

7500

OG R

ParCiti
GOLF
COMING SOON

RETAIL SPACE AVAILABLE

HR
RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS



7500 Old Georgetown Road is a Class-A office asset, located at the intersection of Wisconsin Avenue (32,590 AAWDT) and Old Georgetown Road (18,550 AAWDT). Situated above the Bethesda Metro Station on the Red Line, the building offers easy access to downtown Bethesda, Bethesda Row, and the Woodmont Crescent.



DOWNTOWN

- LOCATED IN THE HEART OF DOWNTOWN BETHESDA



METRO

- DIRECT ACCESS TO METRO (RED LINE 5,208 ADT)



PARK

- ABUNDANT PARKING IN ADJACENT GARAGES



EAT

- AMENITY RICH NEIGHBORHOOD



OFFICE

- DENSE OFFICE POPULATION WITH 9.2M SF WITHIN 1 MILE

WITHIN A 5 MINUTE WALK

2M+ SF

MIXED-USE | Under Construction

315,500 SF

MIXED-USE | Proposed

WITHIN 3 MILES

157,966

Residents

\$247,710

Average Household Income

202,097

Total Number of Employees

89.5%

Bachelor's Degree or Higher

DOWNTOWN BETHESDA

9.2M SF

Existing Office Space

3,180

Approved Residential Units

17

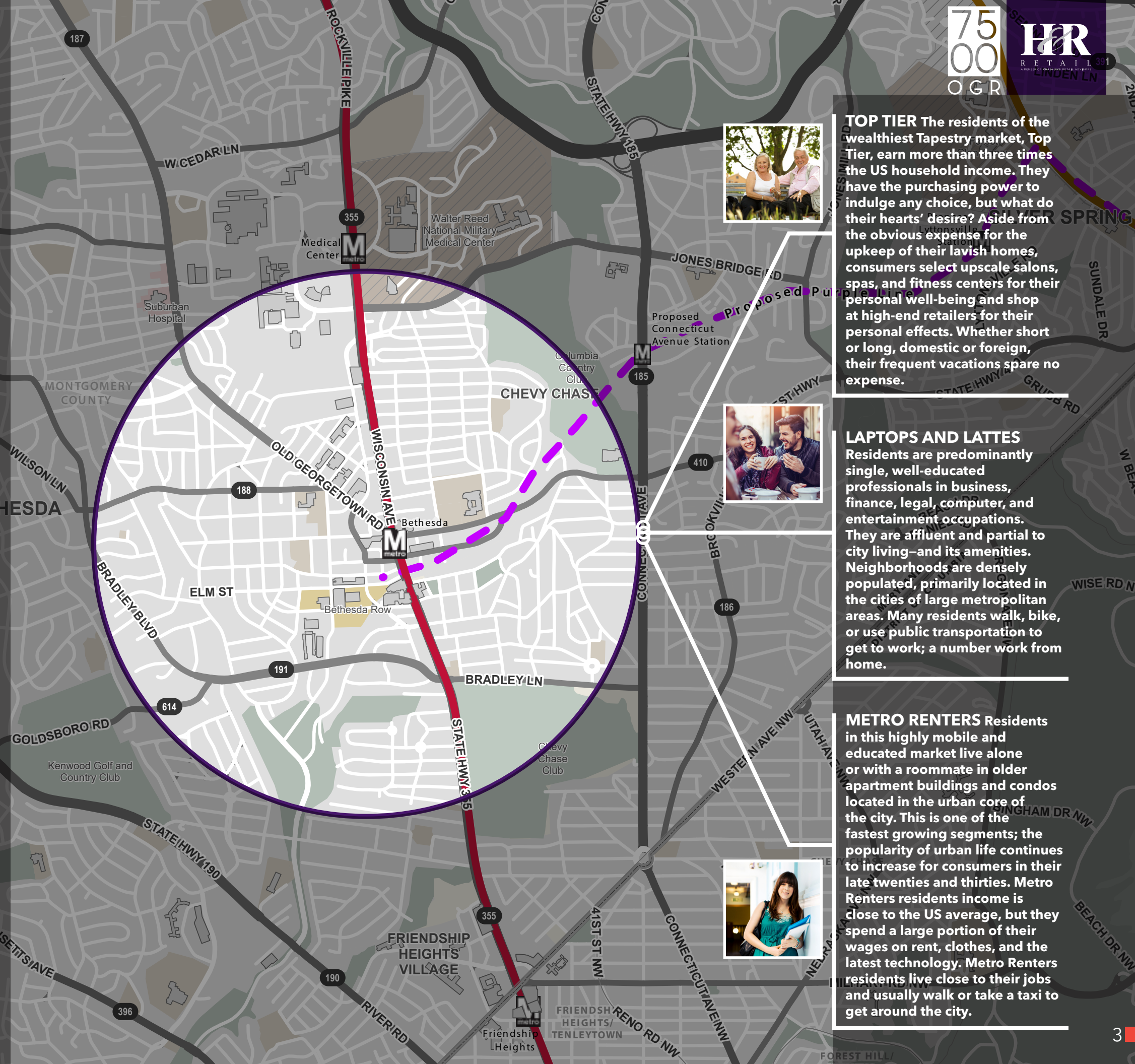
Hotels

193

Unique Dining Destinations

5,208

Average Weekday Passengers



TOP TIER

The residents of the wealthiest Tapestry market, Top Tier, earn more than three times the US household income. They have the purchasing power to indulge any choice, but what do their hearts' desire? Aside from the obvious expense for the upkeep of their lavish homes, consumers select upscale salons, spas, and fitness centers for their personal well-being and shop at high-end retailers for their personal effects. Whether short or long, domestic or foreign, their frequent vacations spare no expense.



LAPTOPS AND LATTES

Residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many residents walk, bike, or use public transportation to get to work; a number work from home.



METRO RENTERS

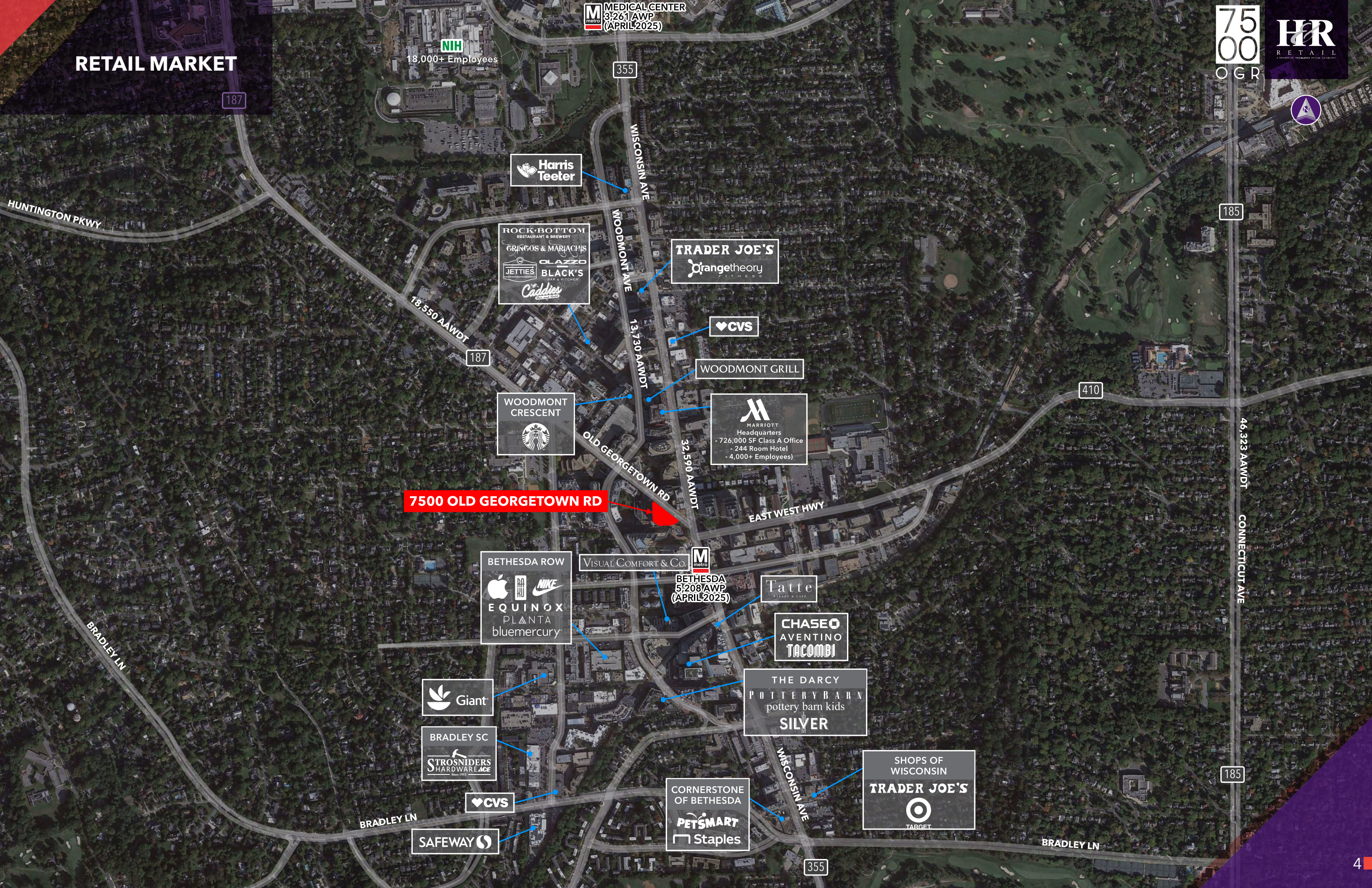
Residents in this highly mobile and educated market live alone or with a roommate in older apartment buildings and condos located in the urban core of the city. This is one of the fastest growing segments; the popularity of urban life continues to increase for consumers in their late twenties and thirties. Metro Renters residents income is close to the US average, but they spend a large portion of their wages on rent, clothes, and the latest technology. Metro Renters residents live close to their jobs and usually walk or take a taxi to get around the city.

RETAIL MARKET

MEDICAL CENTER
3,261 AWP
(APRIL 2025)

75
00
OGR

HR
RETAIL



7500 OLD GEORGETOWN RD

NIH
18,000+ Employees

Harris
Teeter

ROCK-BOTTOM
RESTAURANT & BREWERY
GRINGOS & MARIACHIS
OLAZZO
JETTIES
BLACK'S
Caddies

TRADER JOE'S
Orangetheory
FITNESS

CVS

WOODMONT GRILL

WOODMONT
CRESCENT
Starbucks

MARRIOTT
Headquarters
- 726,000 SF Class A Office
- 244 Room Hotel
- 4,000+ Employees

BETHESDA ROW
Apple
EQUINOX
PLANTA
bluemercury

VISUAL COMFORT & CO.

BETHESDA
5,208 AWP
(APRIL 2025)

Tatte
Bakery & Cafe

CHASEO
AVENTINO
TACOMBI

THE DARCY
POTTERY BARN
pottery barn kids
SILVER

Giant

BRADLEY SC
STROSNIDERS
HARDWARE

CVS

SAFeway

CORNERSTONE
OF BETHESDA
PETSMART
Staples

SHOPS OF
WISCONSIN
TRADER JOE'S
TARGET

46,323 AAWDT
CONNECTICUT AVE

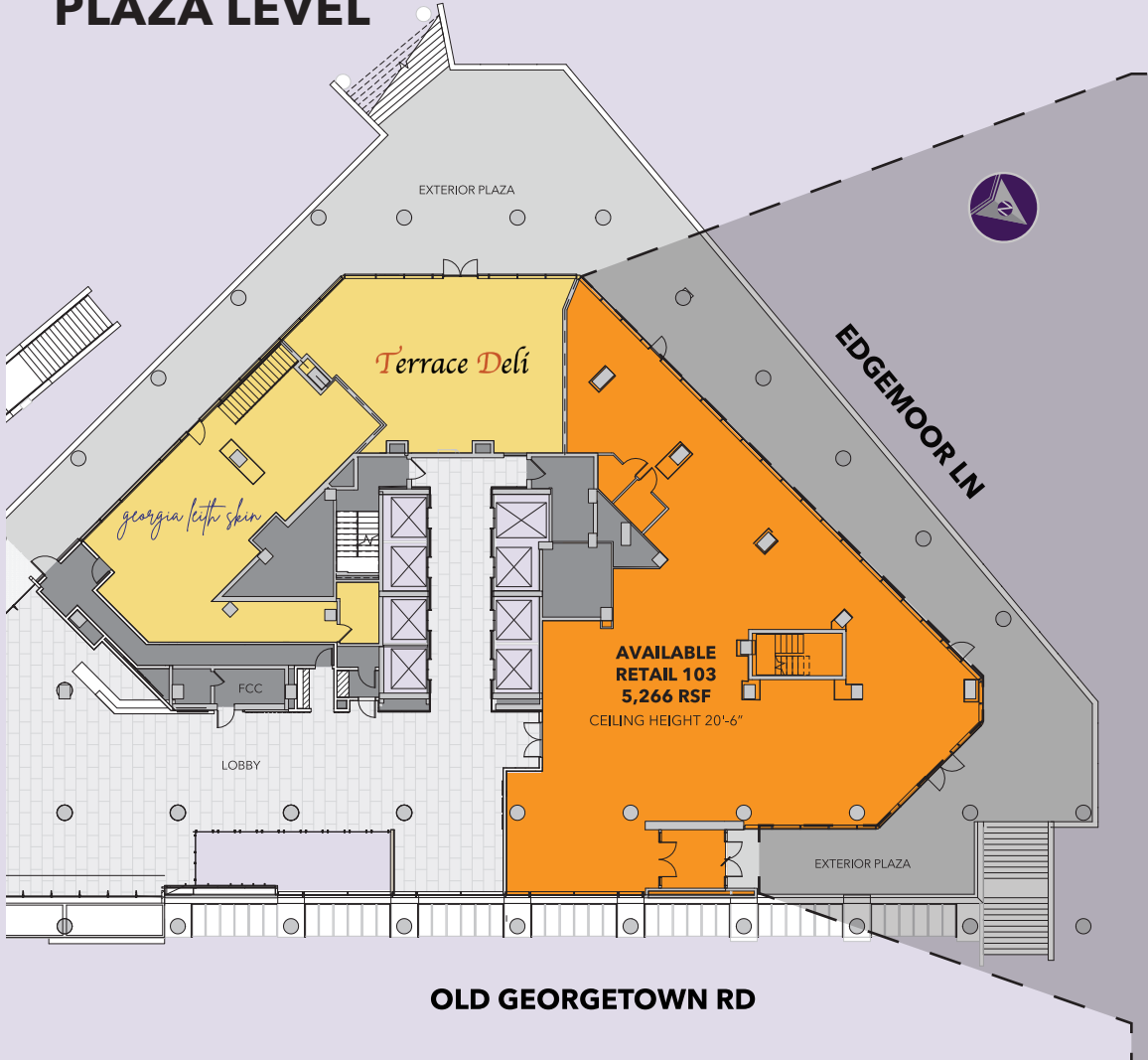
SITE PLANS

PLAZA
103 - 5,266 RSF

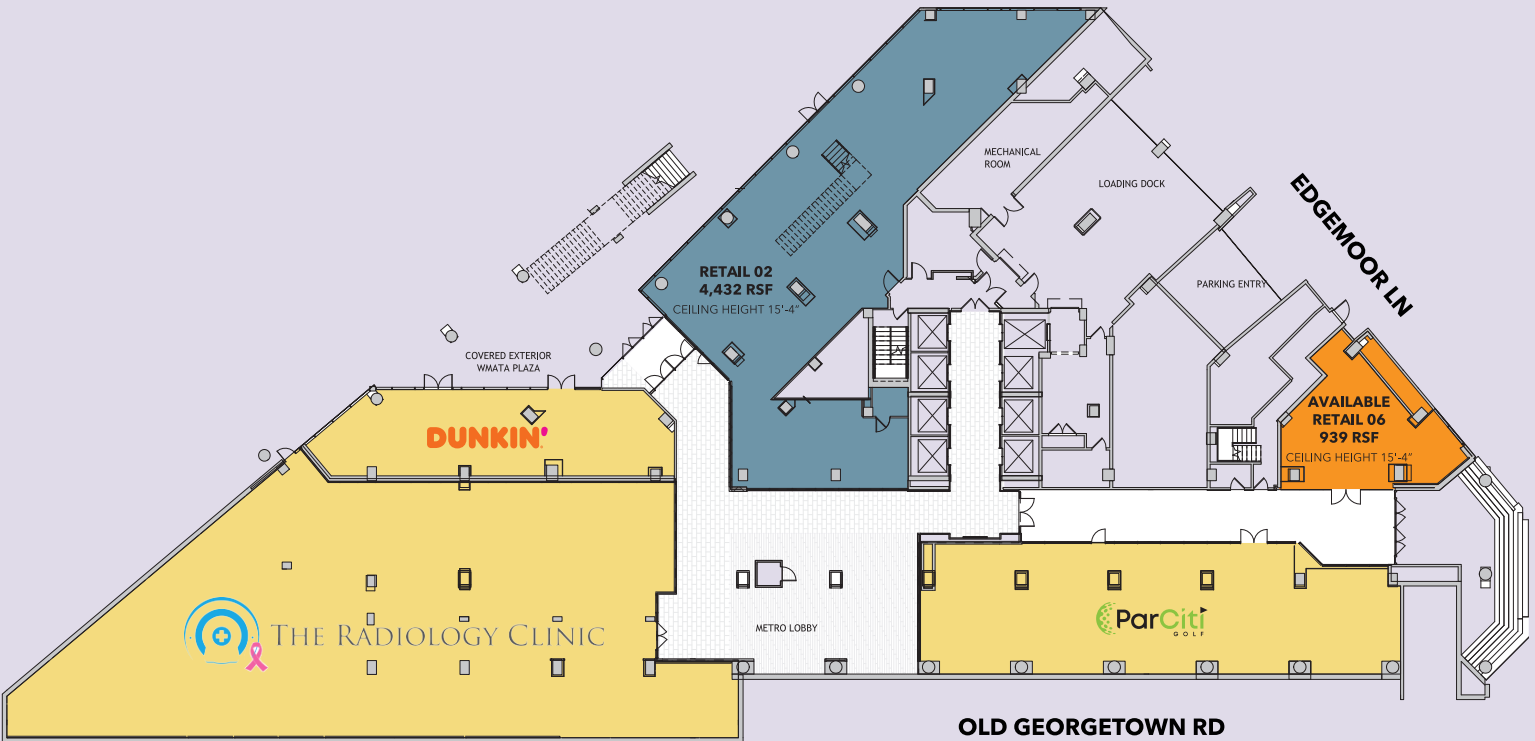
METRO
02 - 4,432 RSF
06 - 939 RSF

- LEGEND**
- AVAILABLE
 - UNDER NEGOTIATION
 - LEASED

PLAZA LEVEL



METRO LEVEL



Leasing by:



7500

OG R
BETHESDA, MD 20814

FOR LEASING INFO, PLEASE CONTACT:

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