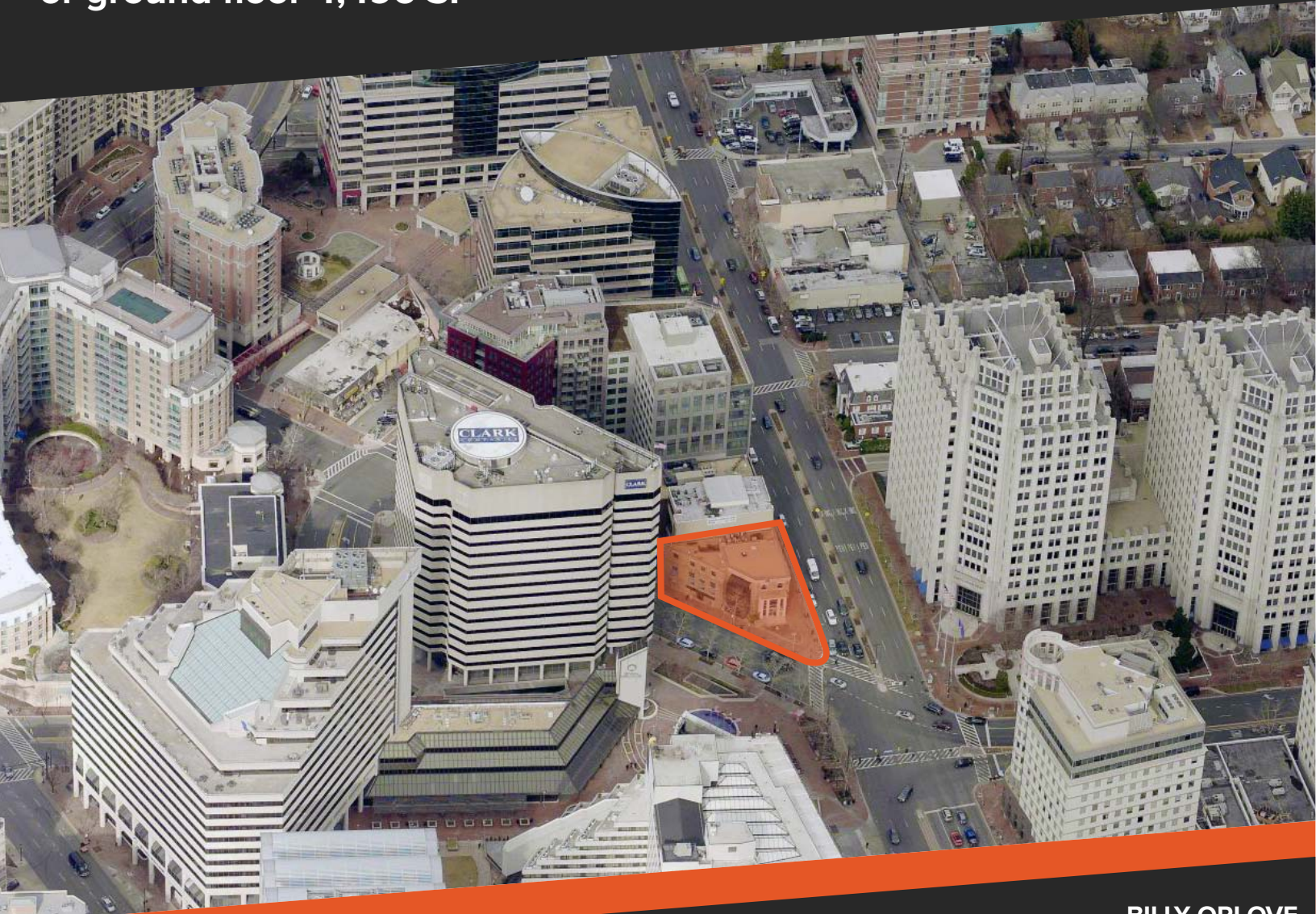


FOR SALE OR LEASE

**7500 WISCONSIN AVENUE
BETHESDA, MARYLAND**

CONFIDENTIAL

**Up to 10,780 SF building
or ground floor 4,496 SF**



BILLY ORLOVE

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JANE LE

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ROSENTHAL

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VIENNA, VA 22182

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PROPERTY HIGHLIGHTS



On behalf of ownership, Rosenthal Realty presents the rare opportunity to purchase or lease a prominent asset in the heart of Downtown Bethesda, Maryland.

Currently sited on 4,496 SF of land is a three-story plus basement office building with ground floor retail.

The building contains approximately 10,780 SF with approximately 125' frontage on Old Georgetown Road and 95' frontage on Wisconsin Avenue. There is a multitude of possibilities for creative branding. The property is currently a retail/office mix and can continue as such or be repositioned.

The recently amended Sector Plan for downtown Bethesda enables the owner of this site to seek approvals to develop the site up to and exceeding the established density level. Currently, the maximum building height for this site is 290' and the FAR is 5.0.

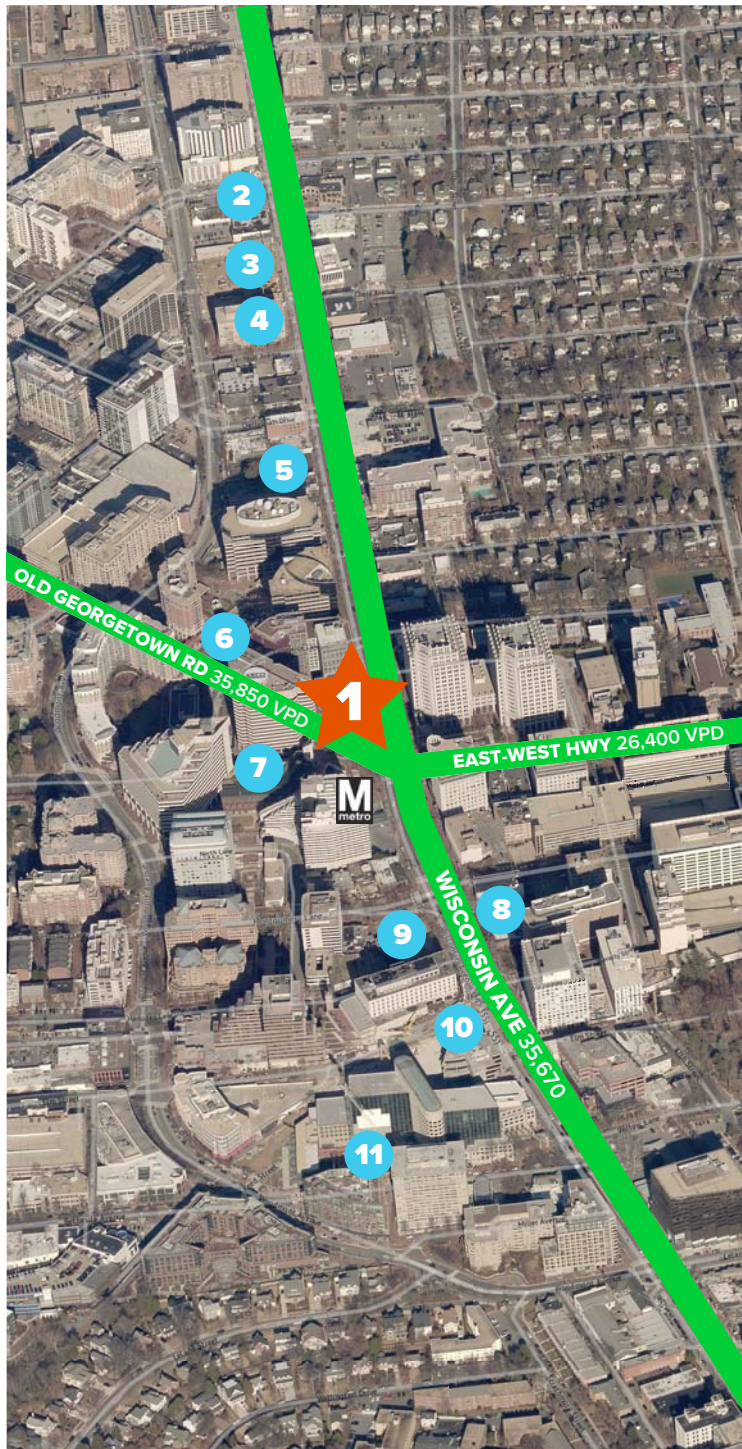
Direct exposure to 35,670 VPD on Wisconsin Avenue, 35,850 VPD on Old Georgetown Road and 26,400 VPD on East West Highway

Significant future potential

Current zoning: CR-5.0, C-5.0, R-4.75, H-290

Walking distance to the Bethesda Metro Station (red line)

BETHESDA DEVELOPMENTS



★ 7500 WISCONSIN AVE

- 2 8008 Wisconsin Ave
Apartment complex anchored by Trader Joe's
- 3 7900-34 Wisconsin Ave
Mixed-use with 322 residential units and 21,600 SF retail
- 4 7820 Wisconsin Ave
380,000 SF residential building
- 5 Marriott Headquarters
Flagship hotel with 242 rooms and 785,000 SF of office
- 6 7607 Old Georgetown Rd
Proposed residential building
- 7 Bethesda Metro Center
465,000 SF mixed use
- 8 7351-55 Wisconsin Ave
400,000 SF class A office
- 9 7340 Wisconsin Ave
Mixed-use with 225 apartments and ground level retail
- 10 7272 Wisconsin Ave
937,184 SF mixed use with residential and office
- 11 4747 Bethesda Ave
280,000 SF mixed use with office and retail

7500 Wisconsin Avenue is situated at one of Bethesda's most distinguished corners where Wisconsin Avenue, Old Georgetown Road and East West Highway converge. The Bethesda Metro Station (red line) is just across the street. Two blocks away is Marriott's planned \$600 million urban campus featuring a 242 room flagship hotel and 22 story office with 3,500 employees. The property is surrounded by prestigious business addresses and affluent residential neighborhoods. Numerous dining, entertainment and shops are within walking distance. Investors and tenants will benefit from Bethesda's economic potential as tenants continue to seek Bethesda's renowned live-work-play environment.

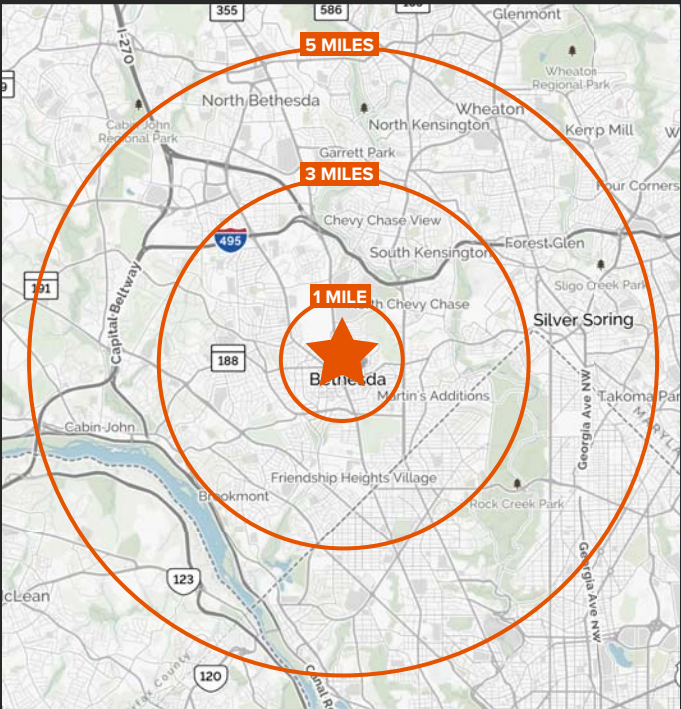
MARKET OVERVIEW

Downtown Bethesda is a prosperous urban district that's home to the Bethesda Naval Hospital, the National Institutes of Health (NIH) and more recently, the world's largest hotelier, Marriott. Marriott's decision to stay in Bethesda spurred an increase in new construction and strengthens Bethesda's position for long term growth and development.

Development and redevelopment has been strong in Downtown Bethesda, with office and retail clustered near the Bethesda Metro Station. Major growth patterns have occurred along primary commercial thoroughfares such as Wisconsin Avenue, Old Georgetown Road, and East West Highway.

Montgomery County recently approved a sector plan which effectively up-zoned Downtown Bethesda to permit taller buildings and higher density. The real estate in this area is in the growth stage of its life cycle, with new development currently underway, as well as redevelopment of under-utilized sites.

The accessibility of this amenity-rich neighborhood has made it a desirable location for tenants who want to be near the District of Columbia. Bethesda is well connected to the surrounding Washington metropolitan area by metro and easy access to the Capital Beltway/I-495 and I-270.



	.5 Mile	1 Mile	3 Mile
Population	10,704	24,740	152,536
Daytime Population	39,109	50,882	243,148
Average Household Income	\$146,795	\$175,366	\$202,542



21,097

Mult-Family Units within 3 miles



\$891,416

Average Housing Value



87%

Residents with college education

CONFIDENTIALTY AGREEMENT

Your receipt of this Brochure constitutes your acknowledgement that (i) it is a confidential Brochure solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition or lease of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or Rosenthal Realty, LLC, and (iv) you will not use any part of this Brochure in any manner detrimental to the Owner or Rosenthal Realty, LLC.

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Additional information and an opportunity to inspect the Property may be made available to qualified prospective

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