



OFFERING SUMMARY

Available Space:	2,812 SF
Rental Rate:	\$40.00 PSF Plus Utilities
Parking:	2 Spaces Included
Space Available:	February 1st, 2025



99 WALK SCORE



85 BIKE SCORE

Inquiries:

Reza Sabaii
202.580.5010
reza@capitalinvestmentllc.com

Adam Benaim
301.906.6200
adam@capitalinvestmentllc.com

Capital Investment LLC
202.723.5500
capitalinvestmentllc.com

Discover an exceptional leasing opportunity at 7809 Woodmont Avenue, strategically located in the bustling Woodmont Triangle. This premier office space offers 2,812 SF of boutique-style workspace in one of Bethesda's most vibrant areas.

KEY FEATURES

HIGH VISIBILITY:

Situated in a high-traffic area, this space benefits from maximum exposure to both pedestrians and motorists.

ELEGANT DESIGN:

The office features high ceilings, high-end finishes, and a welcoming atmosphere.

FUNCTIONAL LAYOUT:

Includes private offices, a meeting space, two private bathrooms, a fully-equipped kitchenette with appliances, and a secured elevator that opens directly into your suite.

ENHANCED SECURITY:

The building is fully secure, with key fob entry for added safety and convenience.

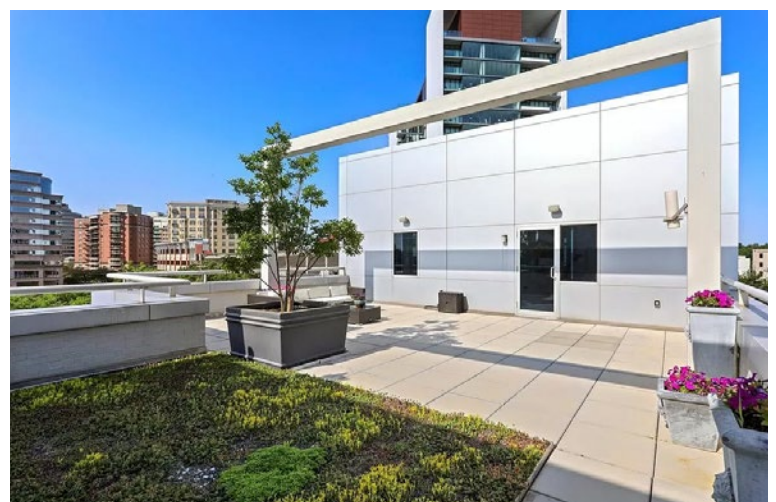
PRIME LOCATION:

Positioned on Woodmont Avenue, this office is at the heart of Bethesda's thriving business district.

PARKING

2 dedicated parking spaces included.

This is the perfect space for businesses seeking a prestigious address with a boutique feel. Don't miss this rare opportunity to lease prime office space in the heart of Bethesda!





2ND FLOOR PHOTOS



Inquiries:

Reza Sabaii
202.580.5010
reza@capitalinvestmentllc.com

Adam Benaim
301.906.6200
adam@capitalinvestmentllc.com

Capital Investment LLC
202.723.5500
capitalinvestmentllc.com





187

WOODMONT TRIANGLE

Logos for businesses in the Woodmont Triangle area, including: **barre3**, **GLOSO**, **STARBUCKS**, **EUROPEAN WINE CENTER**, **MEDIUM RARE**, **Tommy Joe's**, **BGR**, **CrossFit**, **Domino's**, **DUNKIN'**, **URBAN BREWING**, **BRICKSIDE**, **BARREL + CROW**, **ANTHONY'S**, **imagination**, **California TORTILLA**, **JETTIES**, **PLANE JANE**, **Capital One**, **CORNUCOPIA SPECIALTY FOOD**, **Random Harvest Home Furnishings**, **Blacks Bar & Kitchen**, **Citizens**, **EAGLEBANK**.

OLD GEORGETOWN ROAD

WISCONSIN AVE

ARLINGTON RD

355

EAST-WEST HWY

WOODMONT AVE

ELM STREET

BETHESDA ROW

Logos for businesses in the Bethesda Row area, including: **AVEDA**, **WILLIAMS-SONOMA**, **sweetgreen**, **WARBY PARKER**, **Bank of America**, **BONOBOS**, **cava**, **drybar**, **PAPER SOURCE**, **hair cutlery**, **FIVE GUYS**, **PELOTON**, **BIBIBOP**, **Nando's**, **PLANTA**, **lululemon**, **HEYDAY**, **ANTHROPOLOGIE**, **Mercedes-Benz**, **VW**.

BRADLEY SHOPPING CENTER

STROSNIDERS
BRADLEY'S UNLIMITED

CHOPT SILVER
PAUL POTTERY BARN
FLATS AT BETHESDA

BETHESDA AVE



MARRIOTT'S NEW HEADQUARTERS
3,500 EMPLOYEES
244 HOTEL ROOMS

Taste Diner
WOODMONT GRILL

BETHESDA ELEMENTARY SCHOOL
698 STUDENTS

AMERICAN BANK
UNITED BANK

ELM STREET
Logos for **at&t**, **ups**, **GNC**, **pure barre**, **WELLS FARGO**.

CHIPOTLE & PIZZO
HYATT
STARBUCKS

M Bethesda Metro Station
Bank of America

CEREMONY
COFFEE ROASTERS

Monument Bank

tropical CAFE
M&T Bank
DOWN DOG
POINTE

Residence Inn
Divino
Carroll's

PNC

LANDMARK THEATRES
MON AMI SABI

CVS
SUBWAY
Tamara

TACOMBI
TRUIST HH

CVS
IS A BANK
Capital One

one medical
SHOOTIE KING

True Food
solidcore
moby dick
Dom Patis

BRADLEY SHOPPING CENTER

STROSNIDERS
BRADLEY'S UNLIMITED

CHOPT SILVER
PAUL POTTERY BARN
FLATS AT BETHESDA

BETHESDA AVE



MARRIOTT'S NEW HEADQUARTERS
3,500 EMPLOYEES
244 HOTEL ROOMS

Taste Diner
WOODMONT GRILL

BETHESDA ELEMENTARY SCHOOL
698 STUDENTS

AMERICAN BANK
UNITED BANK

ELM STREET
Logos for **at&t**, **ups**, **GNC**, **pure barre**, **WELLS FARGO**.

CHIPOTLE & PIZZO
HYATT
STARBUCKS

M Bethesda Metro Station
Bank of America

CEREMONY
COFFEE ROASTERS

Monument Bank

tropical CAFE
M&T Bank
DOWN DOG
POINTE

Residence Inn
Divino
Carroll's

PNC

LANDMARK THEATRES
MON AMI SABI

CVS
SUBWAY
Tamara

TACOMBI
TRUIST HH

CVS
IS A BANK
Capital One

one medical
SHOOTIE KING

True Food
solidcore
moby dick
Dom Patis

SAFeway

CHOPT SILVER
PAUL POTTERY BARN
FLATS AT BETHESDA

BETHESDA AVE



MARRIOTT'S NEW HEADQUARTERS
3,500 EMPLOYEES
244 HOTEL ROOMS

Taste Diner
WOODMONT GRILL

BETHESDA ELEMENTARY SCHOOL
698 STUDENTS

AMERICAN BANK
UNITED BANK

ELM STREET
Logos for **at&t**, **ups**, **GNC**, **pure barre**, **WELLS FARGO**.

CHIPOTLE & PIZZO
HYATT
STARBUCKS

M Bethesda Metro Station
Bank of America

CEREMONY
COFFEE ROASTERS

Monument Bank

tropical CAFE
M&T Bank
DOWN DOG
POINTE

Residence Inn
Divino
Carroll's

PNC

LANDMARK THEATRES
MON AMI SABI

CVS
SUBWAY
Tamara

TACOMBI
TRUIST HH

CVS
IS A BANK
Capital One

one medical
SHOOTIE KING

True Food
solidcore
moby dick
Dom Patis

CORNERSTONE OF BETHESDA
PITNEY BOWES
Bank of America
co:power

SHOPS OF WISCONSIN
TARGET

Bray & Scott
SPRINKLES & STORES/BUSINESS



80+ restaurants
within 10 min. walk

15+ fitness facilities
within 10 min. walk

Bethesda Row
5 min. walk

99
walk score

85
bike score

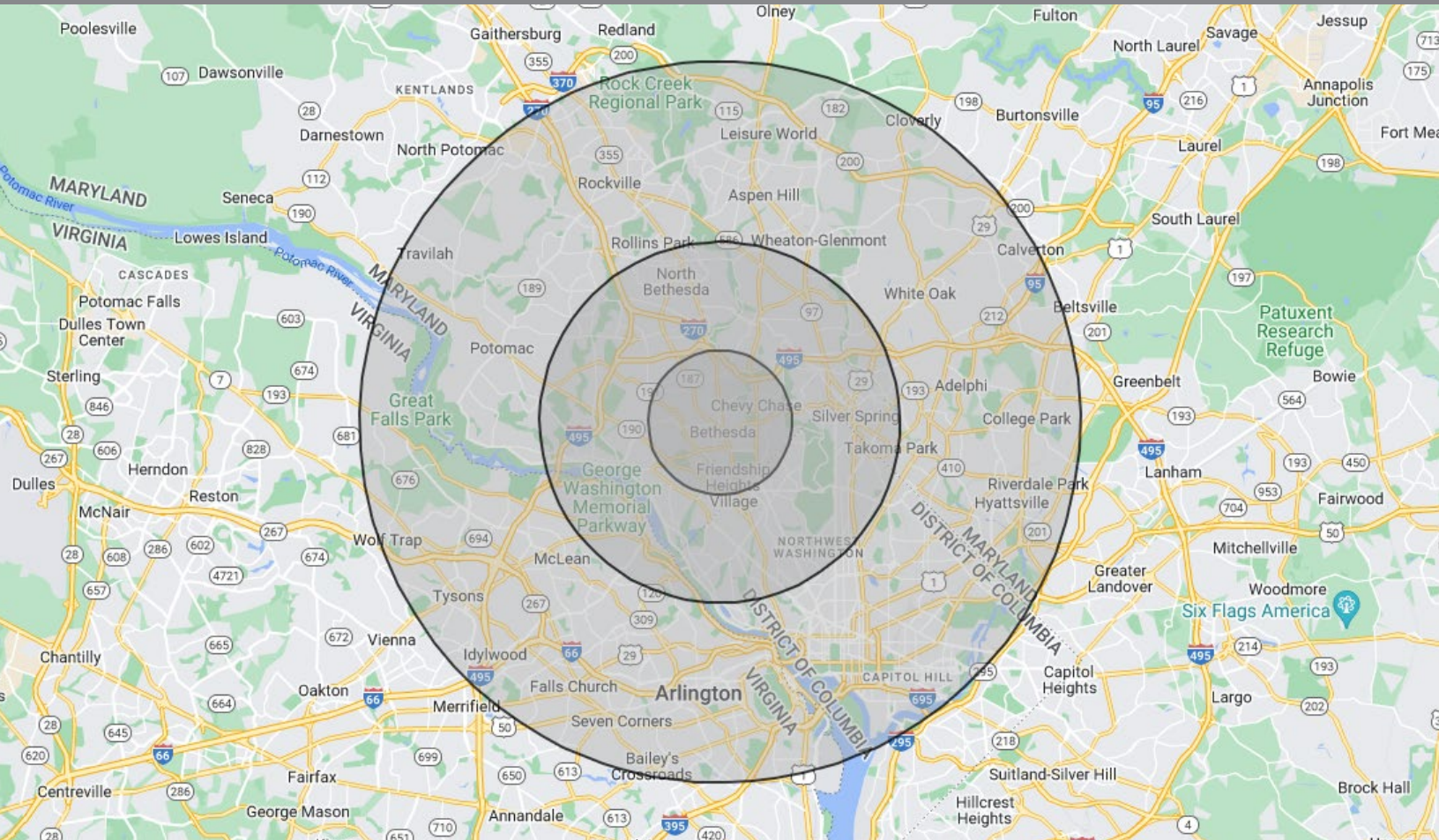
11-mile trail
connecting Georgetown, DC
and Silver Spring, MD

- Restaurants
- Retail
- Hotels
- Bus Stops
- Capital Bikeshares

Inquiries: **Reza Sabaii**
202.580.5010
reza@capitalinvestmentllc.com

Adam Benaim
301.906.6200
adam@capitalinvestmentllc.com

Capital Investment LLC
202.723.5500
capitalinvestmentllc.com



POPULATION	2 Miles	5 Mile	10 Miles
Total Population	75,080	442,703	1,748,445
Average Age	43.0	40.4	38.3
Bachelor's Degree or Higher	83%	67%	59%
HOUSEHOLDS & INCOME	2 Miles	5 Mile	10 Miles
Total Households	33,210	187,945	719,100
# Of Persons Per HH	2.2	2.3	2.3
Average HH Income	\$187,099	\$158,900	\$144,796
Average House Value	\$906,853	\$746,866	\$664,845

**Demographic data derived from 2022 US Census*

Inquiries:

Reza Sabaii
202.580.5010
reza@capitalinvestmentllc.com

Adam Benaim
301.906.6200
adam@capitalinvestmentllc.com

Capital Investment LLC
202.723.5500
capitalinvestmentllc.com





Capital Investment LLC

COMMERCIAL REAL ESTATE ADVISORS

Reza Sabaii
202.580.5010
reza@capitalinvestmentllc.com

Capital Investment LLC
202.723.5500
capitalinvestmentllc.com

Washington, D.C.

925 U Street NW Suite 200
Washington, DC 20001

Tysons, VA

8230 Old Courthouse Road
Suite 110 Vienna, VA 22182

Bethesda, MD

7809 Woodmont Avenue
#3A Bethesda, MD 20814

The information contained in this offering memorandum, contains selected information pertaining to the property detailed herein, and based upon sources deemed to be accurate. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire, and each potential purchaser is encouraged to verify the information contained herein. The offering memorandum is not a substitute for buyer's thorough due diligence investigation. Any verification or analysis or information contained herein are solely the responsibility of the recipient. Capital Investment, LLC and the offeror makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information contained herein. Capital Investment, LLC and its client expressly disclaim any responsibility for any incompleteness or inaccuracies herein.