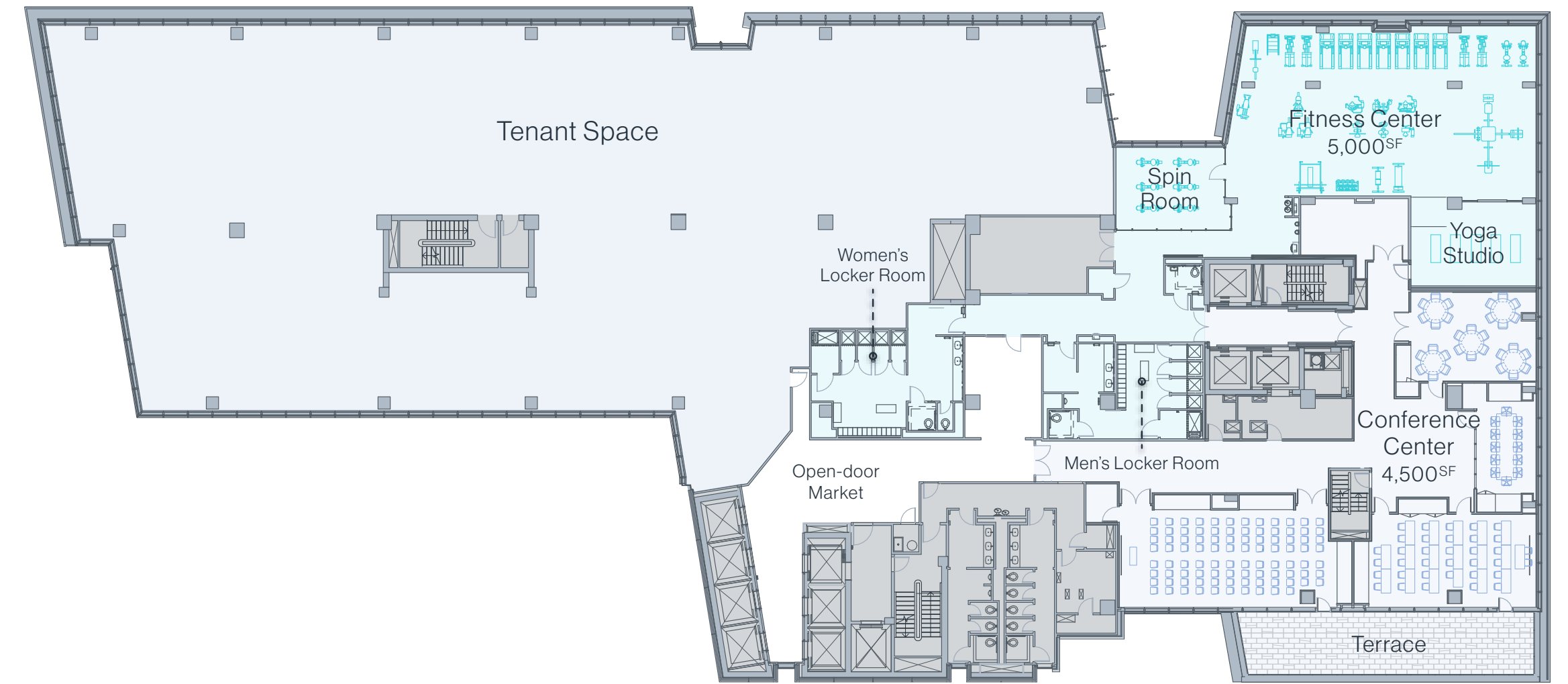
accommodates up to 200 people between 4 conference rooms

Adjoining terrace

from conference space with remarkable views of DC and downtown Bethesda



Conference center



LOCATION

Unparalleled Access

3 miles
to Downtown DC

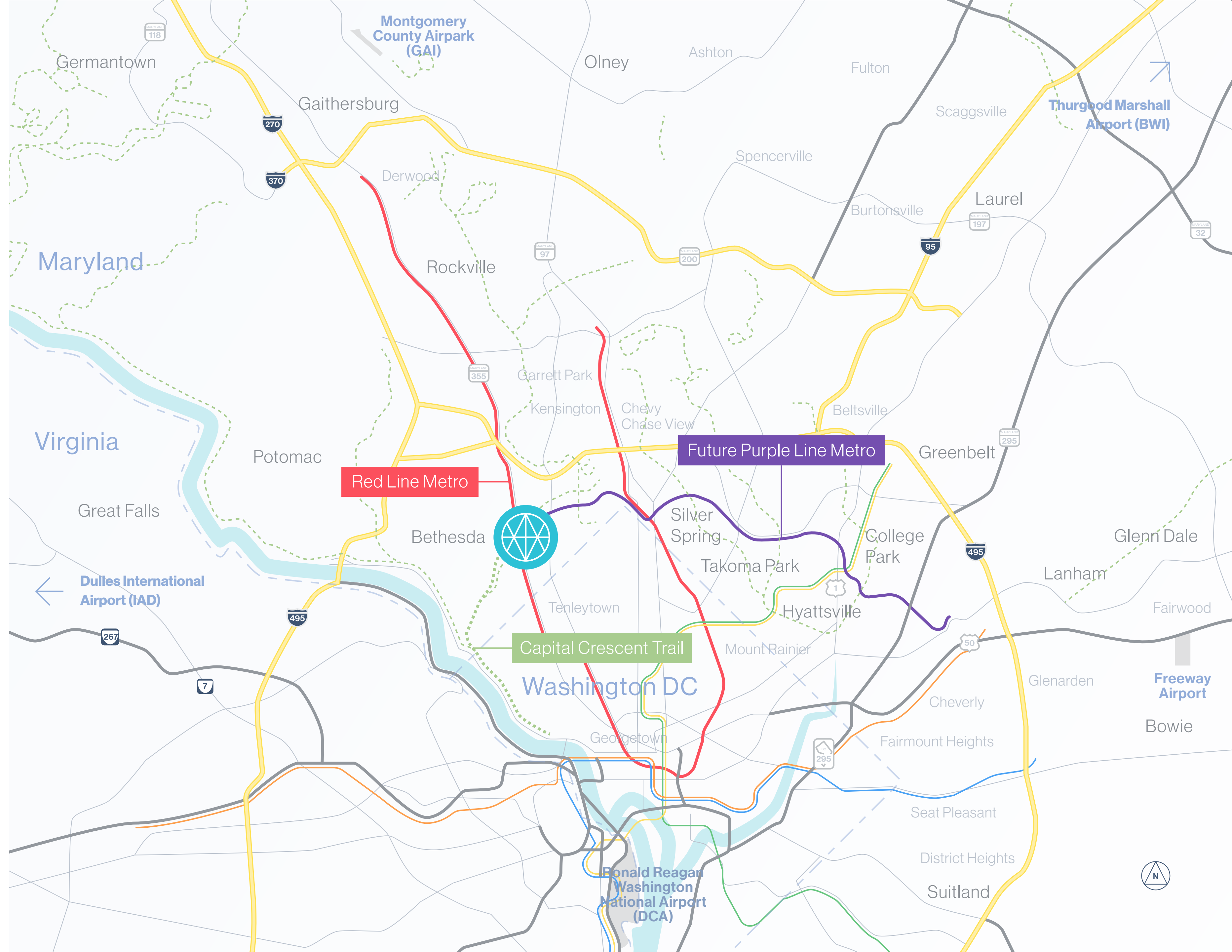
30-40 min.
to three international airports
(BWI, IAD, DCA)

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

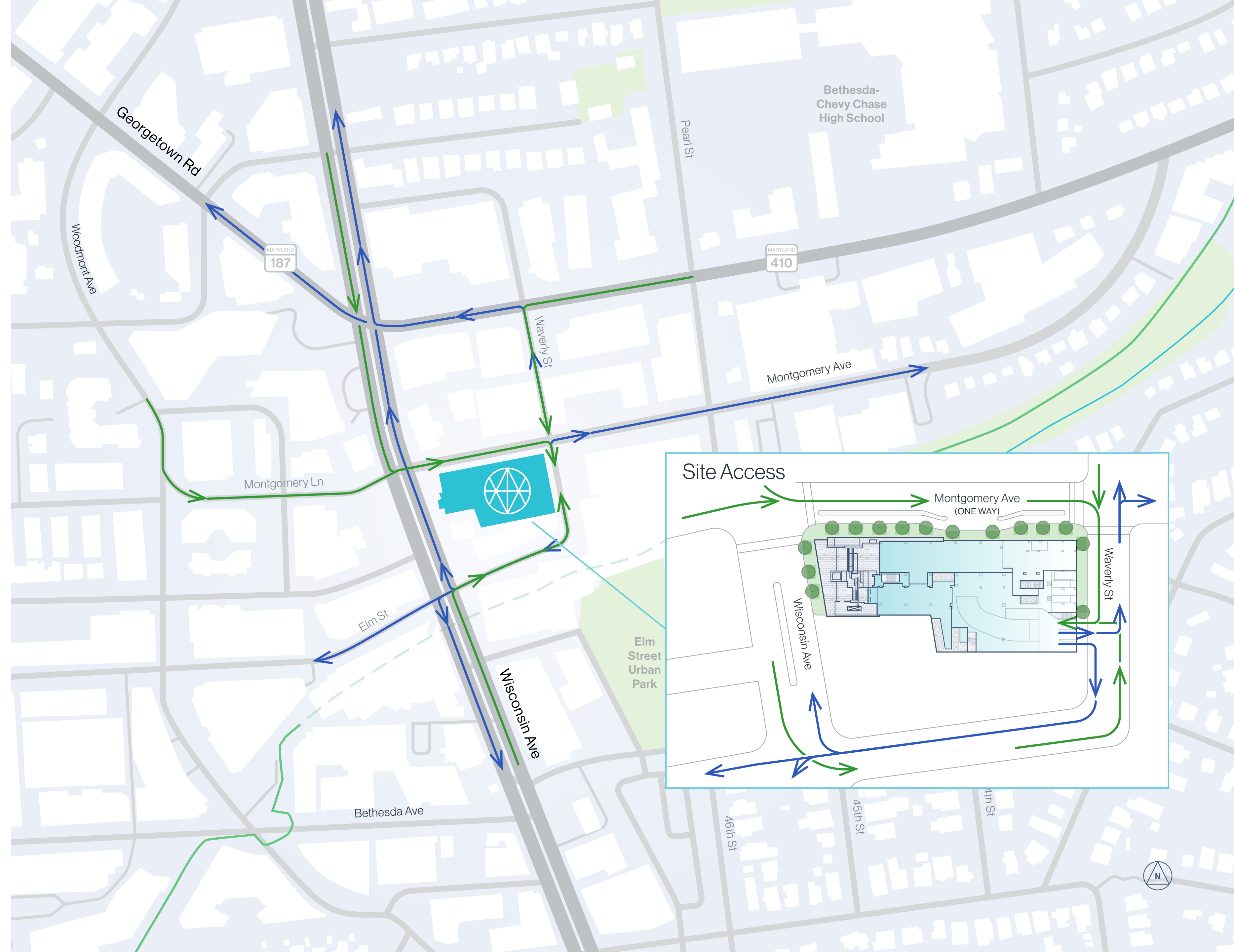
85
bike score

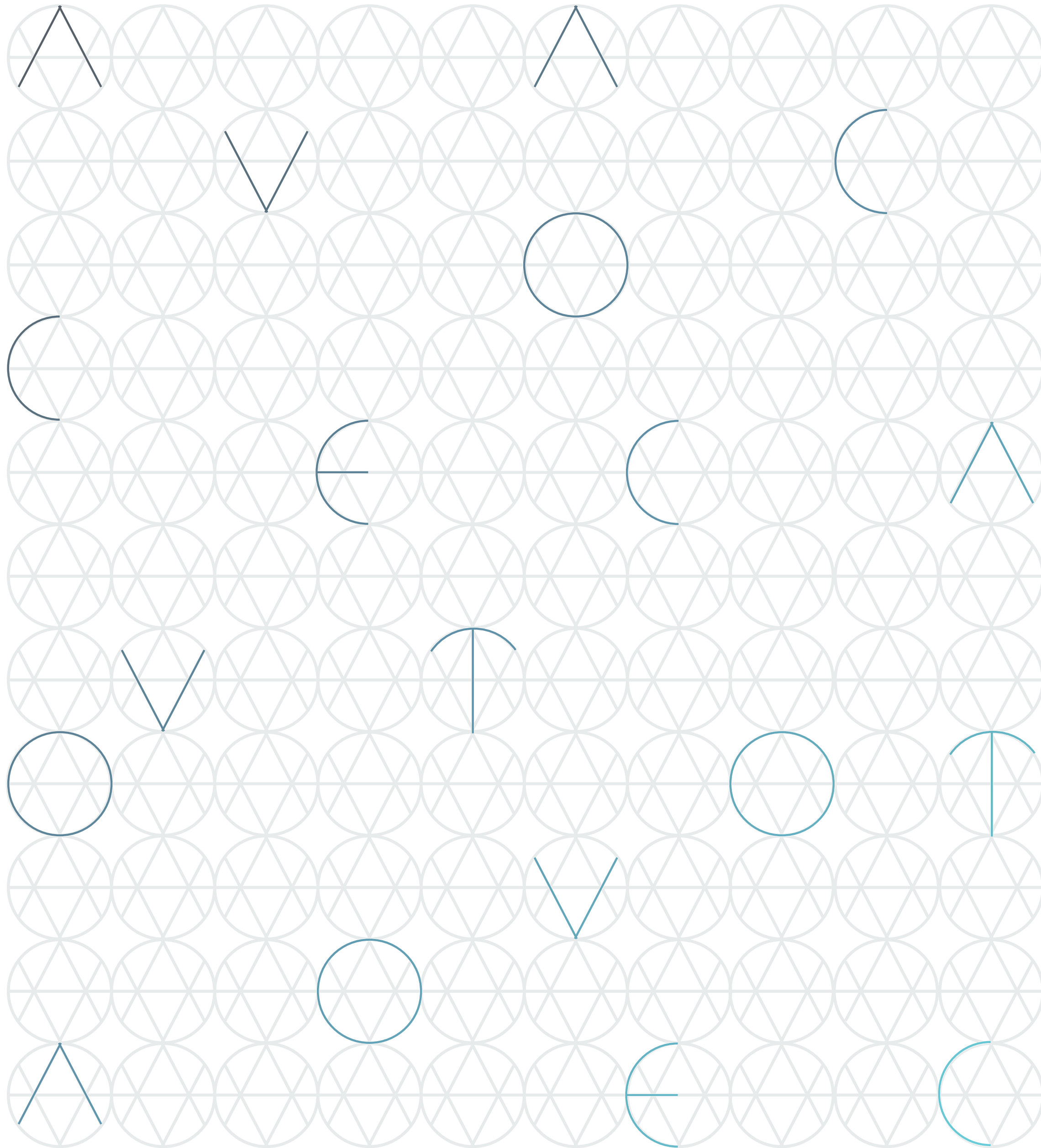
11-mile trail
connecting Georgetown, DC
and Silver Spring, MD



LOCATION

4-Way Access Entering & Exiting the Building





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