



B.F. SAUL
C O M P A N Y



FOR LEASE

BETHESDA, MARYLAND

7501
Wisconsin Avenue

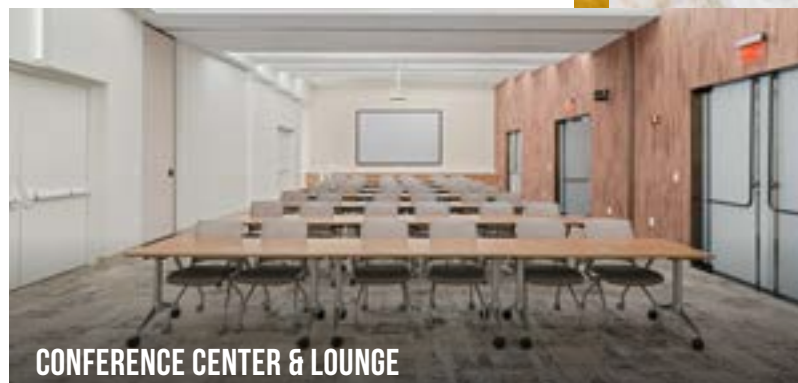




COURTYARD PLAZA ENTRANCE



EAST TOWER LOBBY



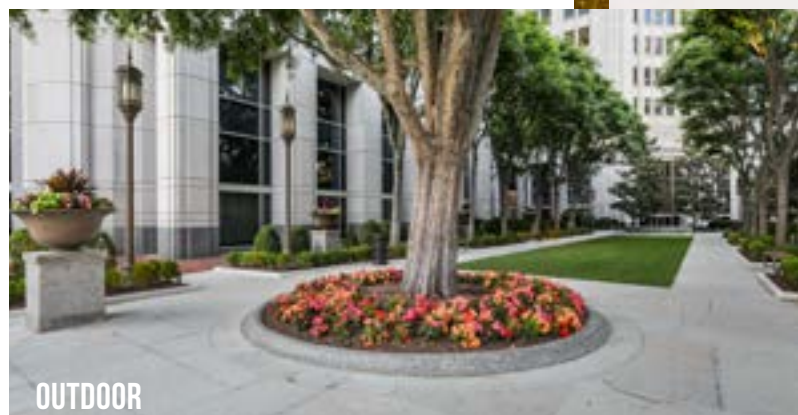
CONFERENCE CENTER & LOUNGE



ONSITE CAFÉ INDOOR



OUTDOOR SEATING



OUTDOOR

AN **ICONIC** **LANDMARK** WITH A CLASSIC APPEAL

COURTYARD PLAZA

ALL INCLUSIVE TENANT CAFÉ

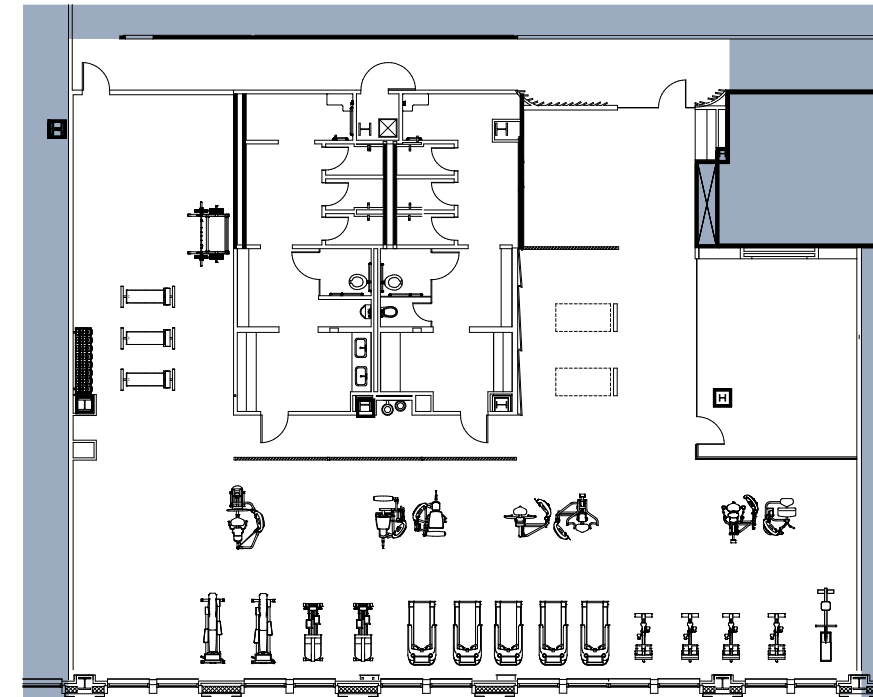
FULL BUILDING EMERGENCY POWER BACK-UP

ONSITE CONVENIENCES:

- Property management & 24-7 security
- Banking services
- Parking garage (2.5/1,000)
- Newly delivered best-in-class fitness facility
- Bike facility with lockers & showers
- Conference center
- 2024 Energy Star rated
- Wired Gold Certification



SPACES THAT TURN IT **UP A NOTCH**



STATE-OF-THE-ART

FITNESS CENTER

THIRD FLOOR - 6,300 SF

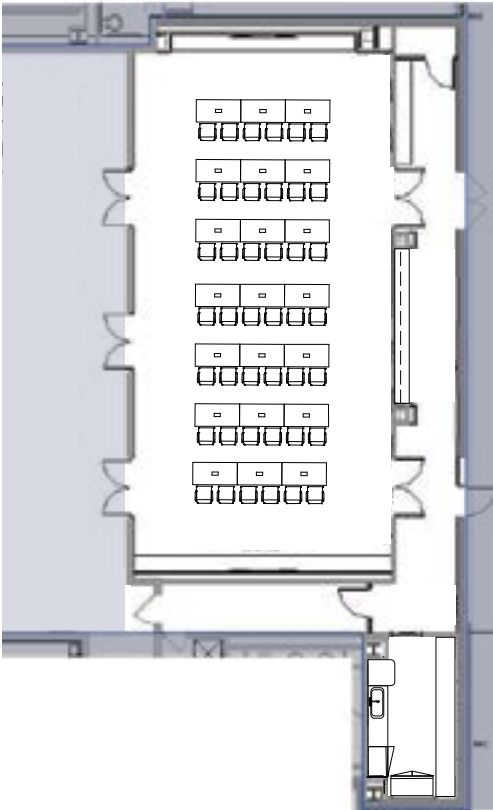


WHERE **BIG IDEAS** COME TOGETHER

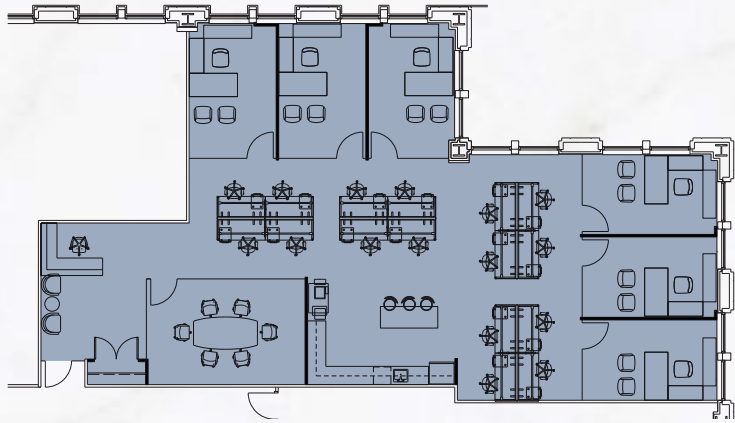


**CONFERENCE
CENTER**
FIRST FLOOR - 2,673 SF

- Delivered 2026
- Seats 126 guests
- Full AV integration
- Dedicated serving corridor
- Brand-new furniture for flexible seating arrangements

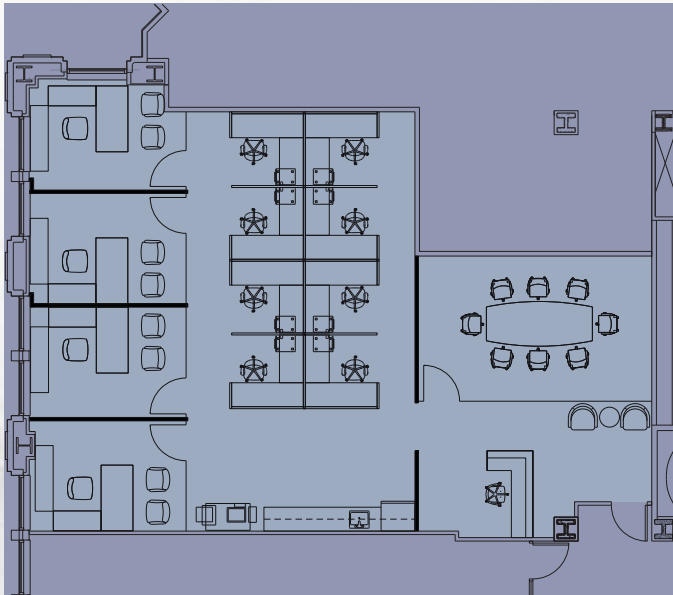


EAST TOWER
SUITE 625E - 3,162 SF



SPACIOUS SPEC SUITES

WEST TOWER
SUITE 760W - 1,963 SF



AVAILABILITY

7501 WISCONSIN AVE

10TH FLOOR	WEST TOWER	4,672 RSF	IMMEDIATE
7TH FLOOR	WEST TOWER	3,323 RSF	IMMEDIATE
7TH FLOOR	WEST TOWER	1,963 RSF	IMMEDIATE
5TH FLOOR	WEST TOWER	23,711 RSF	IMMEDIATE

13TH FLOOR	EAST TOWER	7,093 RSF	JULY 2026
9TH FLOOR	EAST TOWER	23,711 SF	IMMEDIATE
8TH FLOOR	EAST TOWER	7,520 RSF	IMMEDIATE
7TH FLOOR	EAST TOWER	4,405 RSF	IMMEDIATE
7TH FLOOR	EAST TOWER	4,936 RSF	IMMEDIATE
7TH FLOOR	EAST TOWER	2,261 RSF	IMMEDIATE
6TH FLOOR	EAST TOWER	11,341 RSF	IMMEDIATE
6TH FLOOR	EAST TOWER	3,162 RSF	IMMEDIATE





URBAN, VIBRANT,
AND JUST OUTSIDE
THE DOOR



7501 WISCONSIN AVENUE IS
LOCATED AMONG DIVERSE
DINING, CHIC BOUTIQUES, AND AN
ARTISTIC AND FUN LIFESTYLE.
THIS SUBURB TO WASHINGTON,
D.C., IS ATTRACTIVE TO ALL AGES
OF RESIDENTS, OFFICE TENANTS,
AND VISITORS ALIKE AND 7501
WISCONSIN IS AT THE CENTER
OF IT ALL. COMMUTER ACCESS
COULDN'T BE EASIER — JUST
STEPS FROM THE METRO RED LINE
STATION AND MINUTES TO I-495
AND I-270.





98 WALK SCORE
82 BIKE SCORE
2.0 MILES TO
I-495 & I-270

RESTAURANT

- | | |
|---------------------------|-----------------------------|
| 1. Lidl | 13. Fish Taco |
| 2. &pizza | 14. Mon Ami Gabi |
| 3. Chipotle | 15. Uncle Julio's |
| 4. Dunkin' Donuts | 16. PAUL |
| 5. Q by Peter Chang | 17. Georgetown Cupcake |
| 6. Starbucks | 18. CAVA |
| 7. Subway | 19. Bethesda Bagels |
| 8. Panera Bread | 20. Chopt Creative Salad Co |
| 9. Tropical Smoothie Cafe | 21. Silver |
| 10. Tatte Bakery & Cafe | 22. World of Beer |
| 11. Matchbox | 23. .Smoothie King |
| 12. Chiko | 24. True Food Kitchen |

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|-------------------------------|
| 25. Moby Dick House of Kabob |
| 26. PLANTA |
| 27. Maman |
| 28. Raku |
| 29. Luke's Lobster |
| 30. Joe & The Juice |
| 31. Hawkers Asian Street Food |
| 32. Sweetgreen |
| 33. Poké Dojo |
| 34. The Salt Line |
| 35. Bacchus of Lebanon |
| 36. Tommy Joe's |

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|---------------------------|
| 37. Olazzo |
| 38. Corella Café & Lounge |
| 39. Guardado's |
| 40. Barrel & Crow |
| 41. Casa Oaxaca |
| 42. Dog Haus |
| 43. Jettie's |
| 44. Medium Rare |
| 45. Anthony's |
| 46. Tastee Diner |
| 47. Bethesda Deli |
| 48. Bite of Asia |

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|-----------------------------|
| 49. Andy's Pizza |
| 50. Ceremony Coffee |
| 51. Paris Baguette |
| 52. Black's Kitchen and Bar |
| 53. Don Pollo |
| 54. Trader Joe's |
| 55. Hip Flask |
| 56. Potbelly |
| 57. Orignal Pancake House |
| 58. Spanish Diner |
| 59. Terrain Cafe |
| 60. Gringos & Mariachis |

GYM

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|-------------------------|
| 1. Crossfit Bethesda |
| 2. Urban Boxing |
| 3. Barre 3 |
| 4. Orangetheory Fitness |
| 5. IGNITE Good Health |
| 6. PureFire Yoga |
| 7. SoulFire Collective |
| 8. OneLife Fitness |
| 9. Ultimate Performance |
| 10. Equinox |
| 11. SoulCycle |
| 12. [Solid core] |

HOTEL

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| 1. Residence Inn |
| 2. AC Hotel |
| 3. Hyatt Regency |
| 4. Hilton Garden Inn |
| 5. Marriott Downtown Bethesda |

THEATER

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| 1. Landmark Bethesda - Bethesda Theater |
| 2. Round House Theater |
| 3. Landmark Bethesda - Bethesda Row Cinema |

TRANSIT TRAIN

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|------------------|--------------------|
| Redline Entrance | Underground |
| Redline/ Future | Pedestrian Walkway |
| Purple Line | |

7501

Wisconsin Avenue

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