

## BUILDING SIZE

- Total Building: 120,000 square feet
- Typical Floor: 11,800 square feet

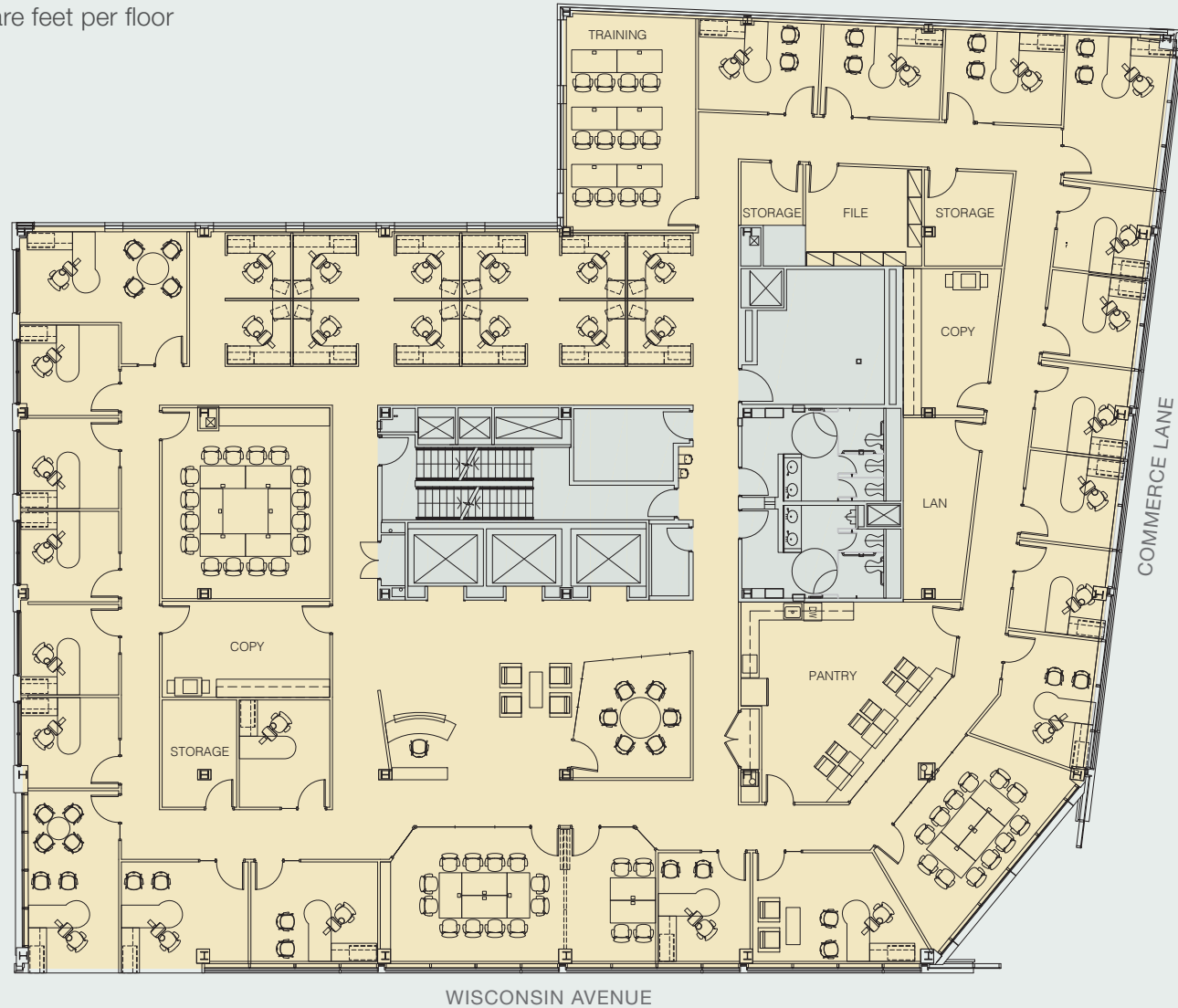
## BUILDING FEATURES

- HVAC System – VAV, self-contained, condenser water system, with package floor units
- Finished ceiling height of 8'6" throughout the tenant space
- Parking – .45 space available for every 1,000 square feet leased (self parked); additional spaces available at 7600 Wisconsin Avenue
- Three high-speed elevators with destination control systems
- Column Spacing – 20' x 20'
- Façade – Glass curtain wall on the North and East facades, with punched windows and metal panels on the South facade, the West facade is punched windows with brick wall
- Lobby finishes – Stone flooring with wood accents
- Electrical Power – 1.5 watts per foot for lighting; 6 watts per square foot for power

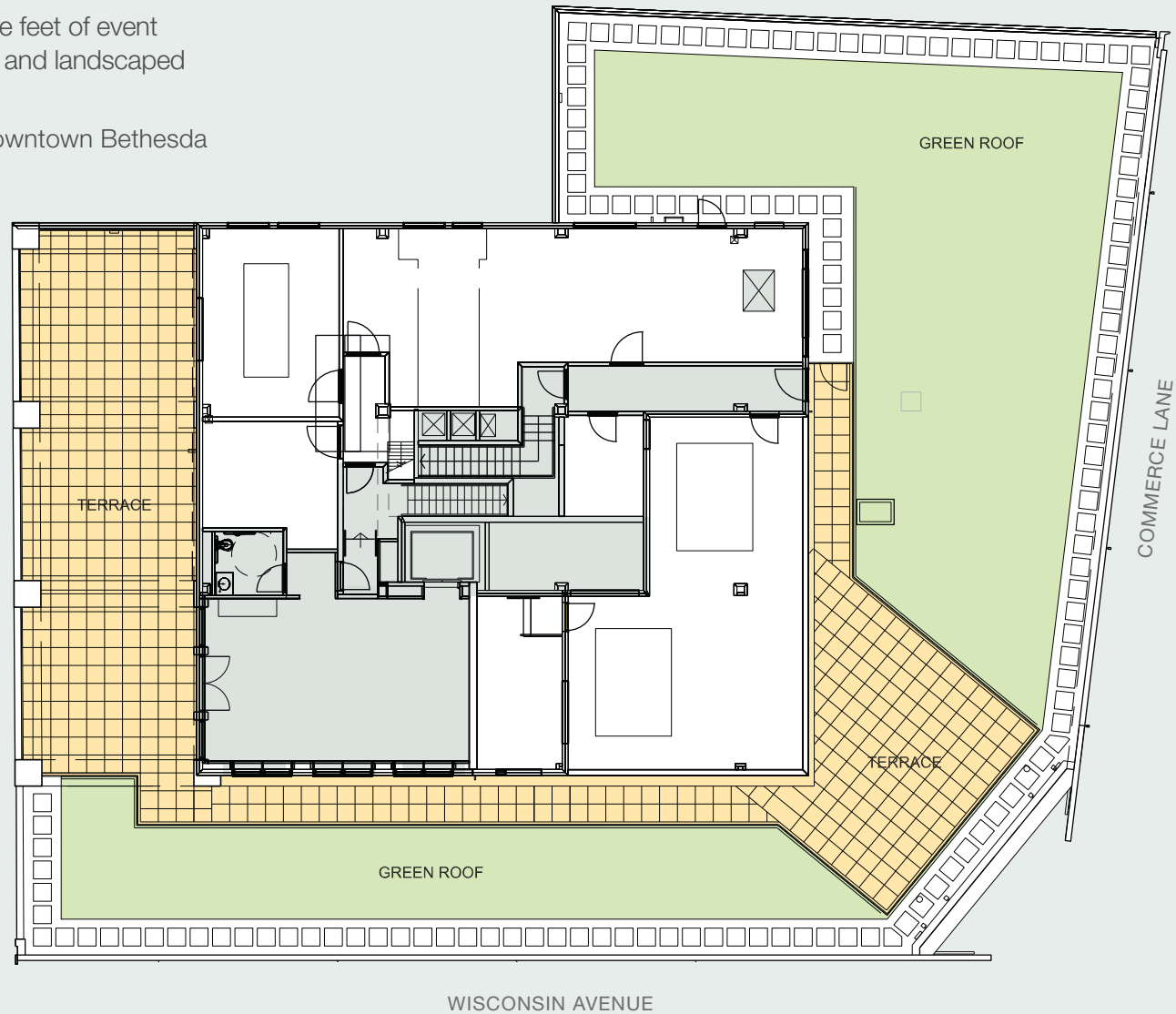
## BUILDING AMENITIES

- Fitness Center – approximately 1,700 square feet of workout space in addition to men's and women's locker rooms, showers and towel service
- Rooftop Terrace – approximately 1,200 square feet of event space framed by a planted and landscaped green roof
- Same block as Bethesda Metro Station (red line)
- Easy walking distance to the best retail and service amenities in the Washington Metropolitan area
- LEED Gold; sustainable features include:
  - + Bicycle storage and changing facilities are among features supporting cleaner modes of transportation.
  - + Water-saving fixtures contribute to a 35 percent reduction in water use.
  - + Low-emitting materials and ample ventilation increase air quality.
  - + Abundant daylight and views enhance quality of life and overall work environment.
  - + Construction incorporated 20 percent recycled content and recycled more than 50 percent of waste generated.
  - + 35 percent of the building's power is derived from a green power source.
  - + Average energy use is nearly 20 percent less than non-LEED certified buildings.
- Award-winning Akridge property management

- Approximately 11,840 square feet per floor



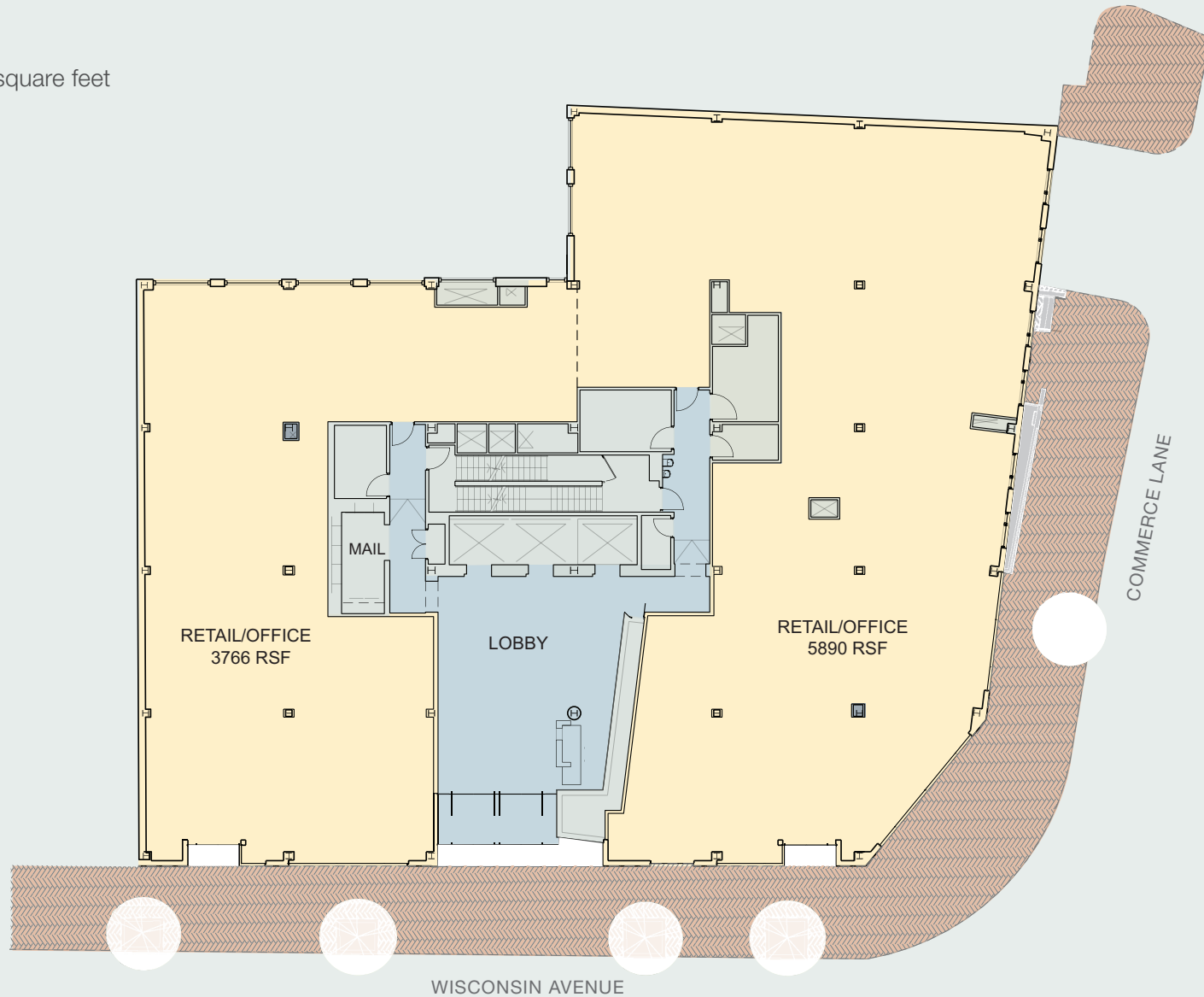
- Approximately 1,200 square feet of event space framed by a planted and landscaped green roof
- Unprecedented views of downtown Bethesda



# RETAIL-LEVEL LAYOUT

7550 | WISCONSIN

- Approximately 9,655 square feet

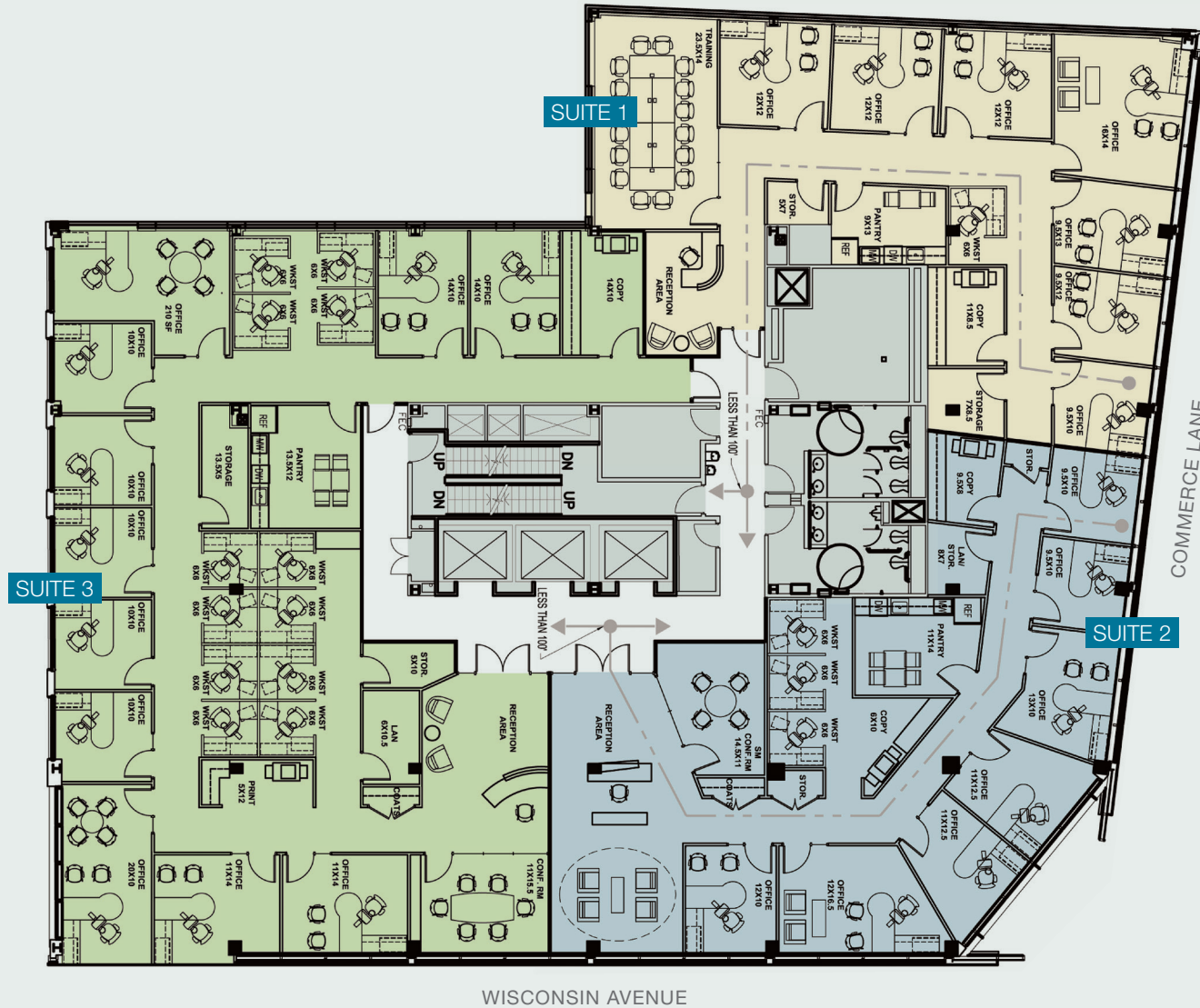




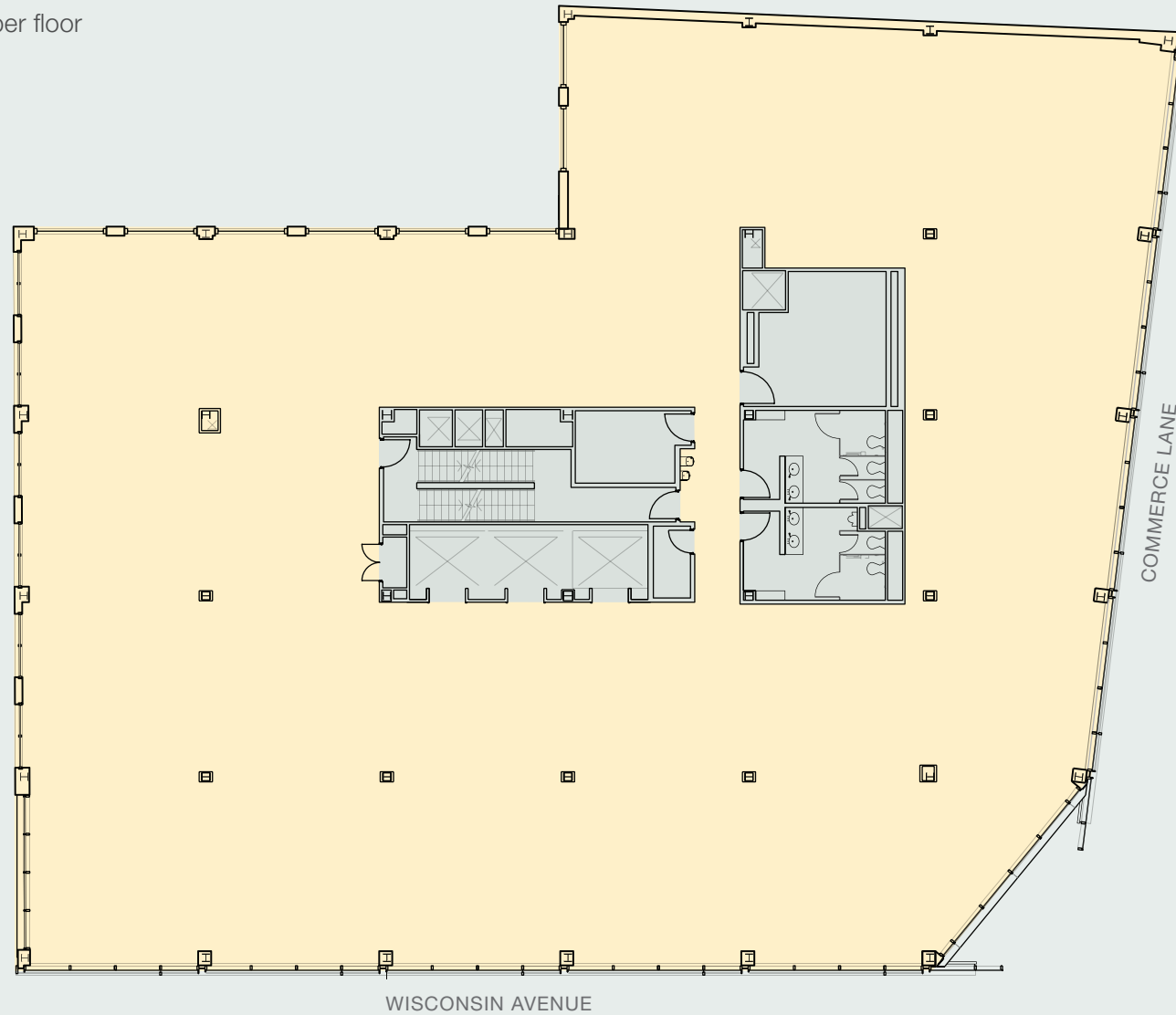
SUITE 1  
3,052 RSF

SUITE 2  
3,389 RSF

SUITE 3  
5,386 RSF



- Approximately 11,840 SF per floor

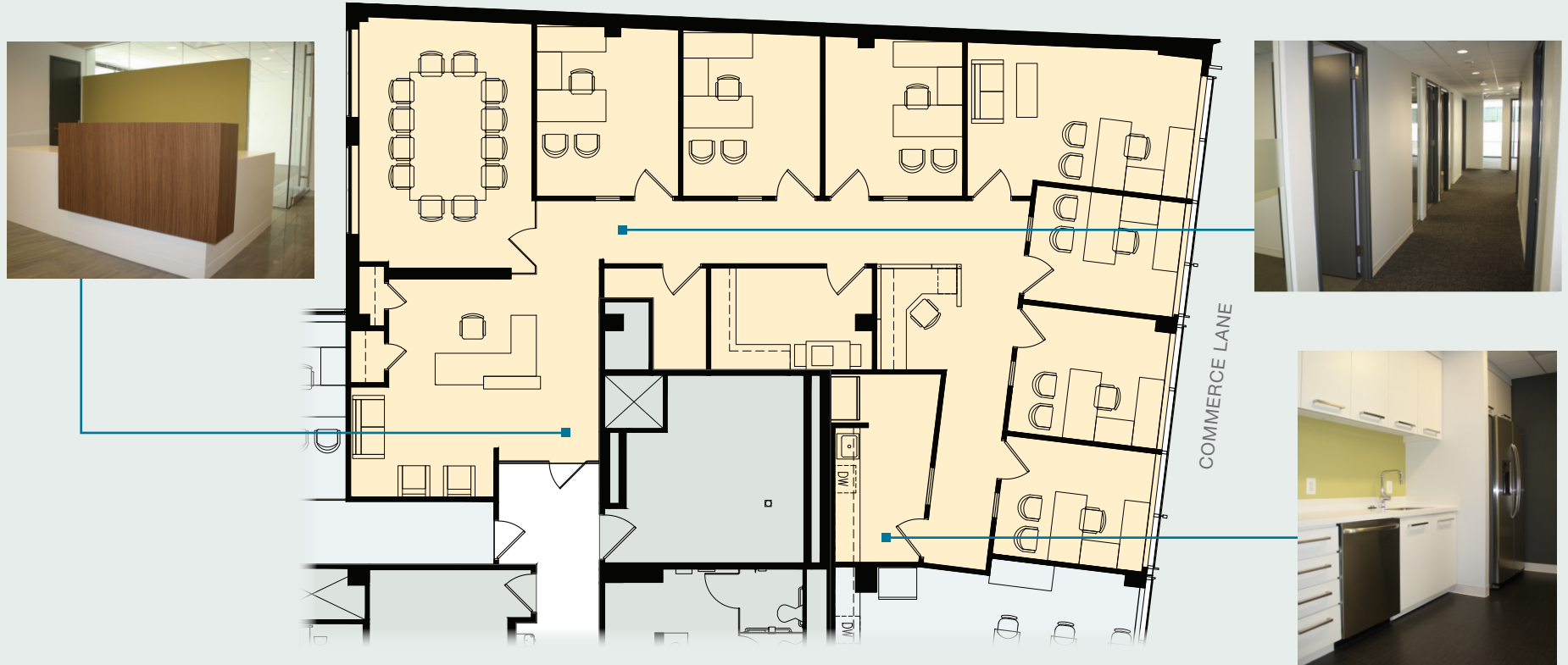


SPEC SUITE 401  
2,795 RSF

SPEC SUITE 400  
3,245 RSF



SPEC SUITE 401: 2,795 RSF



SPEC SUITE 400: 2,795 RSF



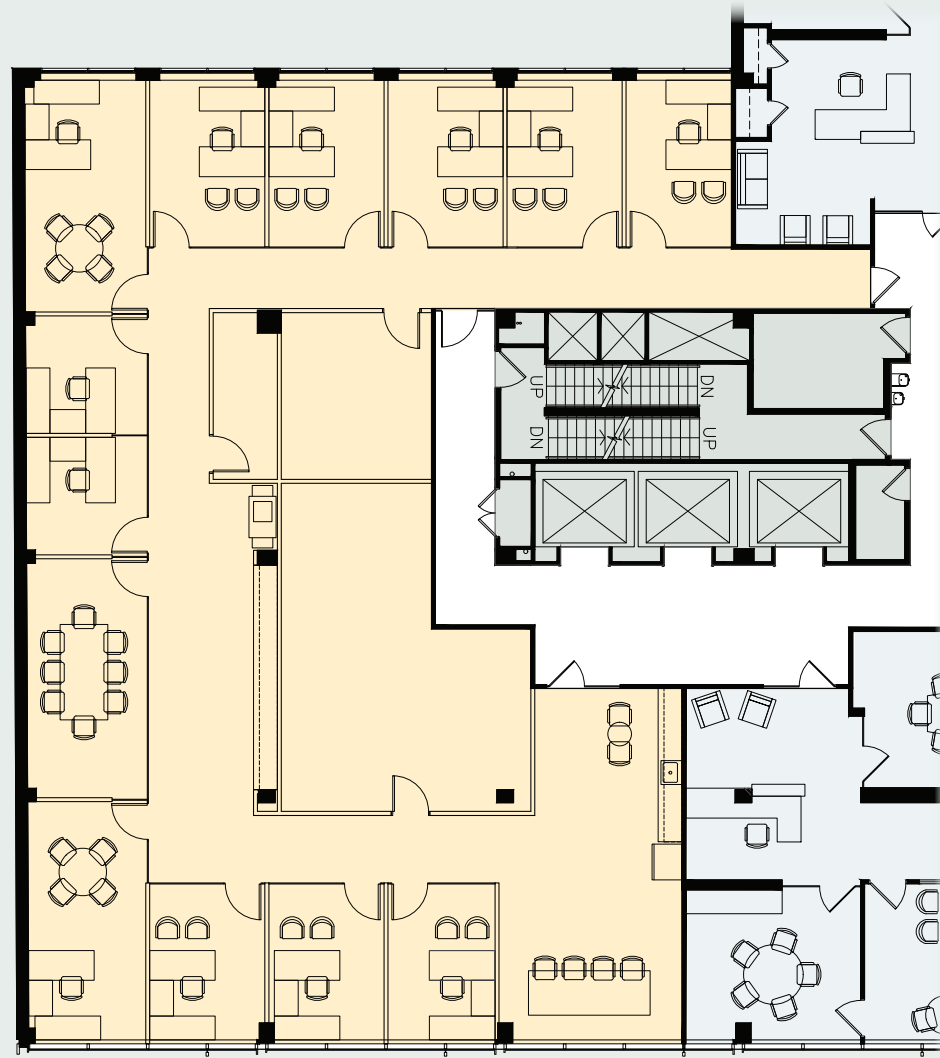
SUITE 1  
2,795 RSF

SUITE 2  
3,245 RSF

SUITE 3  
4,845 RSF



SUITE 402: 4,845 RSF



WISCONSIN AVENUE