

7514 WISCONSIN AVENUE

Bethesda, MD 20814



Leasing Information:
301.304.8300

Paul "Rocky" Kern **Richard Coppola**
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Lincoln

Lincoln Property Company
1101 Wootton Pkwy Suite 410
Rockville, MD 20854

www.lpc.com

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Office For Lease

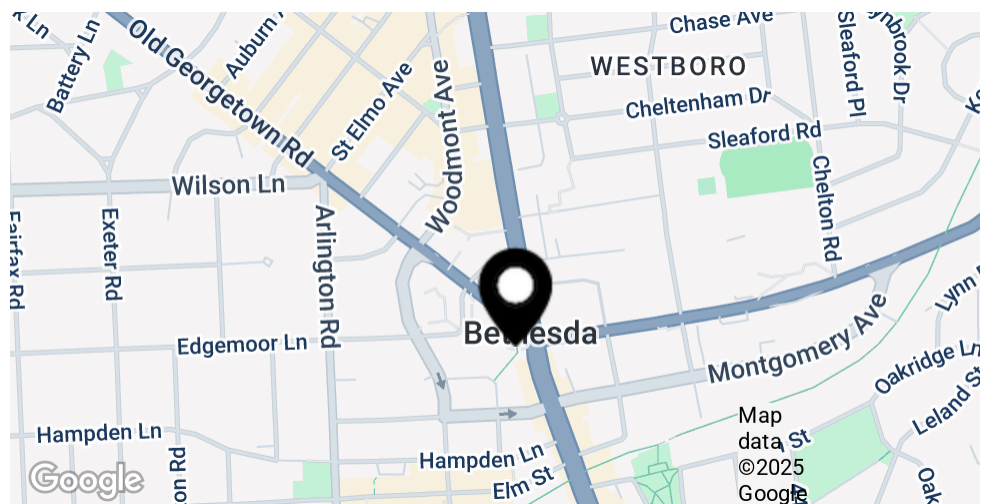
3,801 - 3,859 SF



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.
- Suite 100: Promotional First-Year Rate for 66+ Month Leases: \$12.50 psf in Year 1; \$26.00 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 100	3,801 SF	Negotiable	Immediately
Suite 500	3,859 SF	Negotiable	Immediately



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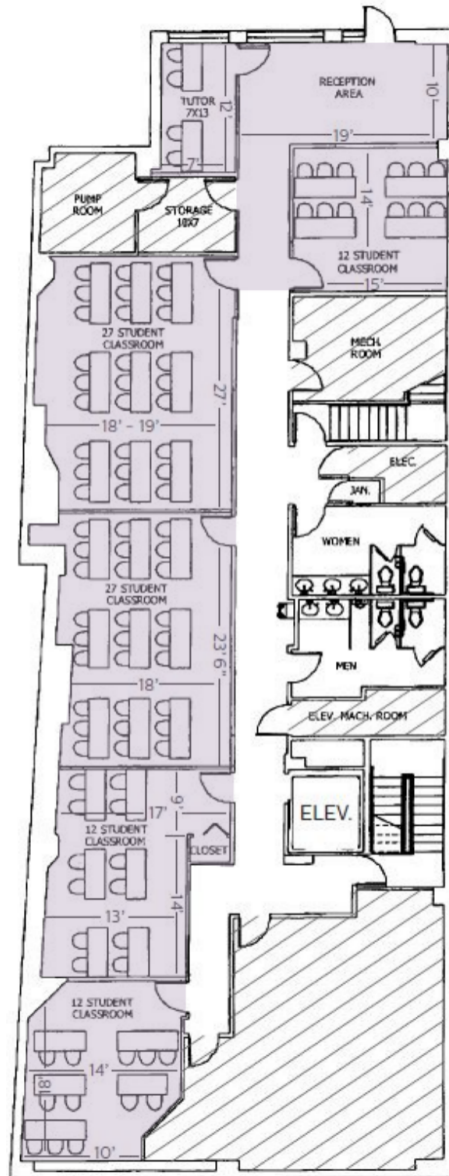
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Suite 100
3,801 SF



Suite	Size	Description
■ Suite 100	3,801 SF	Available Immediately. Currently configured as educational space with reception area, 5 classrooms, tutoring room and administrative office.

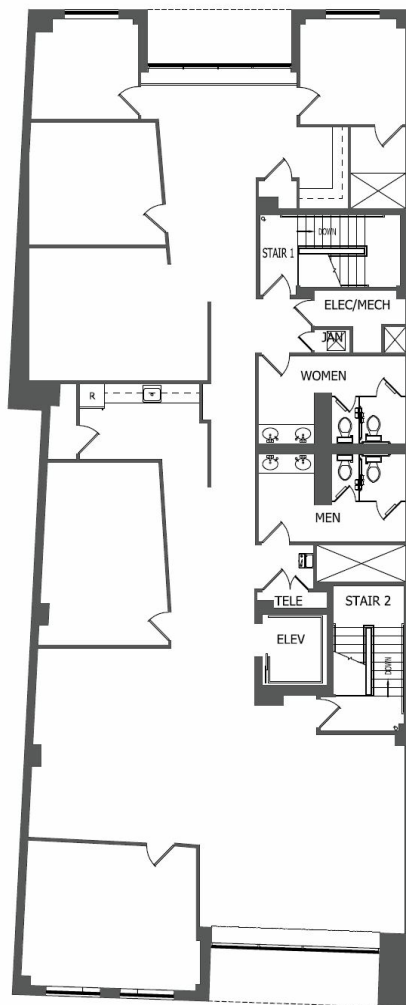
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Suite 500
3,859 SF



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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