



# 7600 WISCONSIN AVE

BETHESDA, MARYLAND 20814

FOR  
SUBLEASE



**MACKENZIE**

COMMERCIAL REAL ESTATE SERVICES, LLC



# PROPERTY OVERVIEW

## HIGHLIGHTS:

- One Block to the Bethesda Metro Station (Red Line)
- Suite renovated in 2022 - Modern design and floorplan
- Walkable amenities include a wide variety of restaurants, shops, movie theaters, banks and fitness facilities  
Walk score: Walker's Paradise (98)
- Onsite amenities include a fitness center, state of the art conference facility, concierge, security guard, courtyard, Lidl, tailor, deli, spa, and The Original Pancake House
- Space boasts incredible views
- Lease expires 2/28/34

AVAILABLE SPACE:

8,389 SF ±

YEAR BUILT:

2000

STORIES:

11

PARKING:

2.00/1,000 SF

RENTAL RATE:

\$42.00 PSF, FS



GOOGLE STREET VIEW





# FLOOR PLAN



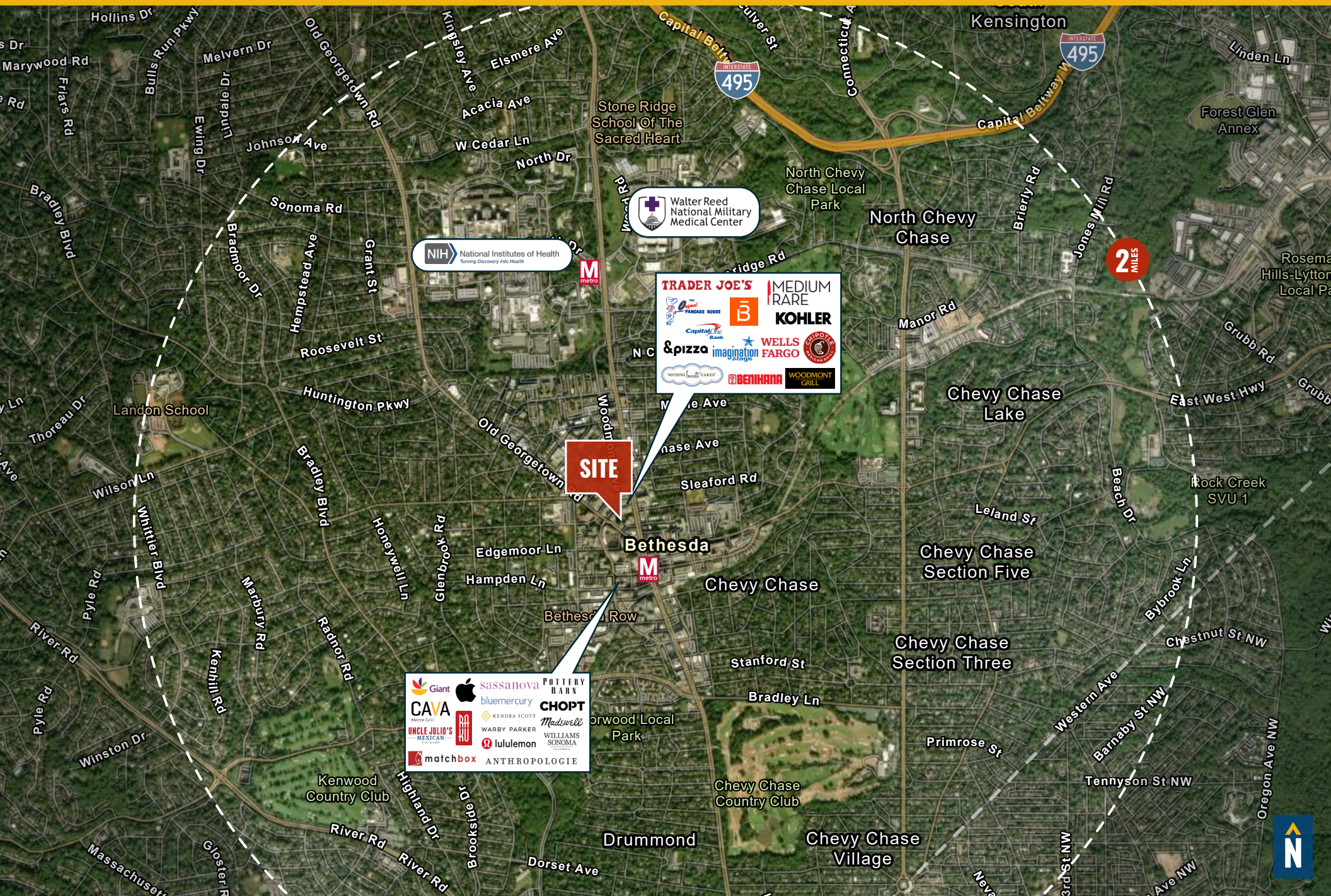


# INTERIOR PHOTOS

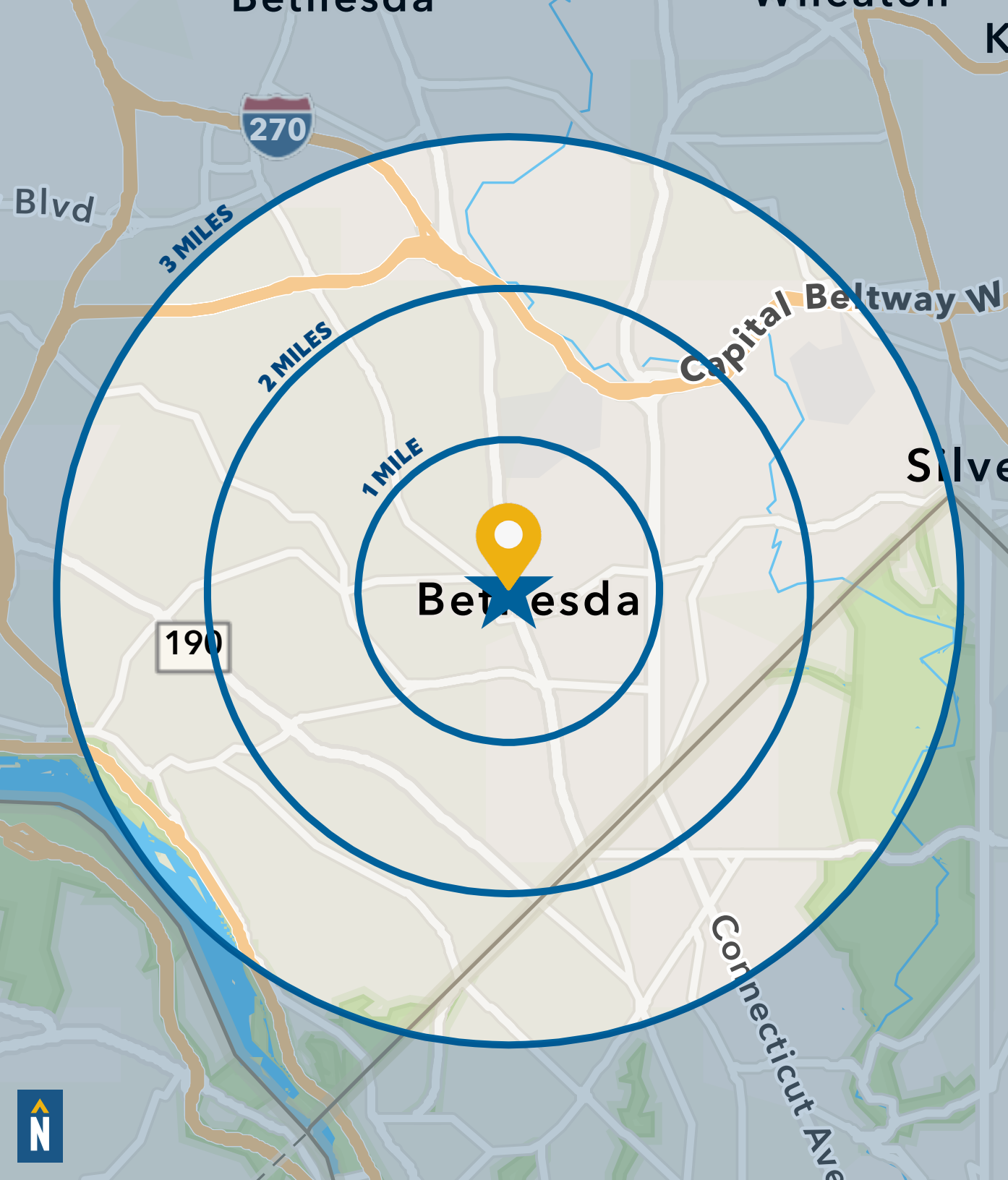




## LOCAL AERIAL







# DEMOGRAPHICS

2024

RADIUS:

1 MILE

2 MILES

3 MILES

## RESIDENTIAL POPULATION



10,911

33,805

69,853

## DAYTIME POPULATION



59,188

132,311

202,485

## AVERAGE HOUSEHOLD INCOME



\$215,797

\$252,124

\$248,152

## NUMBER OF HOUSEHOLDS



14,225

33,348

66,018

## MEDIAN AGE



39.4

42.7

42.8

FULL DEMOS REPORT



# FOR MORE INFO **CONTACT:**



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