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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 (35,644 AAWDT) and Old Georgetown Road (29,092 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 9,277 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



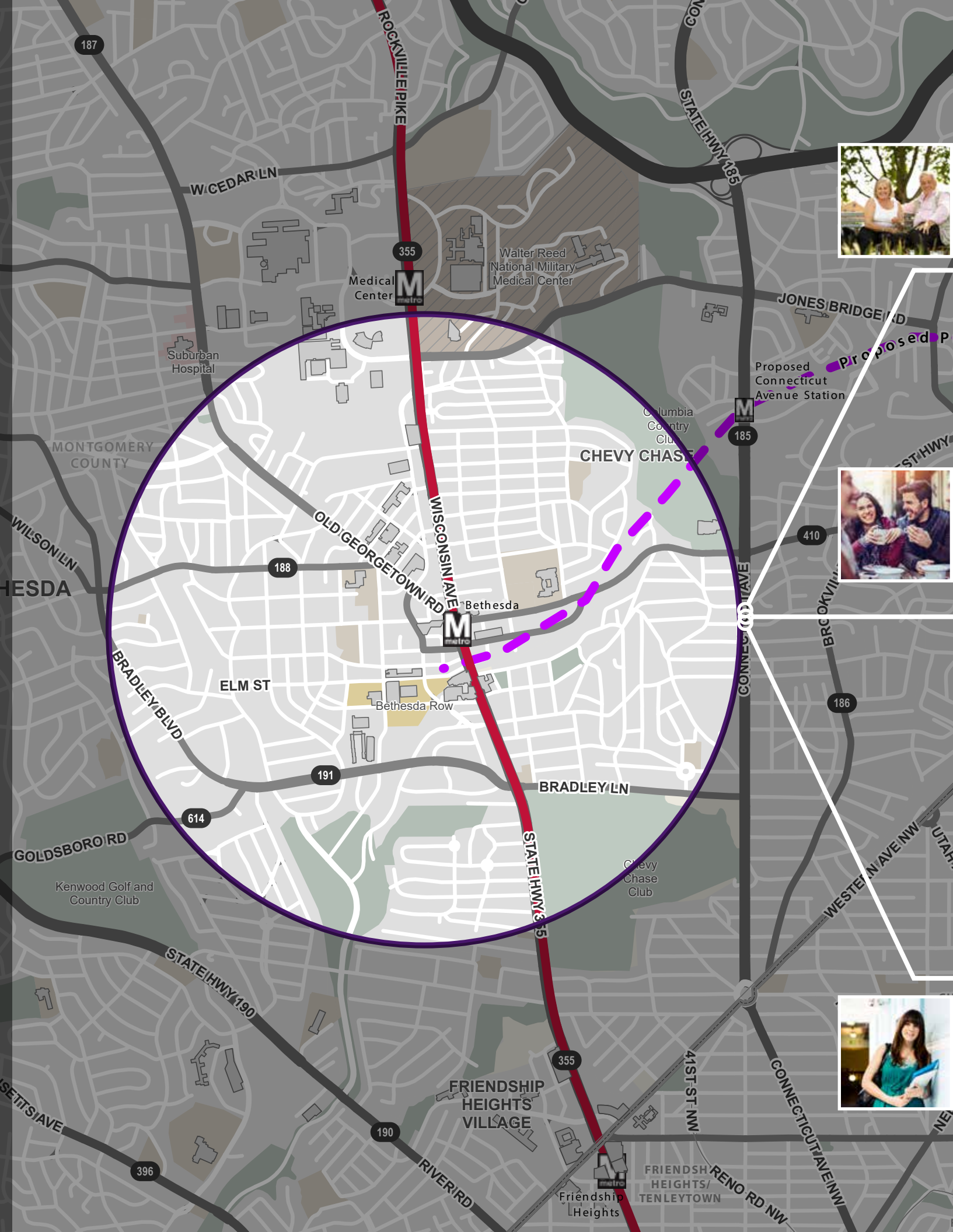
17
Hotels



193
Unique Dining Destinations



8,999
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.

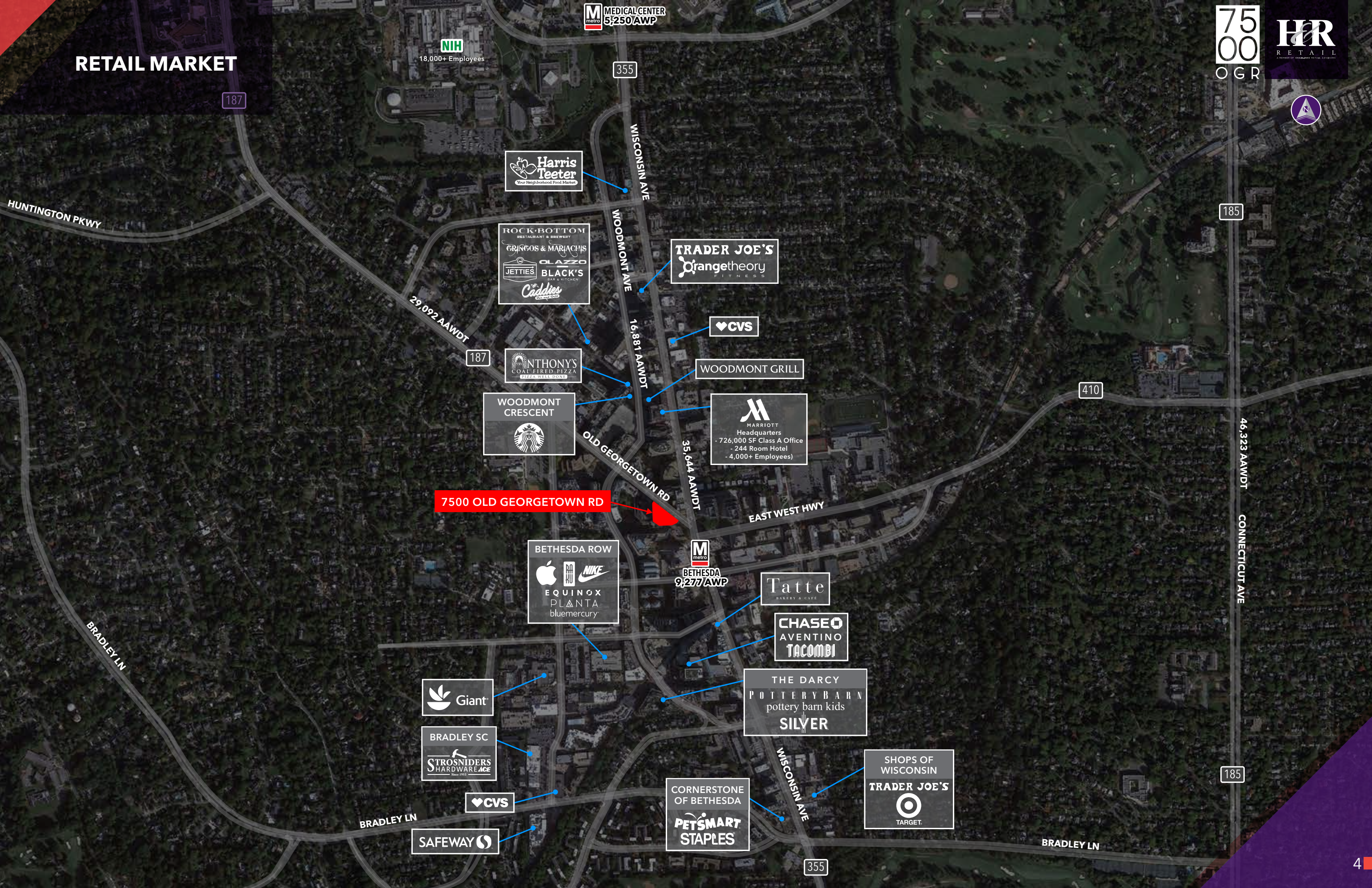


LAPTOPS AND LATTES Residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan 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



SITE PLANS

PLAZA

- 101 - 1,520 RSF
- 102 - 1,444 RSF
- 103 - 5,266 RSF

METRO

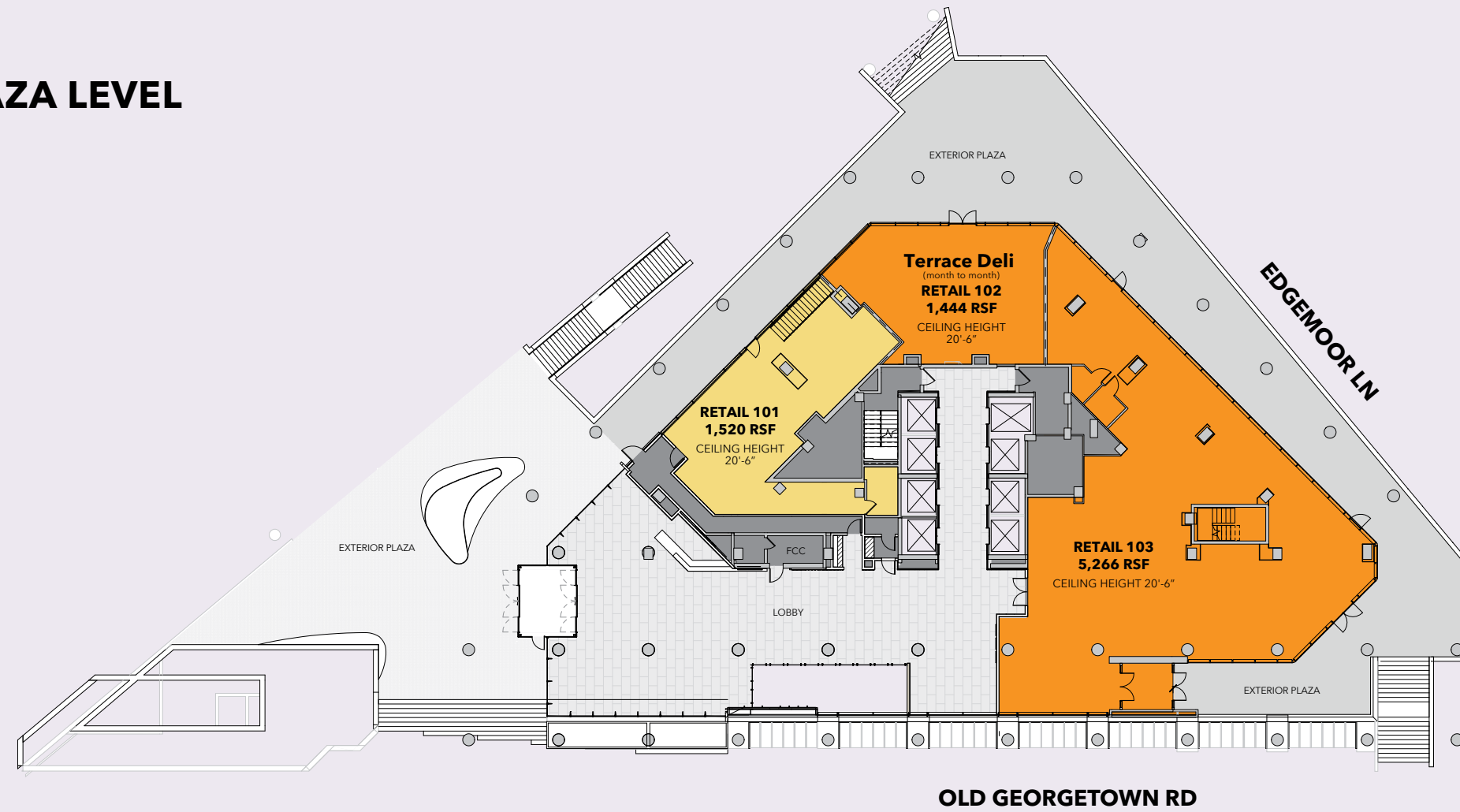
- 02 - 4,432 RSF
- 03 - 1,423 RSF
- 04 - 6,650 RSF
- 05 - 3,306 RSF
- 06 - 939 RSF

LEGEND

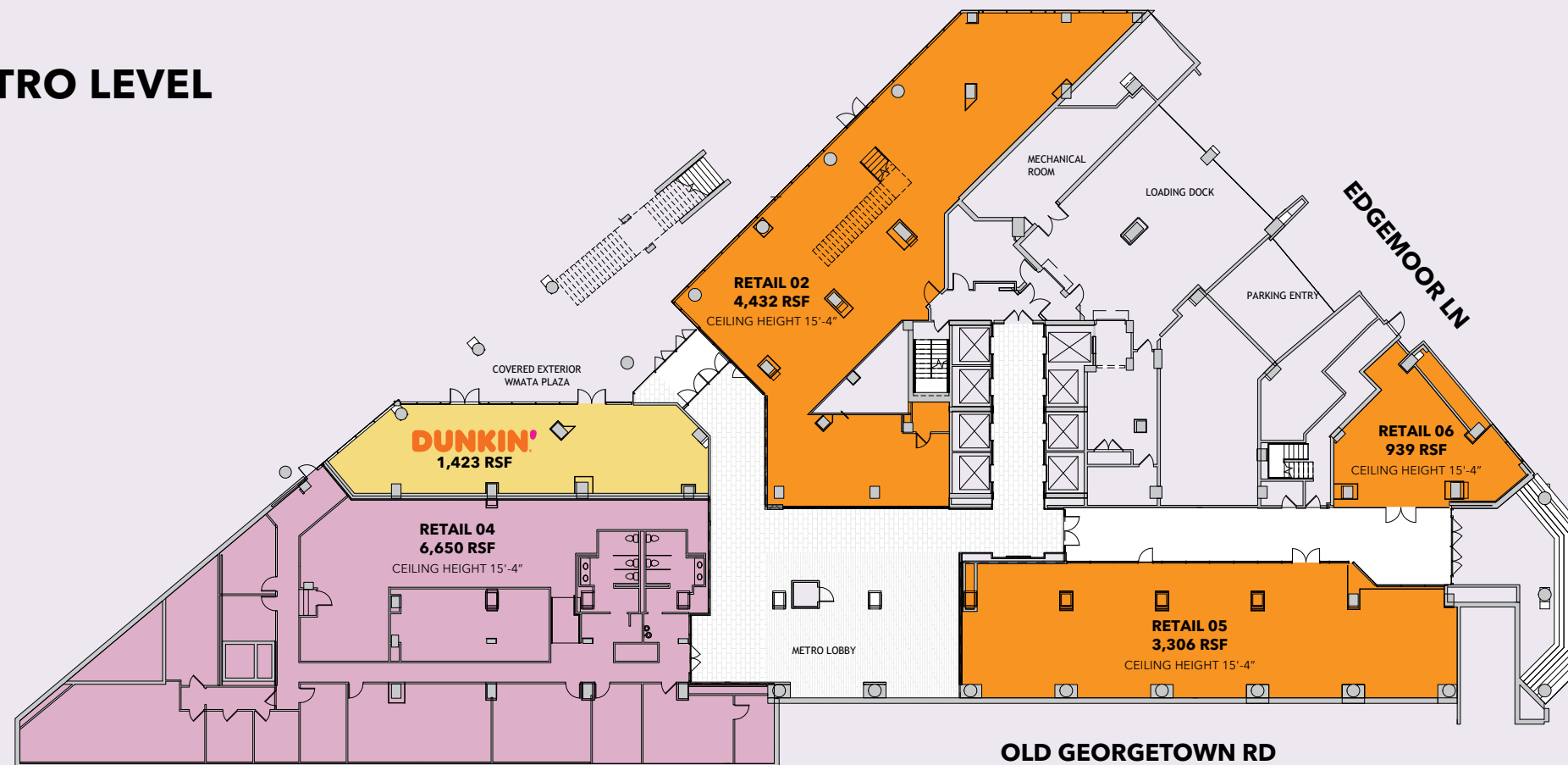
- AVAILABLE
- LEASED
- LOI



PLAZA LEVEL

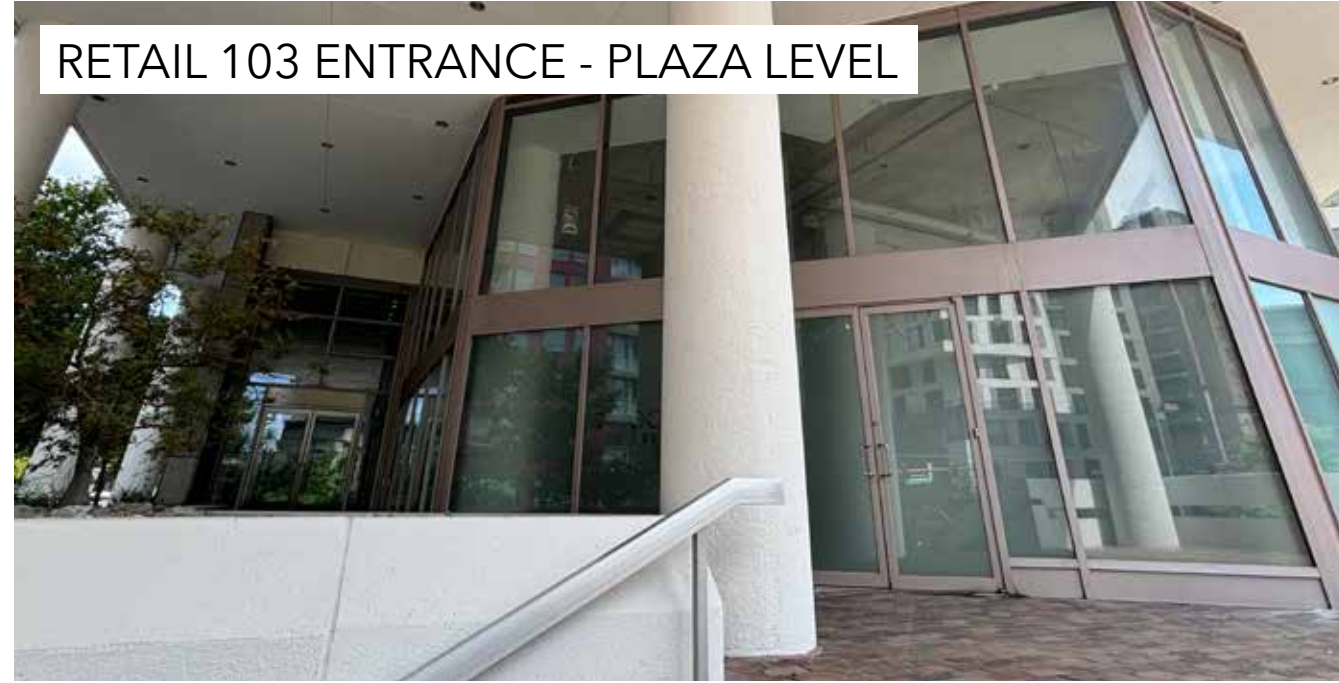


METRO LEVEL





RETAIL 02 ENTRANCE - METRO LEVEL



RETAIL 103 ENTRANCE - PLAZA LEVEL



RETAIL 102 ENTRANCE - PLAZA LEVEL

Leasing by:

H&R

RETAIL
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7500
OGR
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