

7514 WISCONSIN AVENUE

Bethesda, MD 20814



Leasing Information:
301.304.8300

Paul "Rocky" Kern 301.304.8399
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Richard Coppola 301.304.8405
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Lincoln

1101 Wootton Pkwy
Suite 410
Rockville, MD 20854

www.lpc.com

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Office For Lease

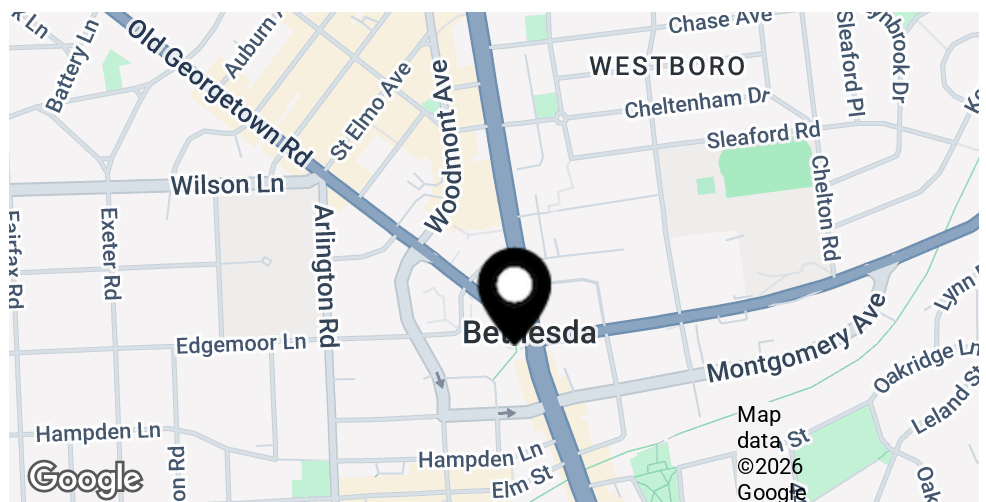
1,691 - 3,859 SF



Property Highlights

- Suite 500: Promotional First-Year Rate for 66+ Month Leases: \$16.00 psf in Year 1; \$33.00 psf in Year 2; 3% annual increases thereafter.
- Boutique office building located steps from the Bethesda Metro Station.
- Easy access to Bethesda Row retail and restaurant amenities
- Close proximity to three county parking facilities providing over 600 parking spaces.

Availabilities	SF	Lease Rate	Date Available
Suite 350	1,691 SF	\$40.00 FS	30 days
Suite 500	3,859 SF	\$16.00 FS	Immediately



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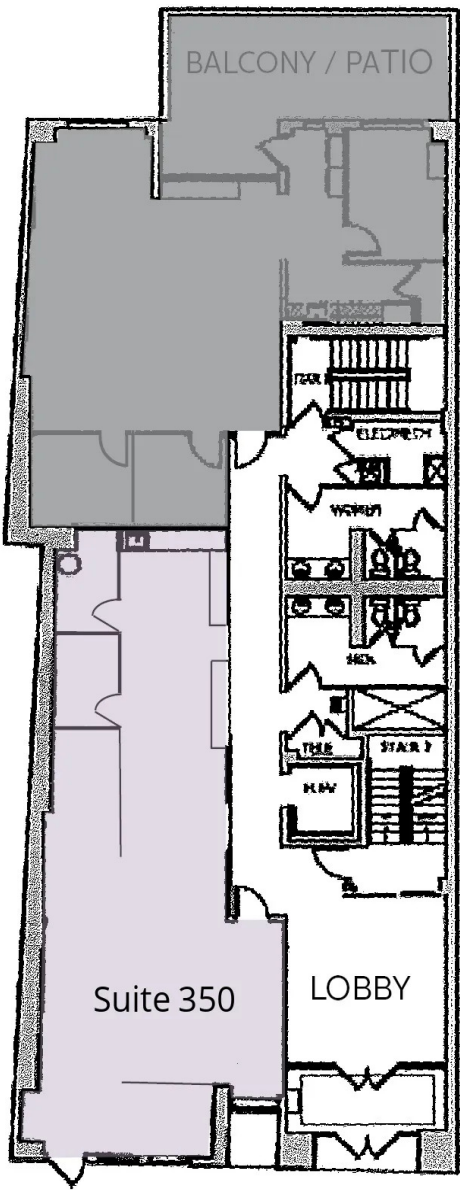
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Suite 350

1,691 SF



Suite	Size	Description
■ Suite 350	1,691 SF	Available with 30 days' notice. Eyebrow signage opportunity on Wisconsin Avenue.

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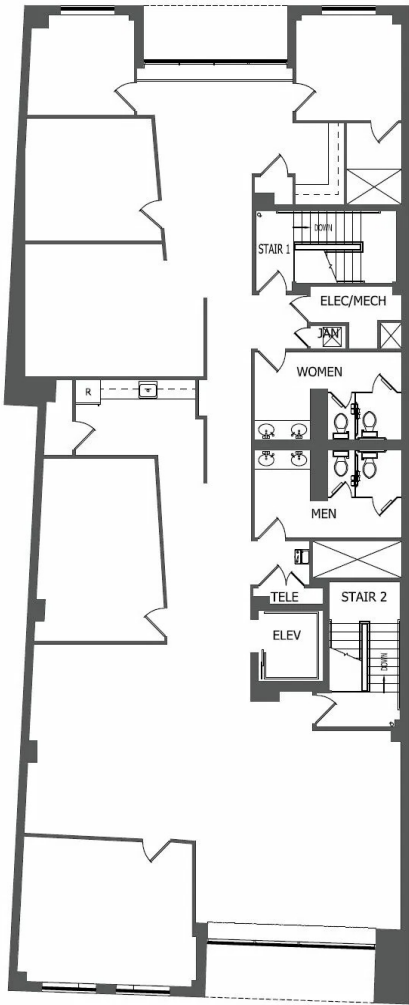
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7514 WISCONSIN AVENUE

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Suite 500

3,859 SF



Wisconsin Ave

Suite	Size	Description
Suite 500	3,859 SF	Full floor opportunity with views overlooking Wisconsin Ave and Old Georgetown Road. Available immediately.

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