

INSPIRED WORKDAYS
HAPPEN HERE

75
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OGR

CLASS-A BUILDING
ANCHORED AT THE EPICENTER OF BETHESDA
ON WISCONSIN AVE AND OLD GEORGETOWN RD



STEP INSIDE GREATNESS

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OGR

Step into the bright lobby of 7500 OGR, where natural light floods through floor-to-ceiling windows, setting the stage for a productive day ahead. Recently renovated, the space is fresh and inviting, featuring cozy nooks for collaboration and a striking reception desk at its heart.

For those seeking breakout space, head down to the lower level, where you'll find the tenant lounge—a hub for teamwork and focus. Others seeking to energize their day can utilize the fully equipped fitness center catering to all needs.

But when it's time to host events, make your way up to the 16th floor, where the conference center awaits. With 3,500 square feet of space, it offers flexible rooms for gatherings of any size, including an auditorium seating 100 people, equipped with state-of-the-art A/V technology to ensure seamless presentations and engaging discussions.

ADJACENT TO THE AUDITORIUM, A PRE-FUNCTION LOUNGE AWAITS, READY TO WELCOME GUESTS TO LARGER EVENTS AND CORPORATE ENGAGEMENTS. IN ESSENCE, 7500 OGR ISN'T JUST AN OFFICE—IT'S A CAREFULLY CURATED SPACE DESIGNED TO ENHANCE EVERY ASPECT OF THE WORKDAY, FROM COLLABORATION TO PRESENTATIONS.

INVITING CONNECTIONS



EXTERIOR PLAZA



FITNESS CENTER



LOWER LEVEL LOUNGE

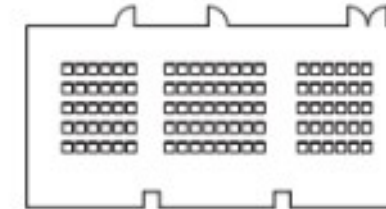


FITNESS LEVEL

ONE CONFERENCE CENTER COUNTLESS POSSIBILITIES

75 POSSIBLE CONFIGURATIONS

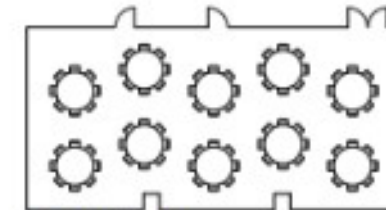
Here are eight of the most popular arrangements using the full room and partition variations:



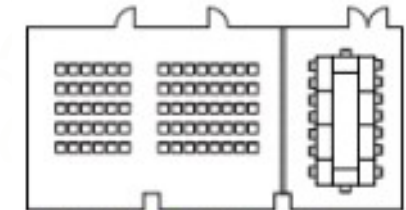
100 PERSON LECTURE



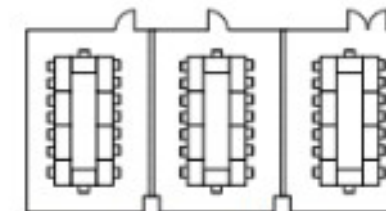
(3) TRAINING ROOMS



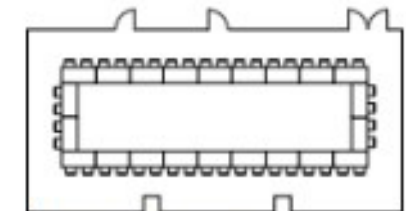
LARGE EVENT



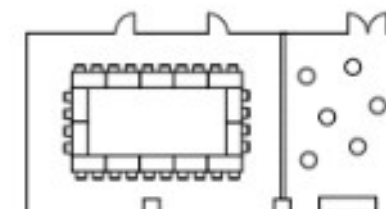
2:1 LECTURE & BOARD ROOM



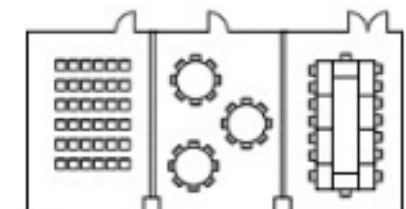
(3) COLLABORATION ROOMS



2:1 LECTURE & BOARD ROOM



2:1 BOARD ROOM & HAPPY HOUR



(3) LECTURE, EVENT, BOARD ROOM

3,500 SF of Possibilities, fully-equipped with state-of-the-art technology system including A/V, Wi-Fi, and speak system.



MAIN LOBBY LOUNGE



CONFERENCE CENTER LOUNGE



MAIN LOBBY LOUNGE

NEXT STOP ON THE RED LINE: HOSPITALITY INSPIRED TRANSIT LOUNGE



ACCESS TO **BETHESDA** **METRO STATION**



Experience unparalleled convenience at the new lower-level tenant lounge, directly accessible from the Bethesda Metro Station. This modern space boasts a captivating 20-foot-high art installation and a dynamic mix of seating, perfect for collaboration and connectivity. With a TransitScreen, commuters can easily access real-time updates on Metro rail and bus timings, as well as nearby options for Ubers, bikes, e-bikes, and scooters, all displayed on the lounge's digital wall.

FITNESS WITH FLEX APPEAL

7500 OGR NEW FITNESS CENTER SHOWCASES:



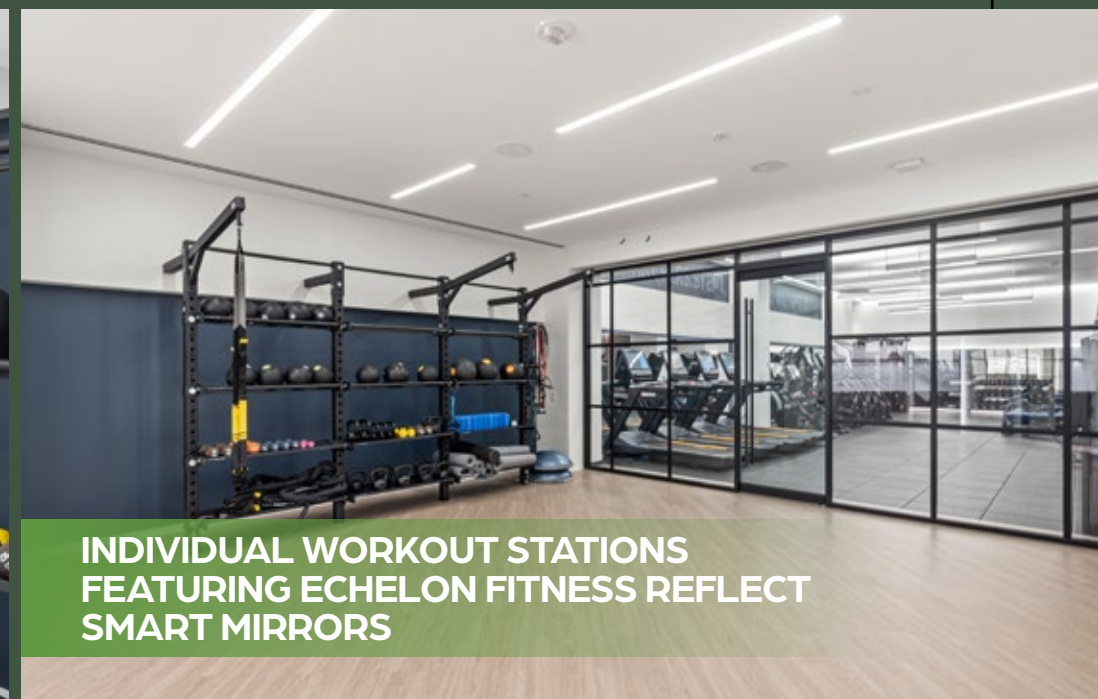
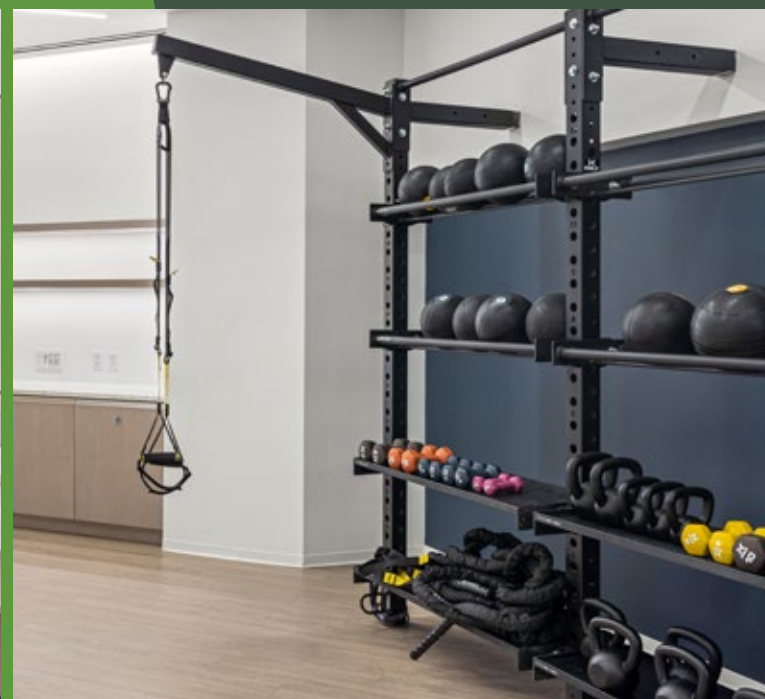
YOGA STUDIO



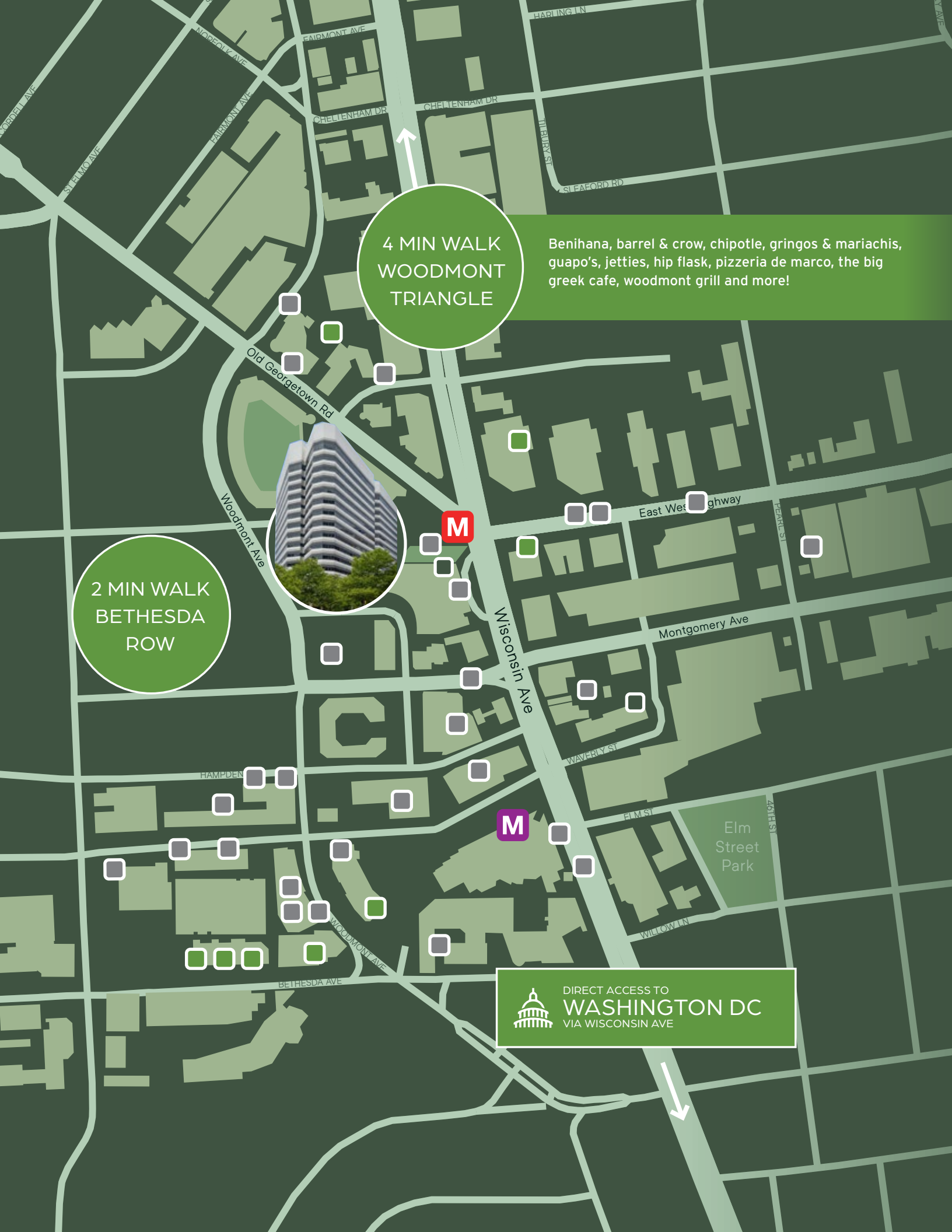
5,200 SQUARE FEET OF TOP-TIER EQUIPMENT



DELUXE LOCKER ROOM FACILITIES



INDIVIDUAL WORKOUT STATIONS
FEATURING ECHELON FITNESS REFLECT
SMART MIRRORS



4 MIN WALK
WOODMONT
TRIANGLE

Benihana, barrel & crow, chipotle, gringos & mariachis, guapo's, jetties, hip flask, pizzeria de marco, the big greek cafe, woodmont grill and more!

2 MIN WALK
BETHESDA
ROW

DIRECT ACCESS TO
WASHINGTON DC
VIA WISCONSIN AVE



BETHESDA ROW RETAIL

Includes Giant, sweetgreen, lululemon, Raku, Sassanova, Morley, Mon Ami Gabi, Kapnos Kouzina, The Apple Store, Aveda, Drybar, Equinox, Bluemercury, Warby Parker, Jaleo, Landmark Theatre, Uncle Julio's, Williams-Sonoma, Urban Country, and Anthropologie & Co., among many others, as well as office and a residential community, Upstairs at Bethesda Row.

RETAIL  HOTELS  DINING  METRO STOPS  

STACKING PLAN

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OGR

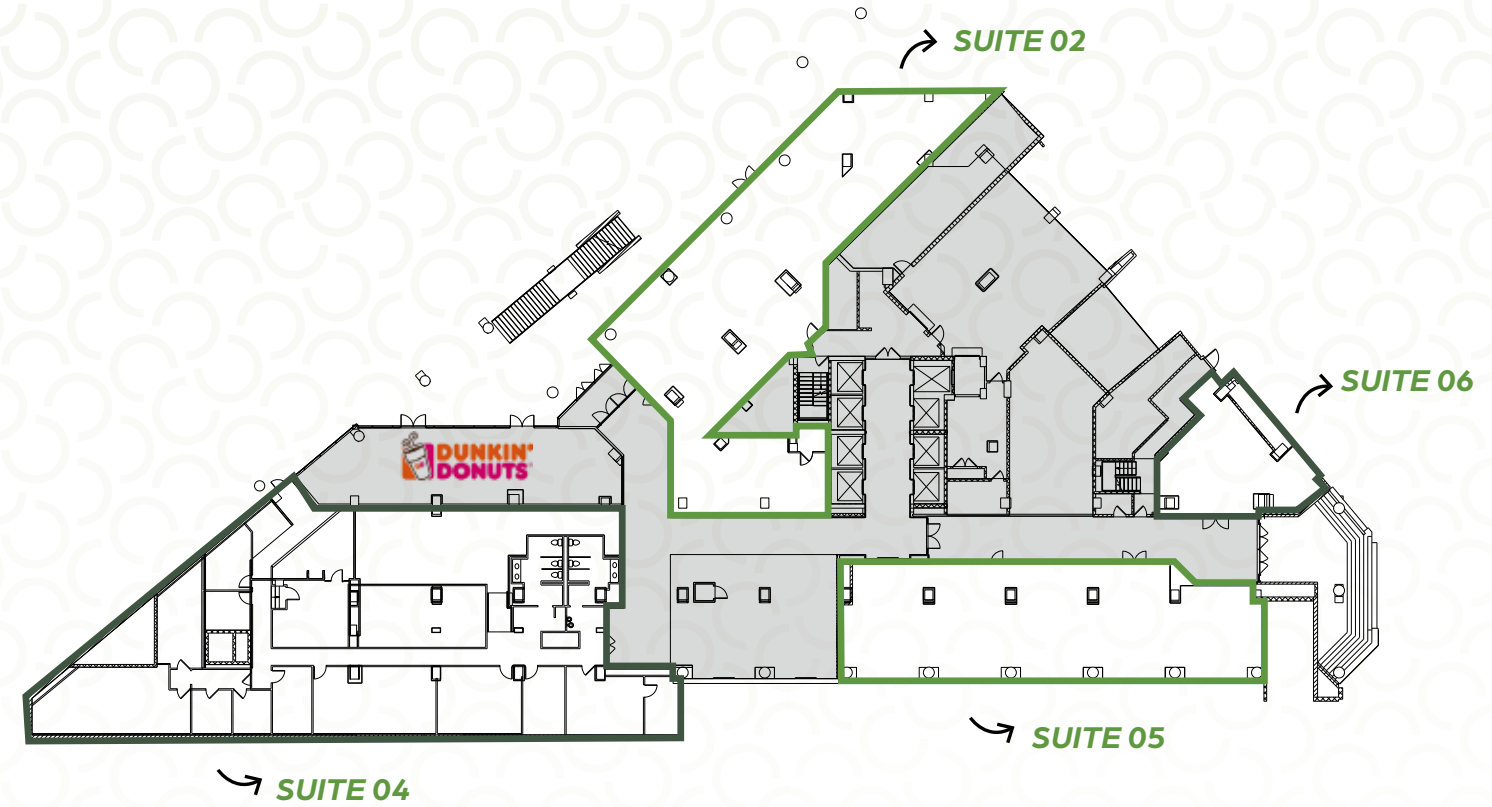
15	LEASED						
14	LEASED						
13	1300 21,702 SF						
12,277 SF TOTAL	12	LEASED	LEASED	LEASED	SUITE 1202 8,309 SF	SUITE 1201 3,968 SF	
21,701 SF TOTAL	11	SUITE 1100 17,588 SF			SUITE 1101 4,113 SF		
	10	SUITE 1000 21,706 SF					
	9	LEASED	LEASED	LEASED	LEASED	LEASED	
	8	LEASED					
11,850 SF TOTAL	7	LEASED	LEASED	SUITE 703 3,069 SF	SUITE 702 1,434 SF	SUITE 701 1,528	SUITE 700 5,819 SF
19,794 SF TOTAL	6	601 15,321 SF		600 4,473 SF		LEASED	
	5	LEASED					
	4	LEASED					
	3	SUITE 301 3,260 SF	LEASED				
	2	LEASED					
LOBBY / PLAZA LEVEL		SUITE 101 1,536 SF	SUITE 103 4,705 SF		DELI: 1,297 SF		
METRO LEVEL		LEASED	SUITE 02 4,633 SF	SUITE 04 7,772 SF	SUITE 05 3,306 SF	SUITE 06 939 SF	

■ AVAILABLE ■ LEASED

FLOOR PLANS

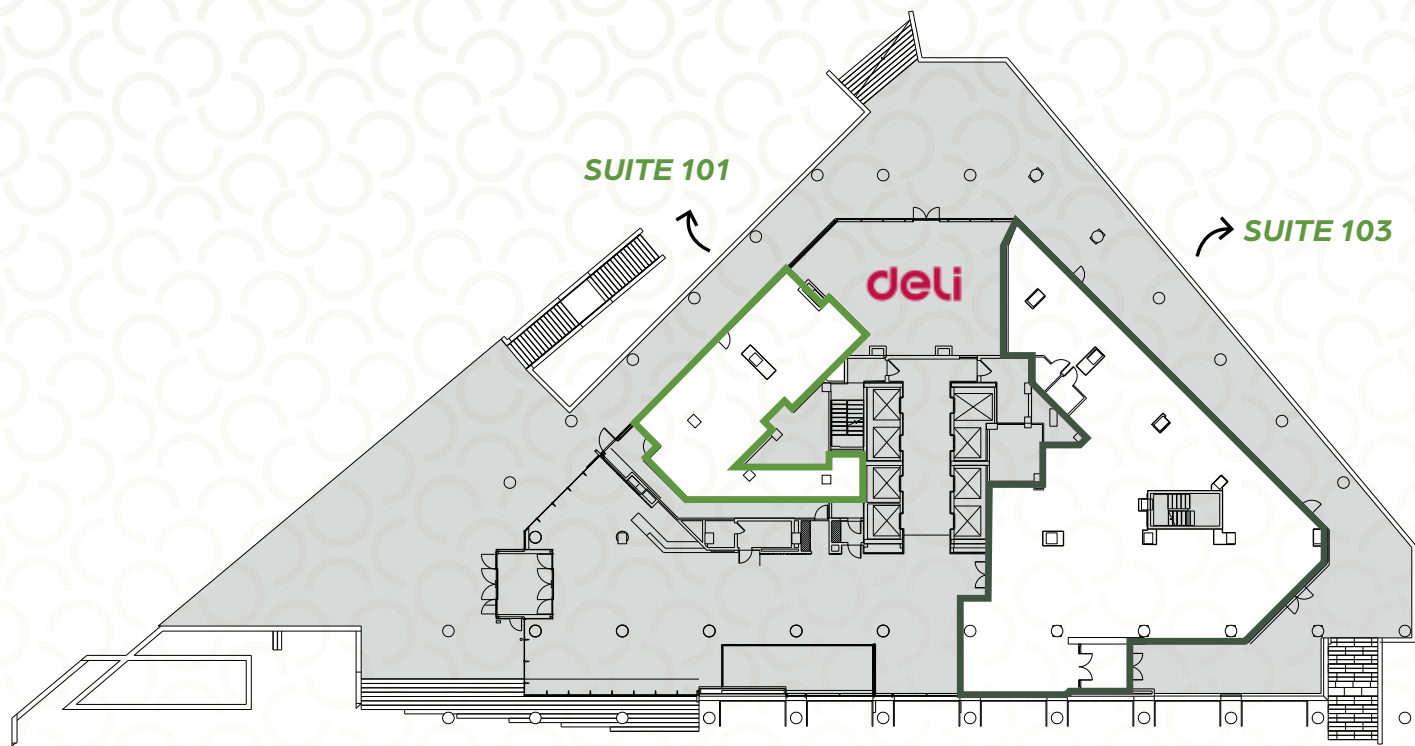
METRO LEVEL

- Suite 02: 4,633 SF
- Suite 04: 7,772 SF
- Suite 05: 3,306 SF
- Suite 06: 939 SF



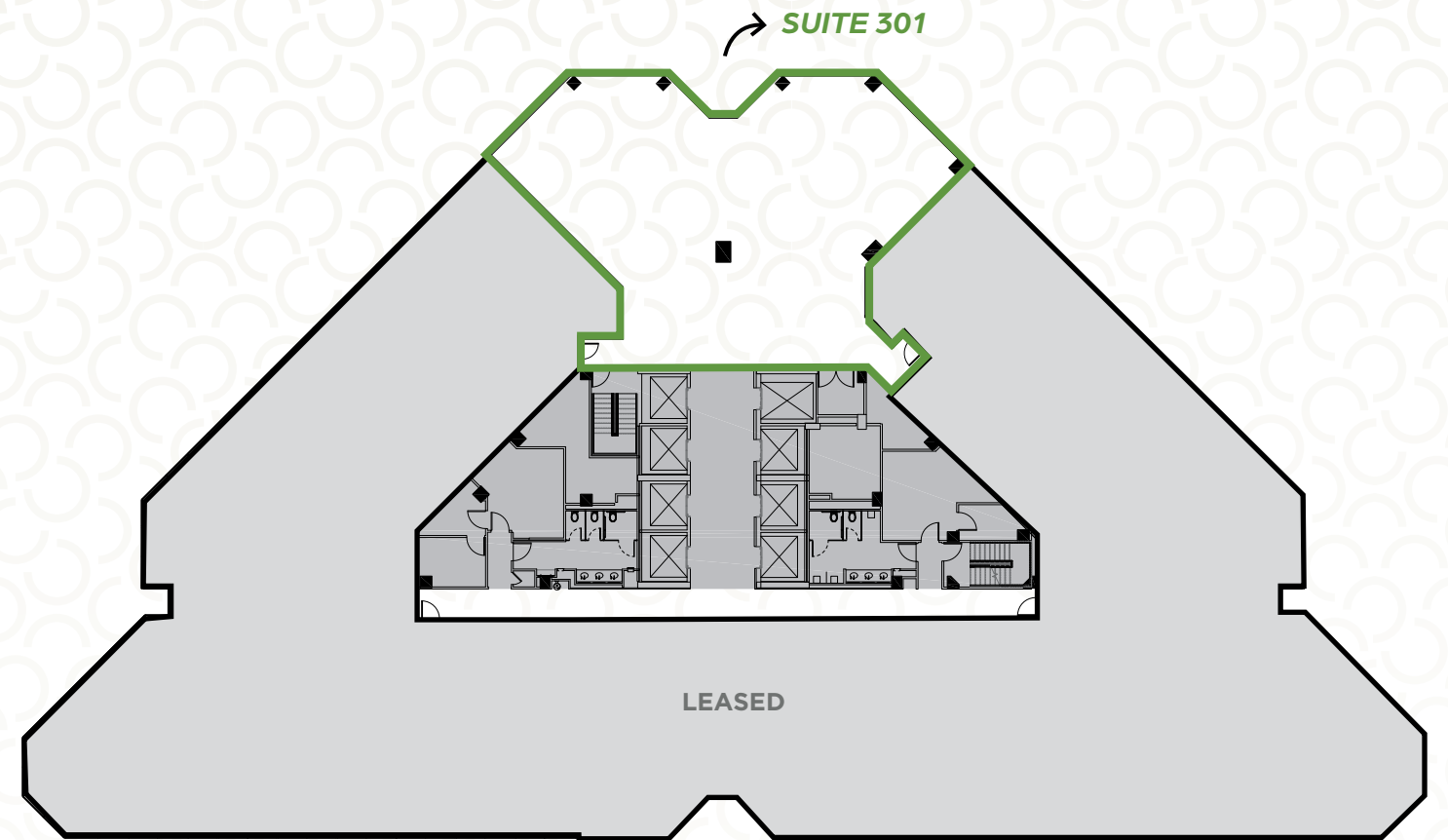
LOBBY / PLAZA LEVEL

Suite 101: 1,536 SF
Suite 103: 4,705 SF
Deli: 1,297 SF



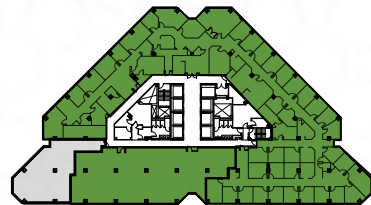
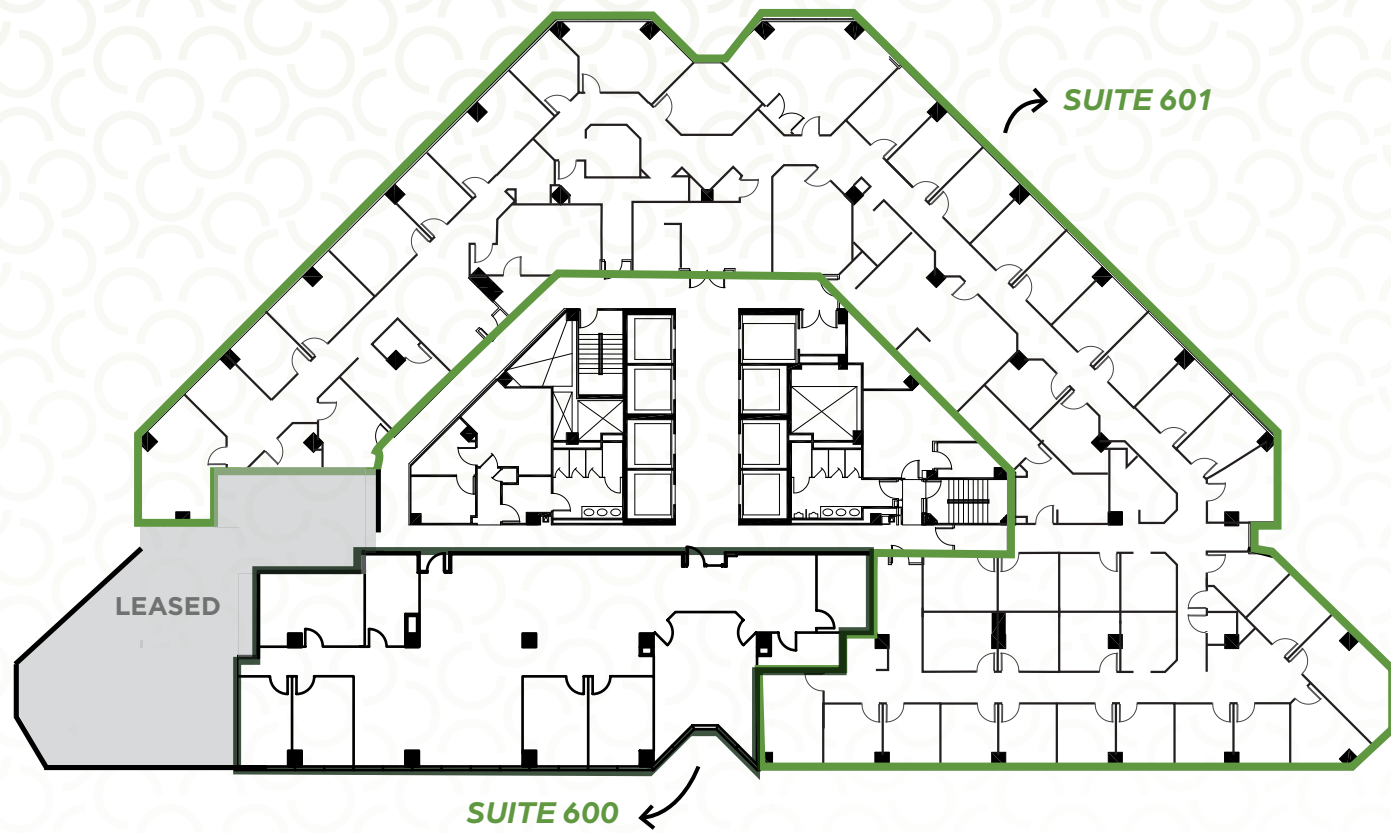
3RD FLOOR

Suite 301: 3,260 SF



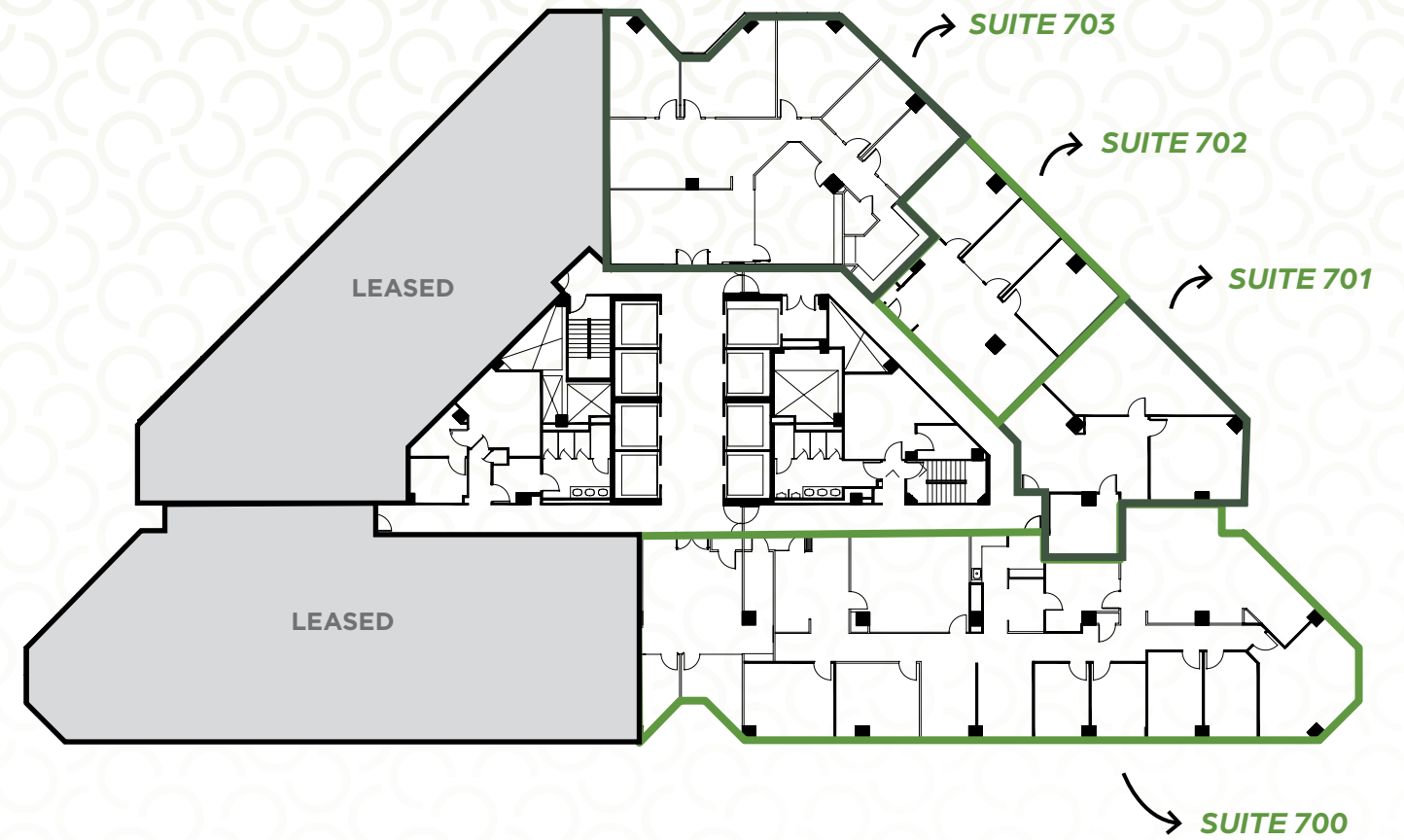
6TH FLOOR

Suite 601: 15,321 SF
Suite 600: 4,473 SF } 19,794 SF



7TH FLOOR

Suite 700: 5,819 SF
Suite 701: 1,528 SF
Suite 702: 1,434 SF
Suite 703: 3,069 SF } 11,850 SF



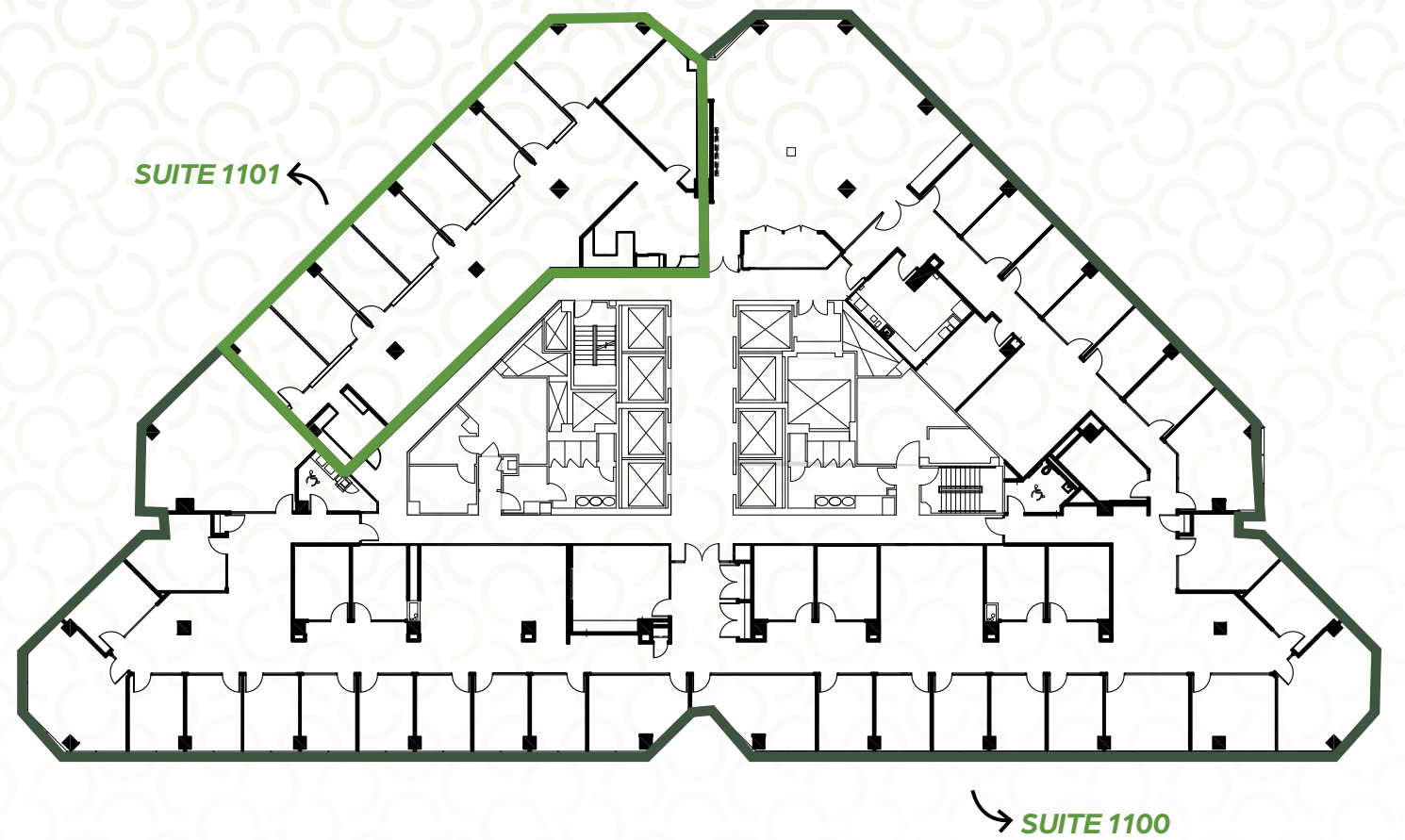
10TH FLOOR

Suite 1000: 21,706 SF



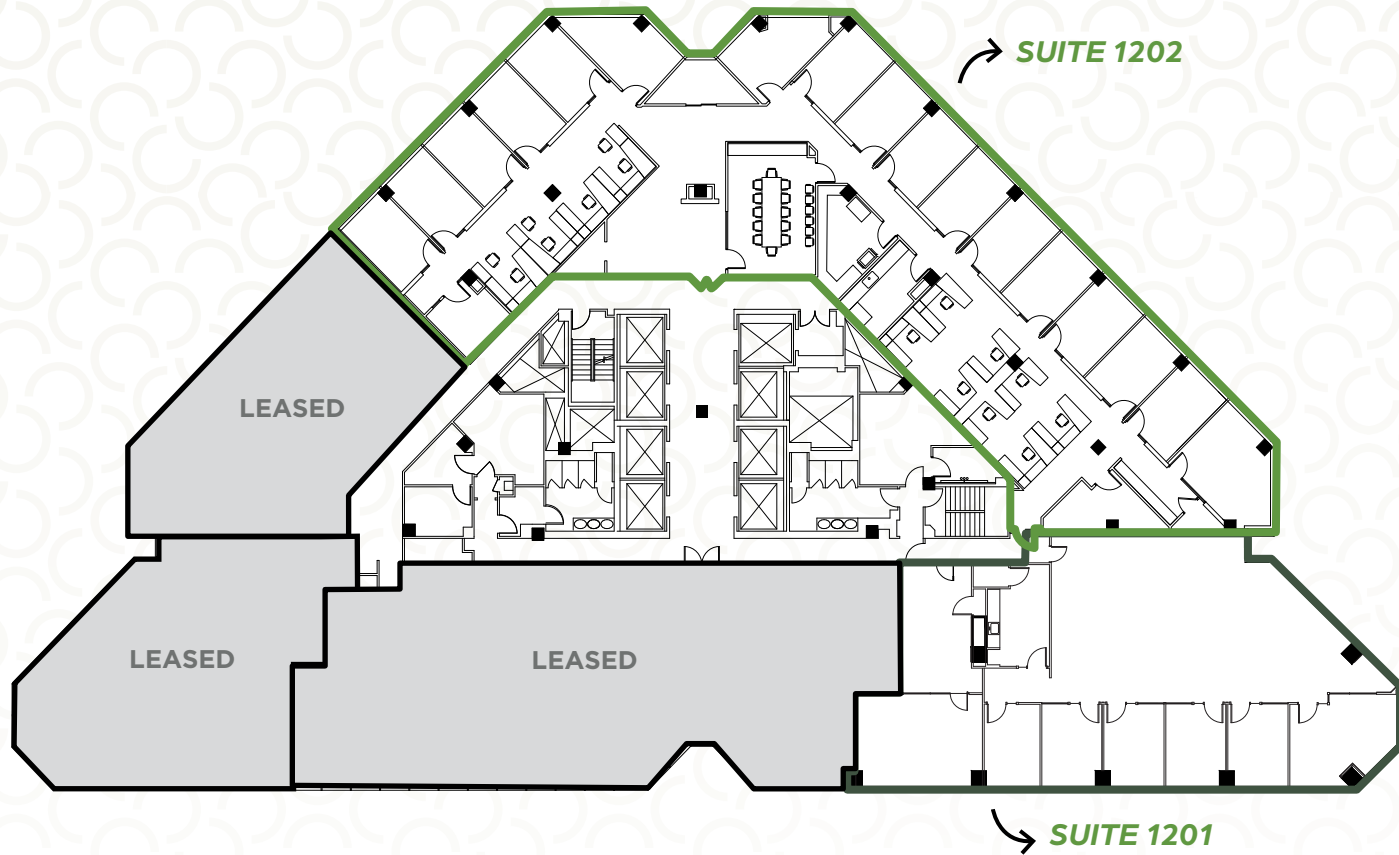
11TH FLOOR

Suite 1100: 17,588 SF
Suite 1101: 4,113 SF } 21,701 SF



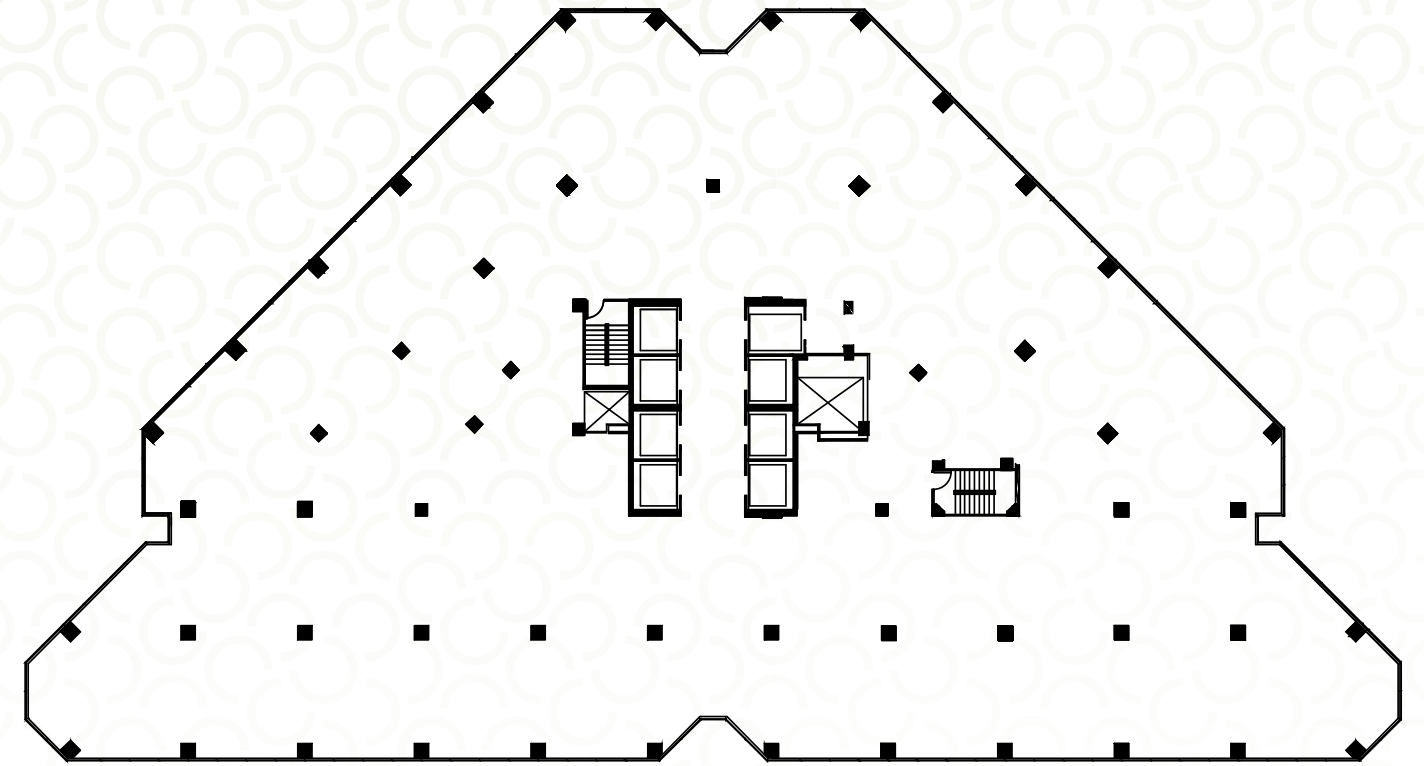
12TH FLOOR

Suite 1201: 3,968 SF
Suite 1202: 8,309 SF } 12,277 SF



13TH FLOOR

Suite 1300: 21,702 SF





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