



# 7600 WISCONSIN AVE

BETHESDA, MARYLAND 20814

FOR  
**SUBLEASE**



**BROKER**

**BONUS\* 5%**

*\*For any subleases completed by  
7/31/2026*



**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



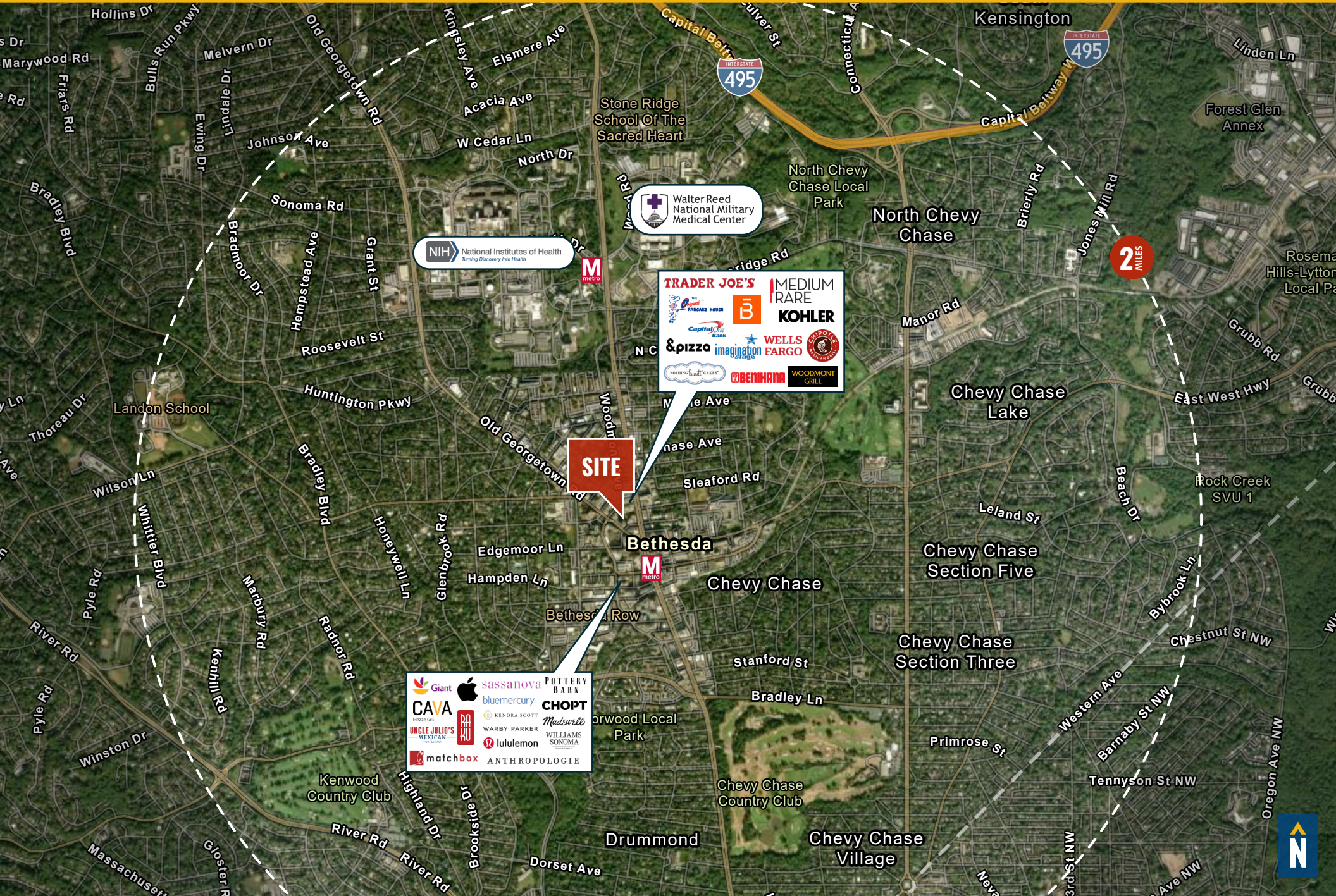
# FLOOR PLAN



# INTERIOR PHOTOS



# LOCAL AERIAL



**NIH** National Institutes of Health  
Turning Discovery Into Health

Walter Reed National Military Medical Center

<b>TRADER JOE'S</b>	<b>MEDIUM RARE</b>
<b>COFFEE HOUSE</b>	<b>KOHLER</b>
<b>Capital One Bank</b>	<b>WELLS FARGO</b>
<b>&amp;pizza</b>	<b>imagination</b>
<b>BENIHANA</b>	<b>WOODMONT GRILL</b>

**SITE**

**Bethesda**

<b>Giant</b>	<b>sassanova</b>	<b>POTTERY BARN</b>
<b>CAVA</b>	<b>bluemercury</b>	<b>CHOPT</b>
<b>UNCLE JULIO'S MEXICAN</b>	<b>KENDRA SCOTT</b>	<b>MADSWELL</b>
<b>matchbox</b>	<b>WARBY PARKER</b>	<b>WILLIAMS SONOMA</b>
	<b>lululemon</b>	<b>ANTHROPOLOGIE</b>

**2** MILES



# 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

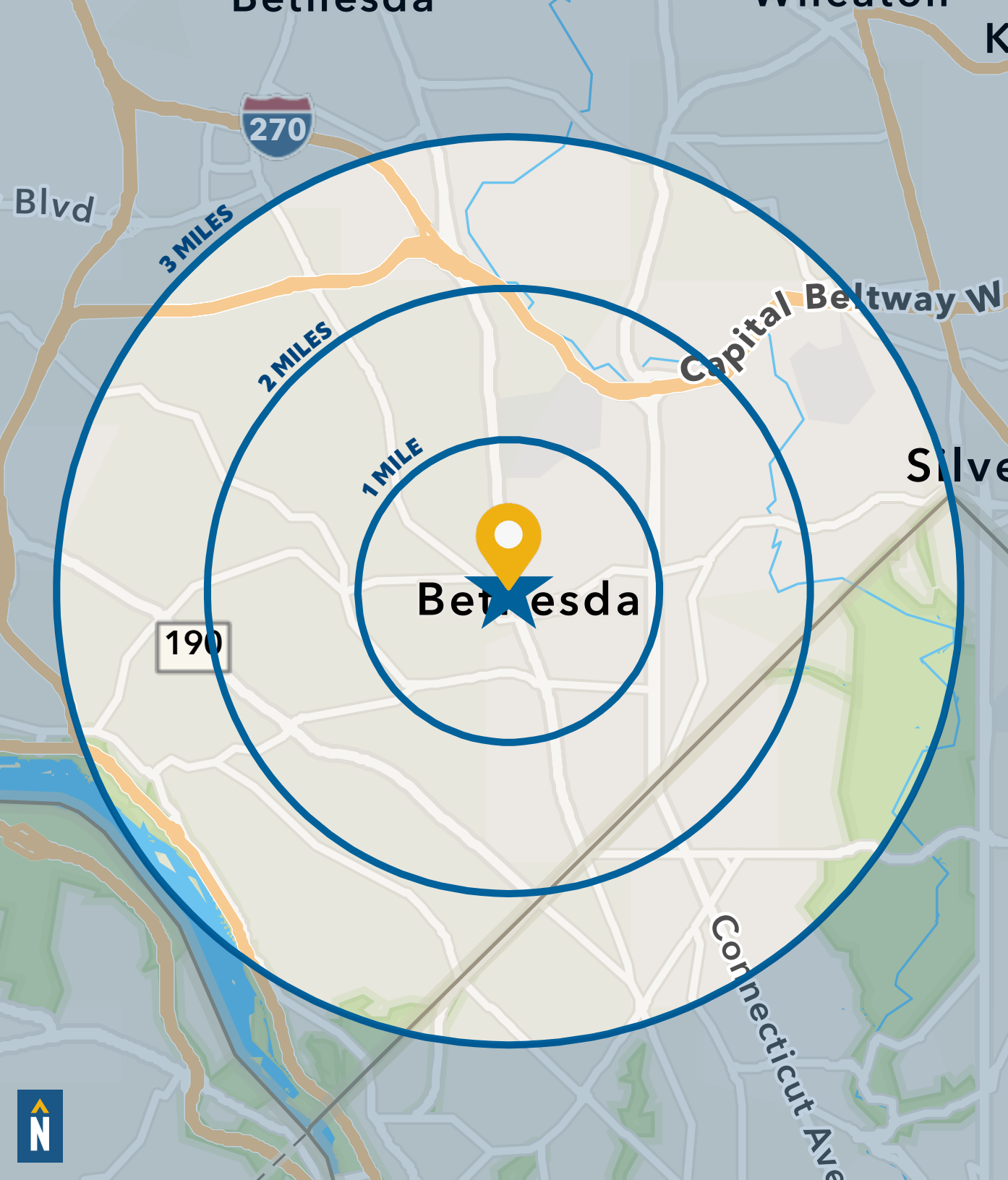


39.4

42.7

42.8

[FULL DEMOS REPORT](#)



# FOR MORE INFO **CONTACT:**



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