



AVOCET  
TOWER

# Reaching New Heights

BEACON  
CAPITAL PARTNERS

STONEBRIDGE

TRANSWESTERN





## OVERVIEW

With 22 stories of sweeping views, high-performance 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 & wellness with state-of-the-art, high-efficiency DOAS system



### Un-Obstructed Views

view smart windows proactively tint glass and allow natural light while blocking glare



### Efficient Floor Plates

ranging from 22,000-28,000, provides flexibility in design with multiple circulation options



### Elevated Amenities

for both work and play



WORKSPACE

Open spaces that cater to your preferences and enhance efficiency and adaptability, empowering you to work at your best.

Spacious and efficient workspace with high ceilings, large column spacing, and a side core design. Benefit from best-in-class connectivity with WireScore Platinum certification in this LEED Platinum certified space.

370,000

RSF Peak Performance  
Office Space

10'8"

Ceiling Height  
(9" Typical)

30'x40'

Typical Column  
Spacing

13.46%

Single Core  
Factor







# Designed for You to Thrive

Elevate your office experience in a space thoughtfully designed to promote well-being and productivity, helping you thrive both professionally and personally.

With an advanced air filtering system, prestigious wellness certification, convenient bike room, and invigorating outdoor spaces, Avocet Tower prioritizes your well-being and enriches your work-life experience like never before.



## DOAS System

Evenly distributes fresh outside air throughout the building and utilizes MERV 13 filtrates capable of capturing bacteria, molds, and particles 1 micrometer in size.



## Bike Storage

An on-site bike storage room accommodates healthier options for commuting, provides secure bike storage, and includes complimentary repair, hand washing, and filtered water stations.



## WELL Certification

A visible indication of confidence and trust, the WELL Health-Safety seal communicates that evidence-based measures and best practices for safety have been adopted and verified.



## Outdoor Space

22,500 SF of private and public outdoor areas with full wifi connectivity provides options for work outside the office. Enjoy close proximity to walking and biking trails.





BUILDING AMENITIES



# Rise Above the Rest

7,500 SF outdoor entertaining and event space featuring WiFi, a full bar, and 360° views of DC and downtown Bethesda.



# A Better Way to Meet

Offering dynamic and flexible meeting rooms to host your next board meeting, training session, or all staff.





-  Tenant-only Conference Center with Seating up to 100 People *Coming Q1/2024*
-  Board Room with Adjoining Terrace Accommodates up to 200 People
-  3 Conference Rooms with Pre-Function Space Integrated into the AC Marriott Hotel
-  High-Tech, Plug & Play Systems in Every Room





# Break a Sweat in Style

5,000 SF of state-of-the-art cardio and strength training equipment and unmatched skyline views

-  Peloton Spin Room
-  State-of-the-Art Equipment
-  Yoga Room
-  Premium Locker Rooms







# Hospitality at Your Doorstep

With a boutique feel and urban spirit, this European-inspired Marriott AC Hotel is an energetic gathering space for Avocet Tower tenants and visitors from near and far.



**Rest Easy**  
220 key AC Marriott Hotel directly connected via lobby



**Coffee to Cocktails**  
Direct connection to Corrella restaurant, bar, and cafe



**Business Meetings**  
From lunch meeting to multi-day conference





# Bethesda's New Main Street

Enjoy the best of Bethesda with Avocet Tower's unmatched proximity to a dynamic mix of restaurants and retail.

1 min. walk

to Red Line Metro station

4 min. walk

to Bethesda Row

3 min. bike ride

to Capital Crescent trail

2 min. walk

to future Purple Line  
Metro station

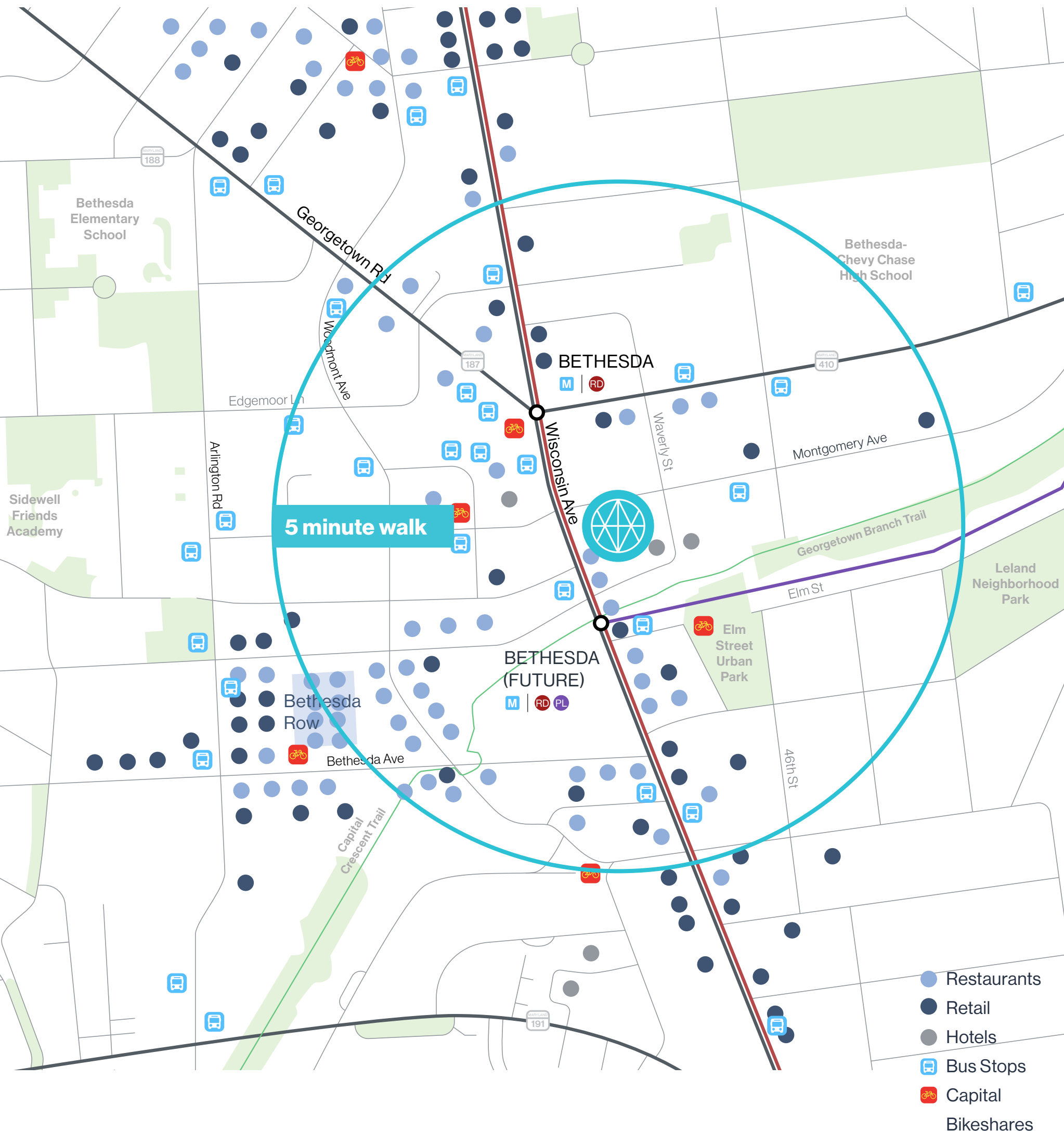
99

walk score

85

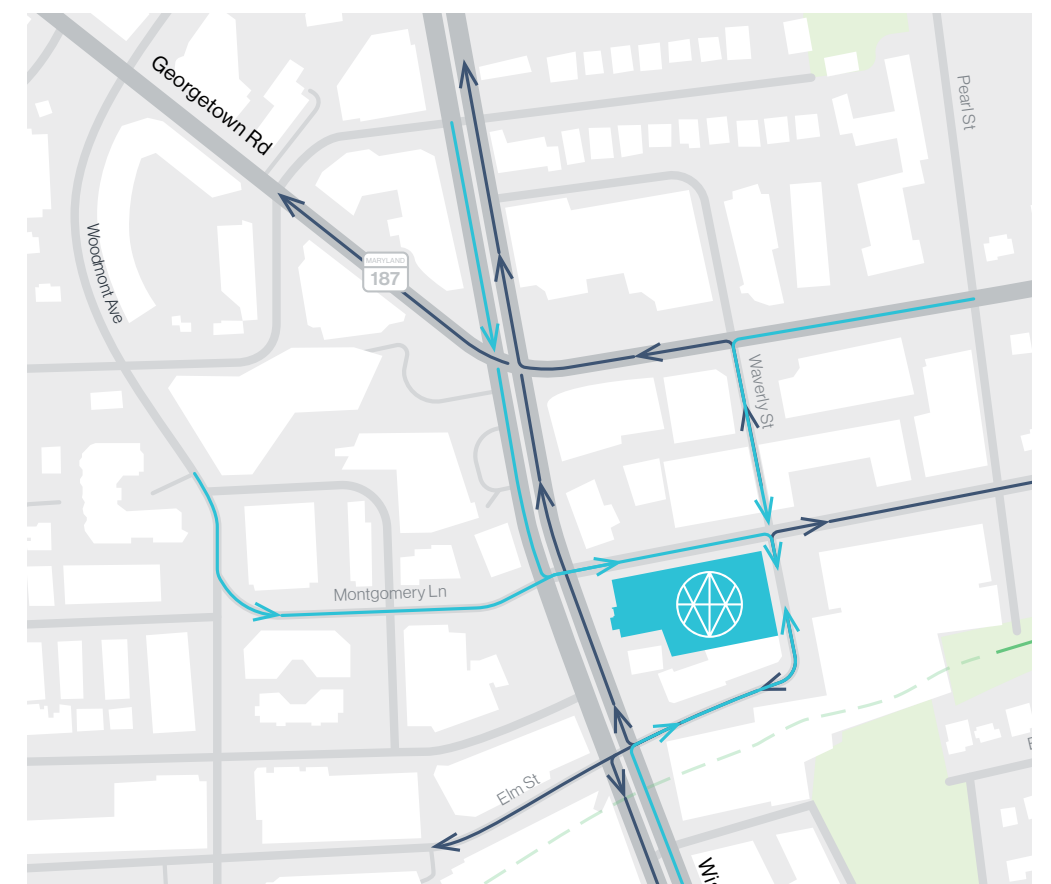
bike score





# Unmatched Convenience

Avocet Tower is the unparalleled choice for those seeking a seamless work+lifestyle, boasting effortless accessibility for all types of commuters.

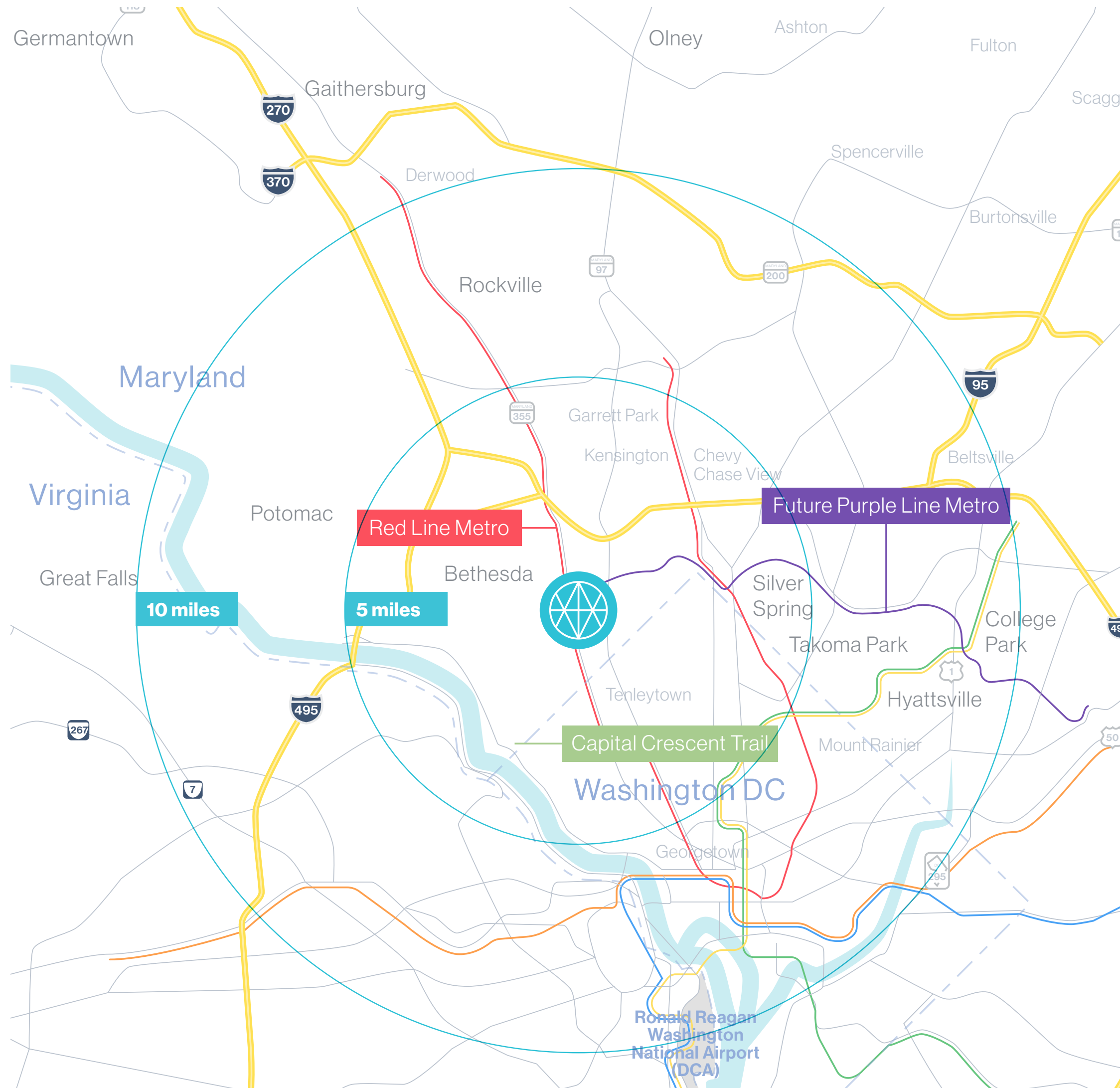


△ Ingress & Egress



# Ideally Located in the DMV

Avocet Tower is centrally located, offering swift access to Washington DC, a mere 3 miles away, as well as the neighboring states of Virginia and Maryland via all major highways.

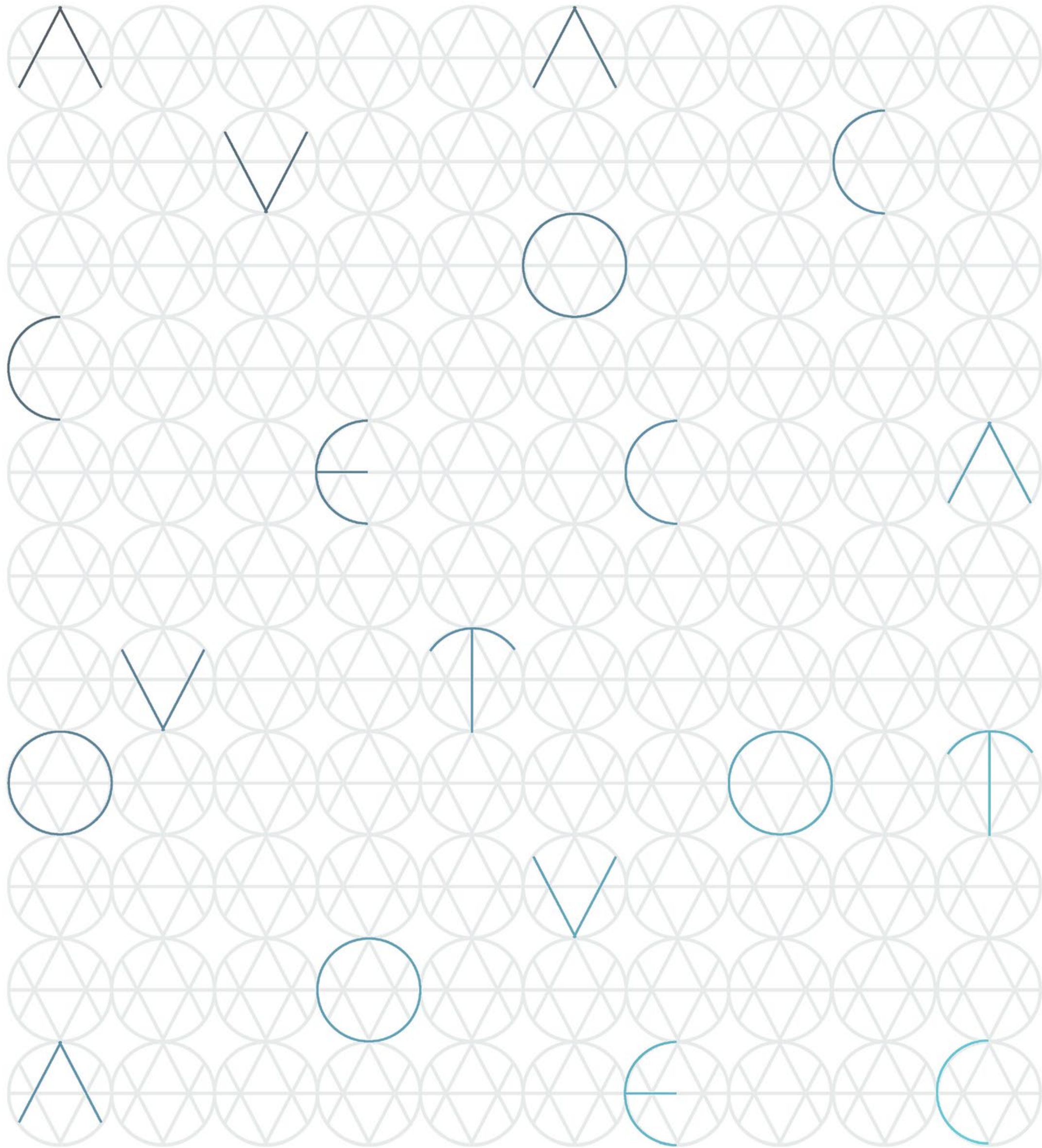






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# AVOCET TOWER

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