

7500

OG R

ParCiti
GOLF

Maten's

COMING SOON

RETAIL SPACE AVAILABLE

H&R

RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

7500 Old Georgetown Road is a Class-A office asset, located at the intersection of Wisconsin Avenue (31,471 AAWDT) and Old Georgetown Road (20,990 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 5,675 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

157,999

Residents

\$284,048

Average Household Income

199,742

Total Number of Employees

86.3%

Bachelor's Degree or Higher

DOWNTOWN BETHESDA

9.2M SF

Existing Office Space

3,180

Approved Residential Units

17

Hotels

193

Unique Dining Destinations

5,729

Average Weekday Passengers

The map displays the Bethesda area in Montgomery County, Maryland, and its proximity to Washington, D.C. Key features include:

- Streets:** Major roads like Rockville Pike (MD-355), Wisconsin Ave, Bradley Blvd, and various local streets such as W. Cedar Ln, Jones Bridge Rd, and Connecticut Ave.
- Landmarks:** The Walter Reed National Military Medical Center, Suburban Hospital, and the Chevy Chase Club are labeled.
- Transit:** Metro lines (Silver Line, Blue Line) and stations (Bethesda, Connecticut Avenue Station) are shown.
- Neighborhoods:** Labels for Bethesda, Chevy Chase, and Friendship Heights are present.
- Geography:** The map shows the border between Maryland and Virginia, and the proximity to the Potomac River.

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

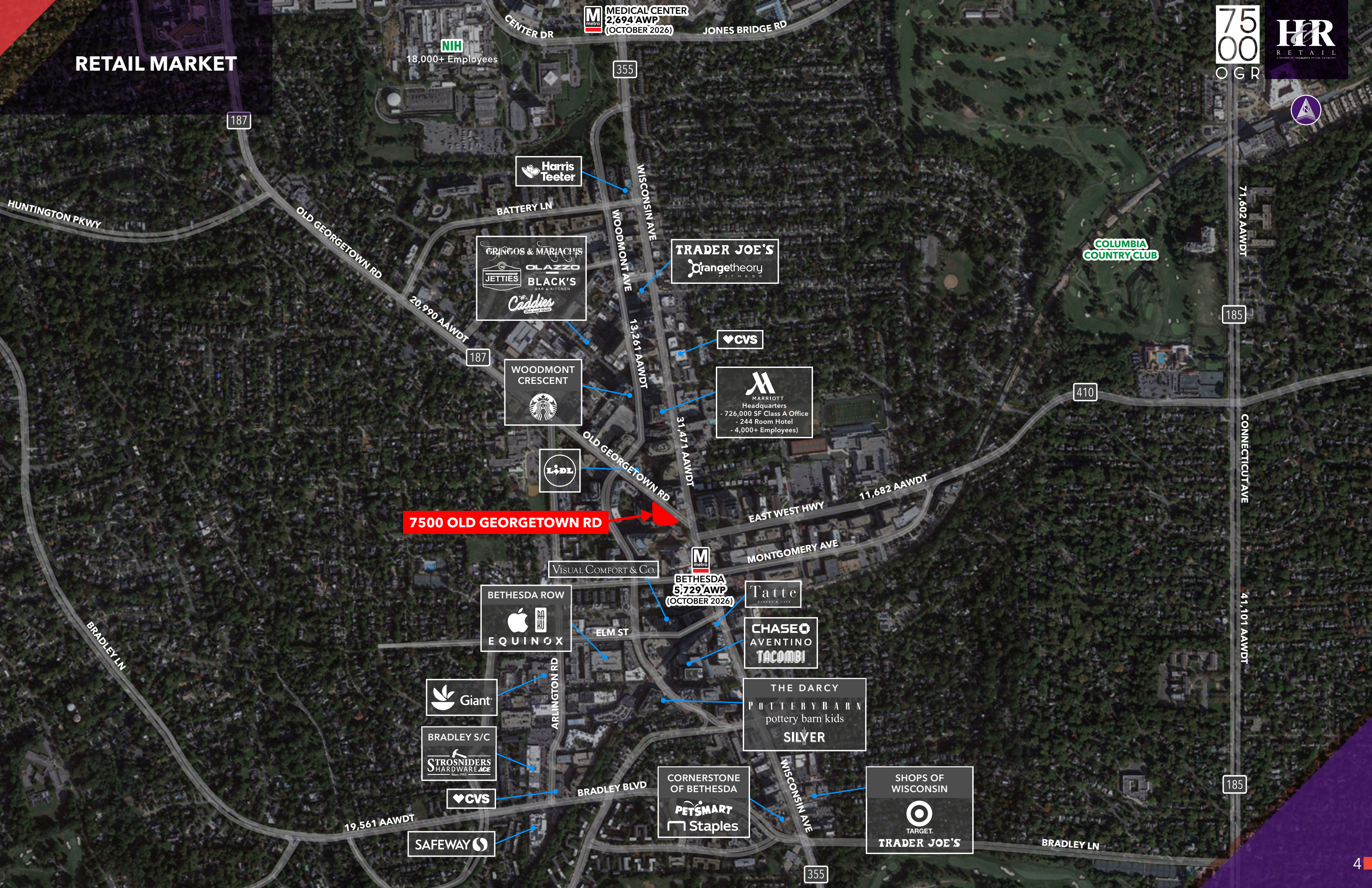
Residents are predominantly single, well-educated professionals in business, finance, legal, computer, and entertainment occupations. They are affluent and partial to city living—and its amenities. Neighborhoods are densely populated, primarily located in the cities of large metropolitan areas. Many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

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RETAIL MARKET



SITE PLANS

PLAZA
103 - 5,266 SF

METRO
104 - 2,355 SF

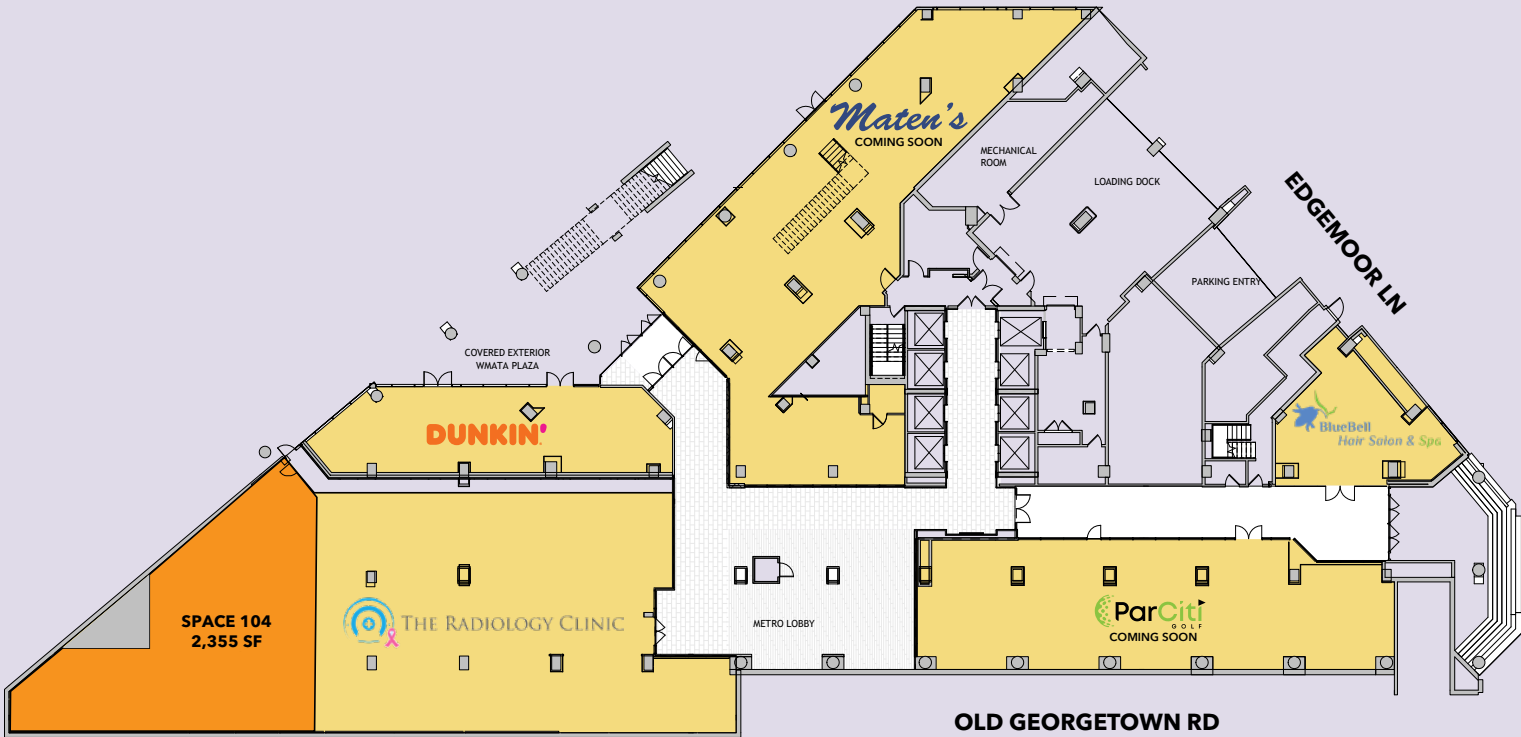
LEGEND

- AVAILABLE
- AT LEASE
- LEASED

PLAZA LEVEL



METRO LEVEL



Leasing by:

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RETAIL
A MEMBER OF CHAINLINKS RETAIL ADVISORS

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O G R
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