

INSPIRED WORKDAYS  
HAPPEN HERE

75  
00  
OGR

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



# STEP INSIDE GREATNESS





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



LOWER LEVEL LOUNGE





FITNESS CENTER



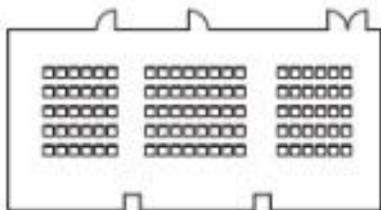
FITNESS LEVEL

A modern conference room with long wooden tables, grey chairs, and large whiteboards. The room is brightly lit with recessed ceiling lights. The walls are dark grey, and there are whiteboards and a podium in the background. The text "ONE CONFERENCE CENTER COUNTLESS POSSIBILITIES" is overlaid on the top left of the image.

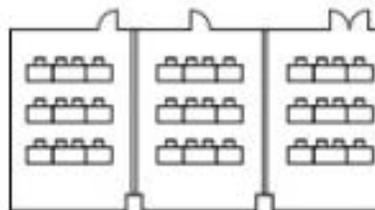
ONE  
CONFERENCE CENTER  
**COUNTLESS POSSIBILITIES**

# 75 POSSIBLE CONFIGURATIONS

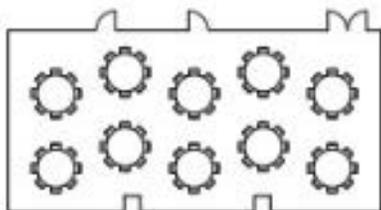
Here are eight of the most popular arrangements using the full room and partition variations:



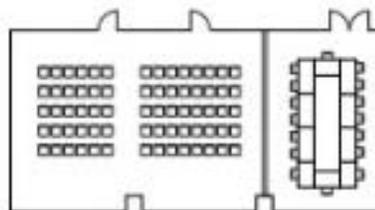
100 PERSON LECTURE



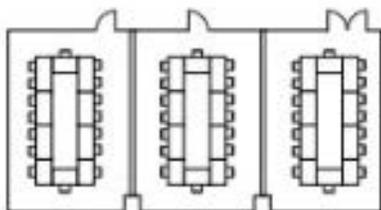
(3) TRAINING ROOMS



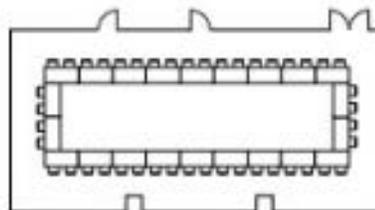
LARGE EVENT



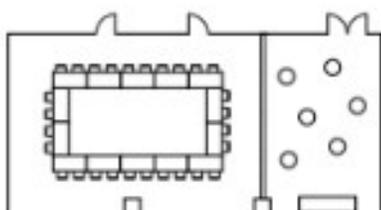
2:1 LECTURE & BOARD ROOM



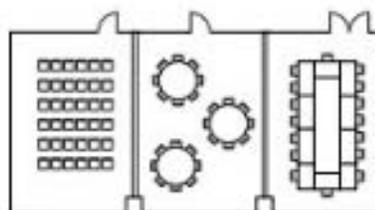
(3) COLLABORATION ROOMS



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**

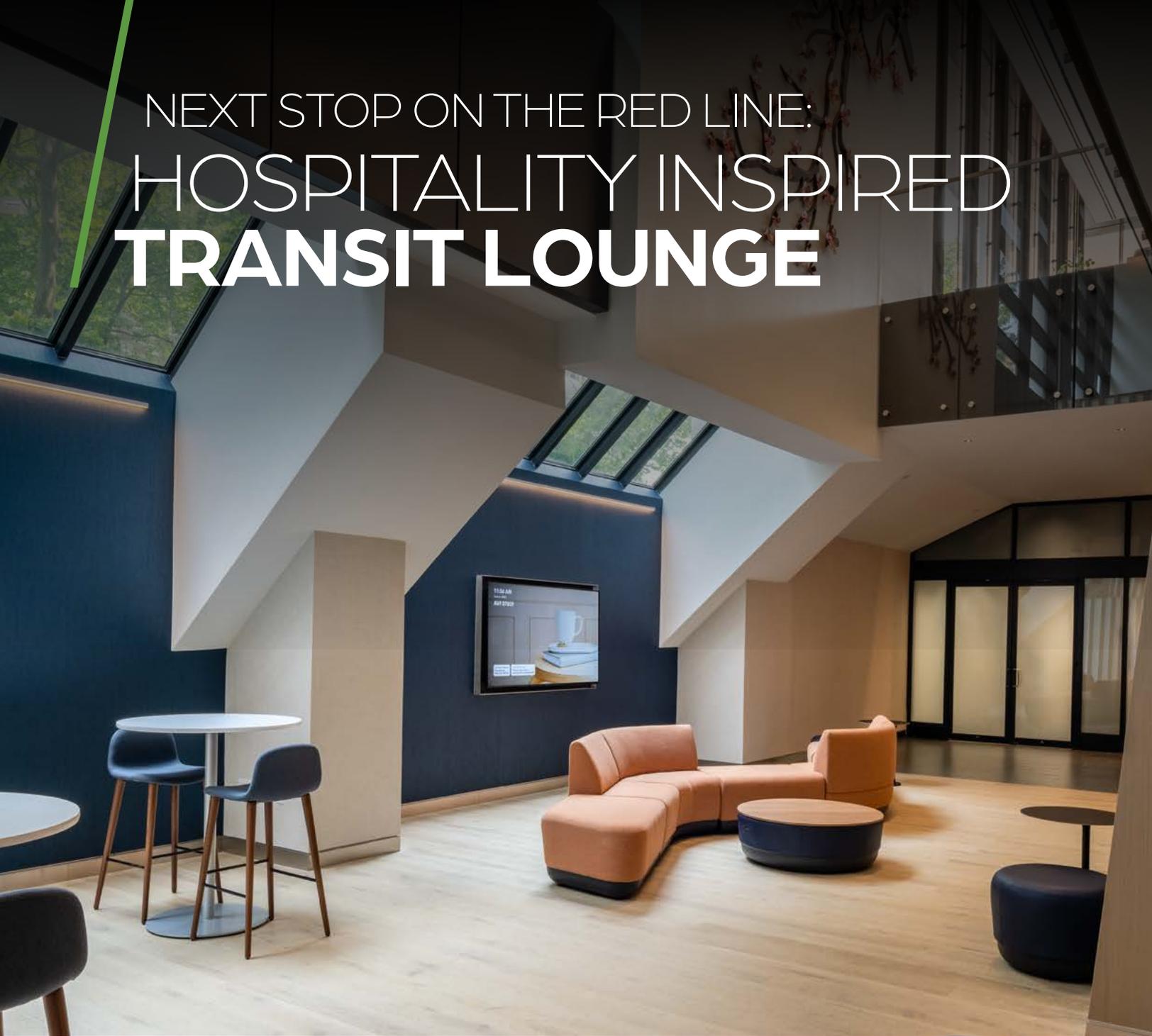


**CONFERENCE CENTER LOUNGE**



MAIN LOBBY LOUNGE

# NEXT STOP ON THE RED LINE: HOSPITALITY INSPIRED TRANSIT LOUNGE



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

Experience unparalleled convenience at  
Bethesda Metro Station. This modern space offers a  
dynamic mix of seating, perfect for collaboration.  
easily access real-time updates on Metro, e-bikes,  
e-bikes, and scooters, all displayed on



at the new lower-level tenant lounge, directly accessible from the  
space boasts a captivating 20-foot-high art installation and a  
laboration and connectivity. With a TransitScreen, commuters can  
tro rail and bus timings, as well as nearby options for Ubers, bikes,  
the lounge's digital wall.

# FITNESS WITH **FLEX APPEAL**

**7500 OGR NEW FITNESS CENTER SHOWCASES:**



**YOGA STUDIO**

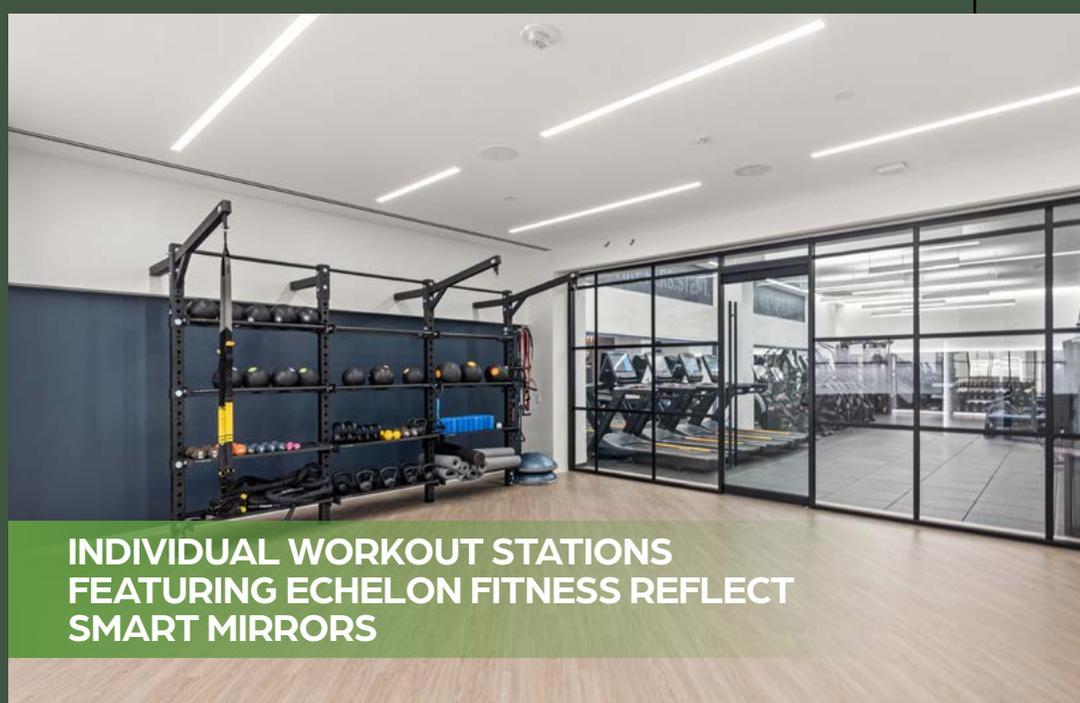


**DELUXE LOCKER ROOM FACILITIES**





**5,200 SQUARE FEET OF TOP-TIER EQUIPMENT**



**INDIVIDUAL WORKOUT STATIONS  
FEATURING ECHELON FITNESS REFLECT  
SMART MIRRORS**

# 7500 OGR'S ROOFTOP *Zen Garden* IS COMING SOON.

POSITIONED HIGH ABOVE DOWNTOWN BETHESDA,  
THIS STUNNING OUTDOOR OASIS WILL FEATURE:



JAPANESE MAPLES  
& CURATED  
PLANTINGS



BUILT-IN BENCHES  
& MODERN DECK  
DESIGN



FLUTED PANELS,  
VINE WALLS, AND  
SERENE FINISHES



CATERING MILLWORK  
FOR PRIVATE  
EVENTS & CASUAL  
GATHERINGS





Whether it's for a quiet moment, a casual meeting, or a breath of fresh air between appointments, this first-of-its-kind amenity sets a new standard for wellness, design, and tenant experience.

*the Zen Garden*  
is more than an amenity — it's a statement.



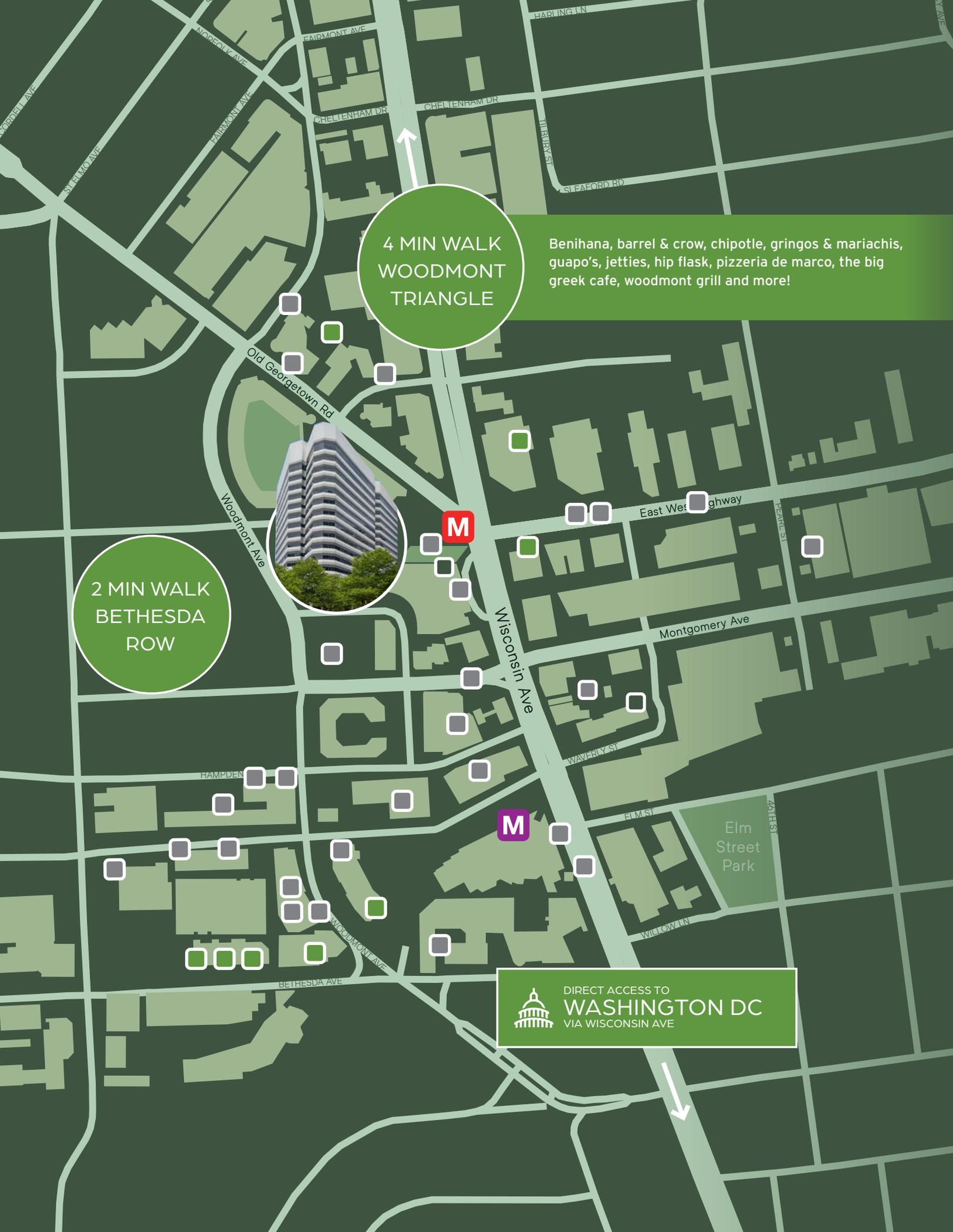
4 MIN WALK  
WOODMONT  
TRIANGLE

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





The  
Leland  
Park

## 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.*

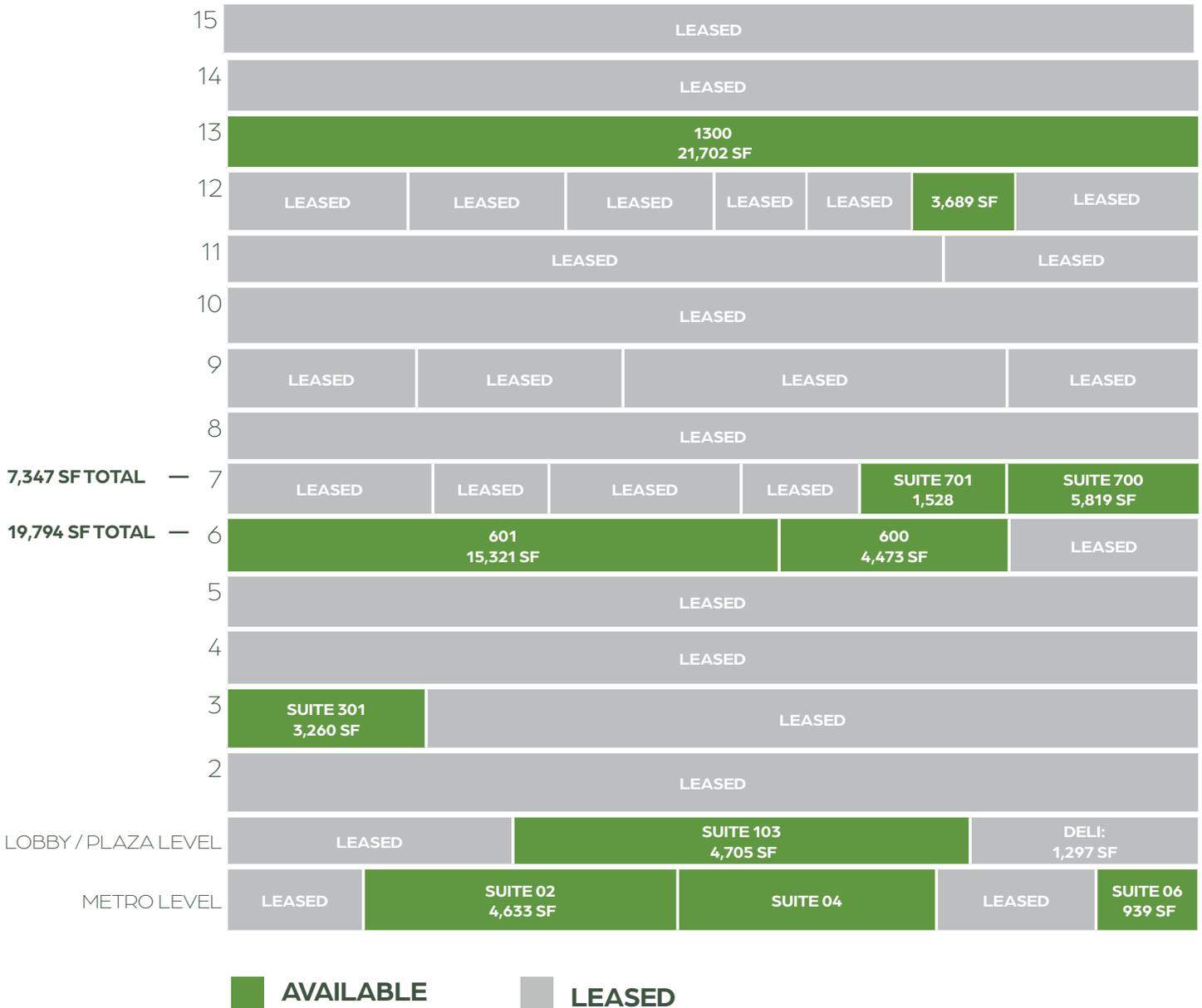
RETAIL

HOTELS

DINING

METRO STOPS

# STACKING PLAN

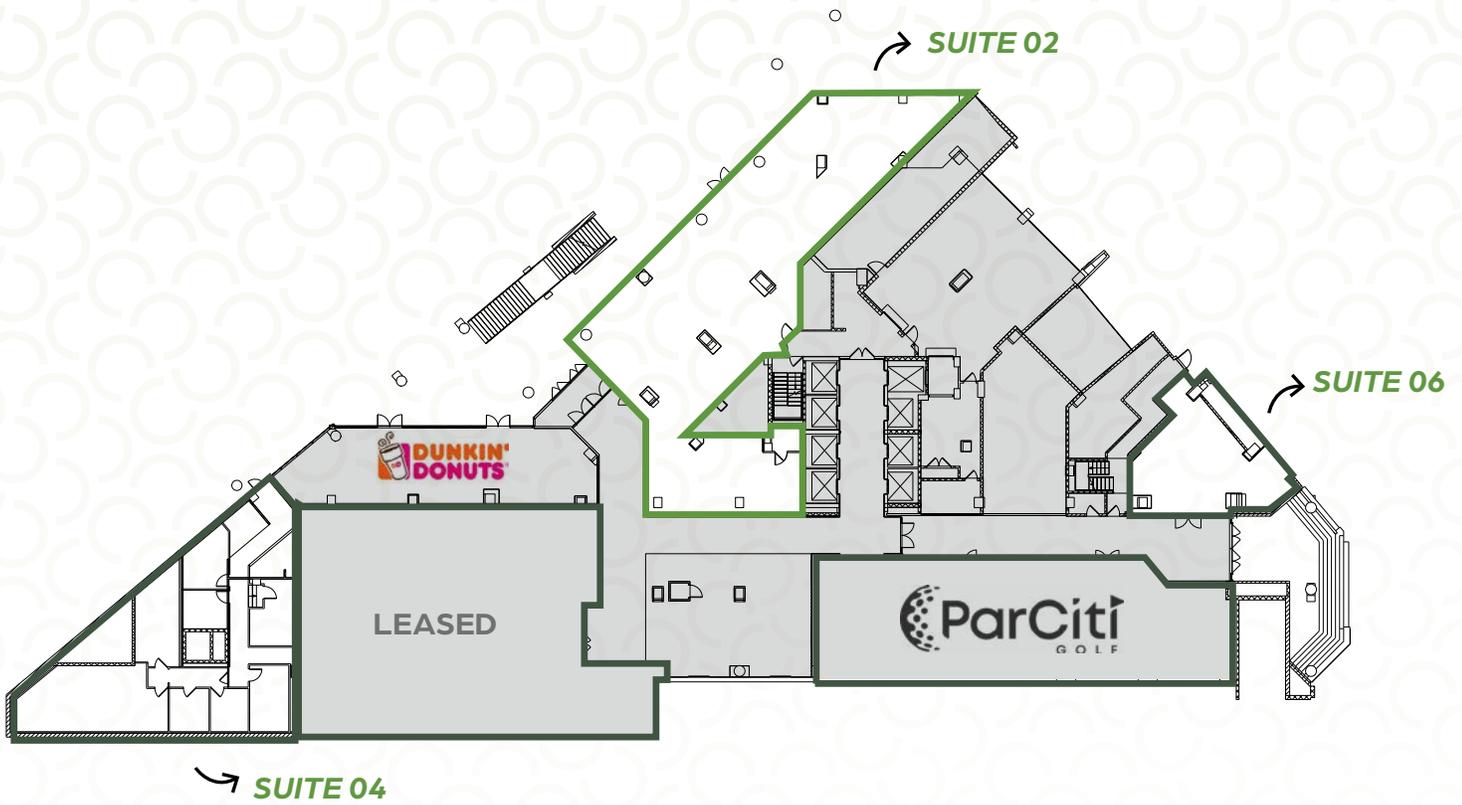


## METRO LEVEL

**Suite 02:** 4,633 SF

**Suite 04:** 7,772 SF

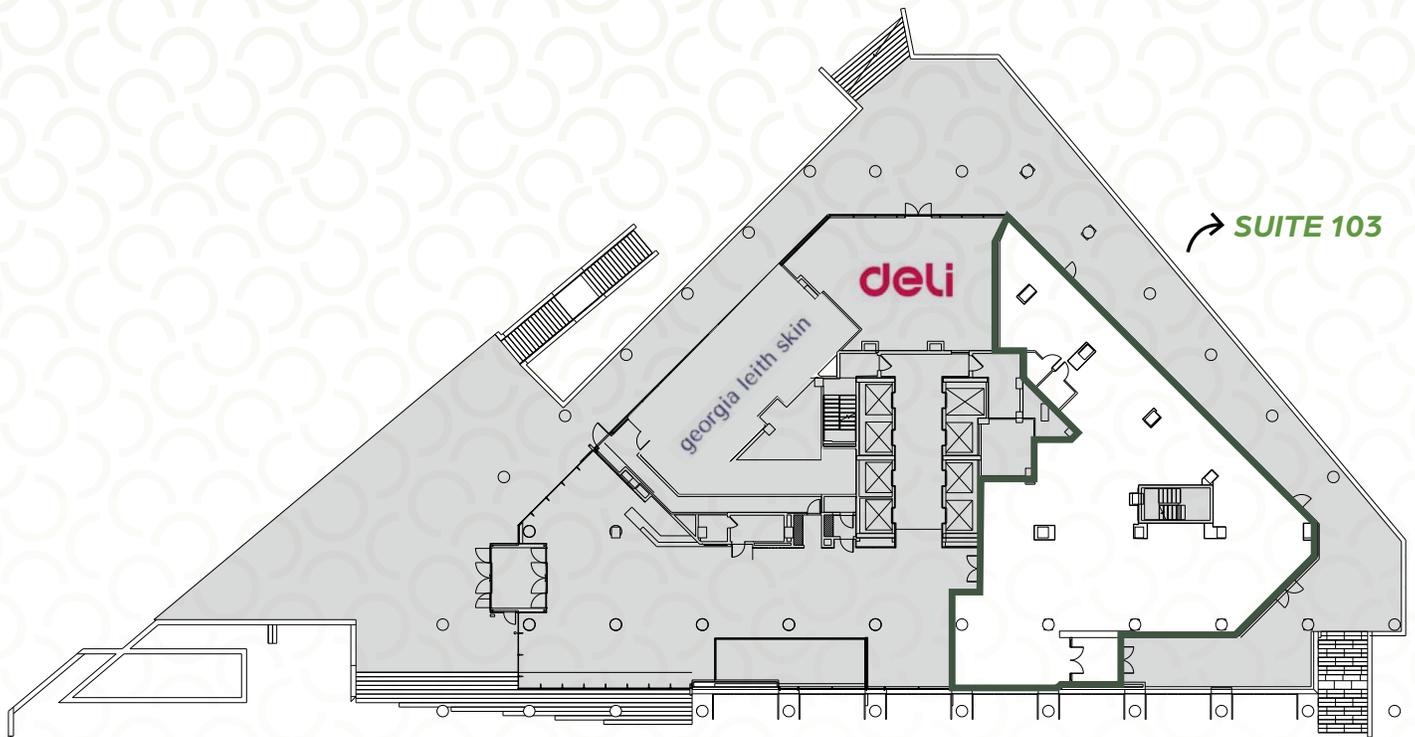
**Suite 06:** 939 SF



## LOBBY / PLAZA LEVEL

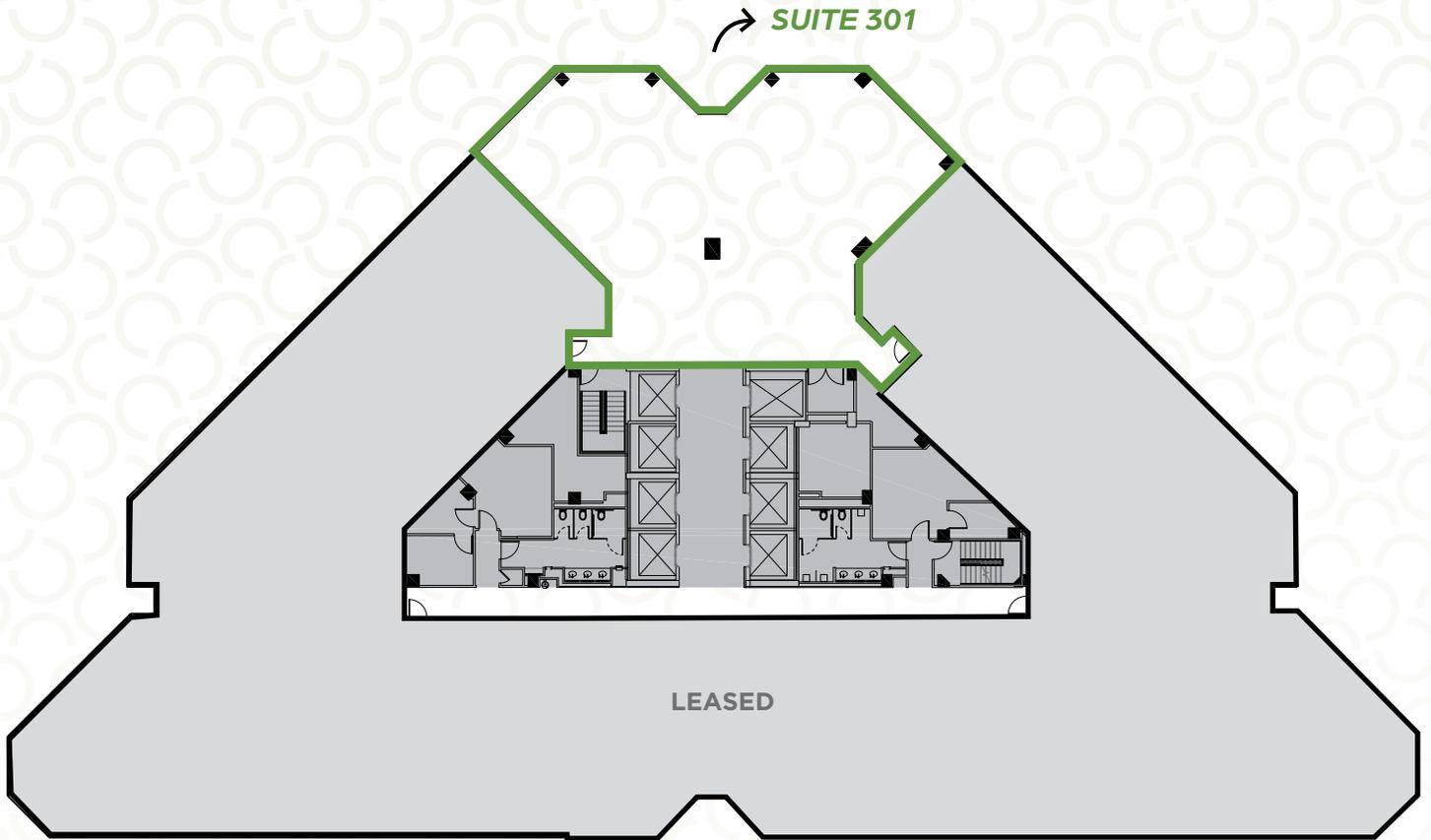
**Suite 103:** 4,705 SF

**Deli:** 1,297 SF



# 3RD FLOOR

Suite 301: 3,260 SF



## 6TH FLOOR

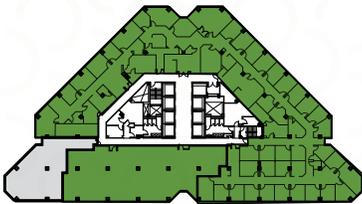
Suite 601: 15,321 SF  
Suite 600: 4,473 SF } 19,794 SF



\*Landlord relocation option allows for a full-floor opportunity

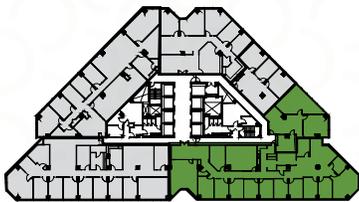
**SUITE 600**

**SUITE 601**



# 7TH FLOOR

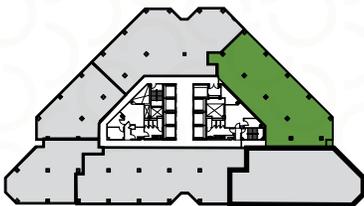
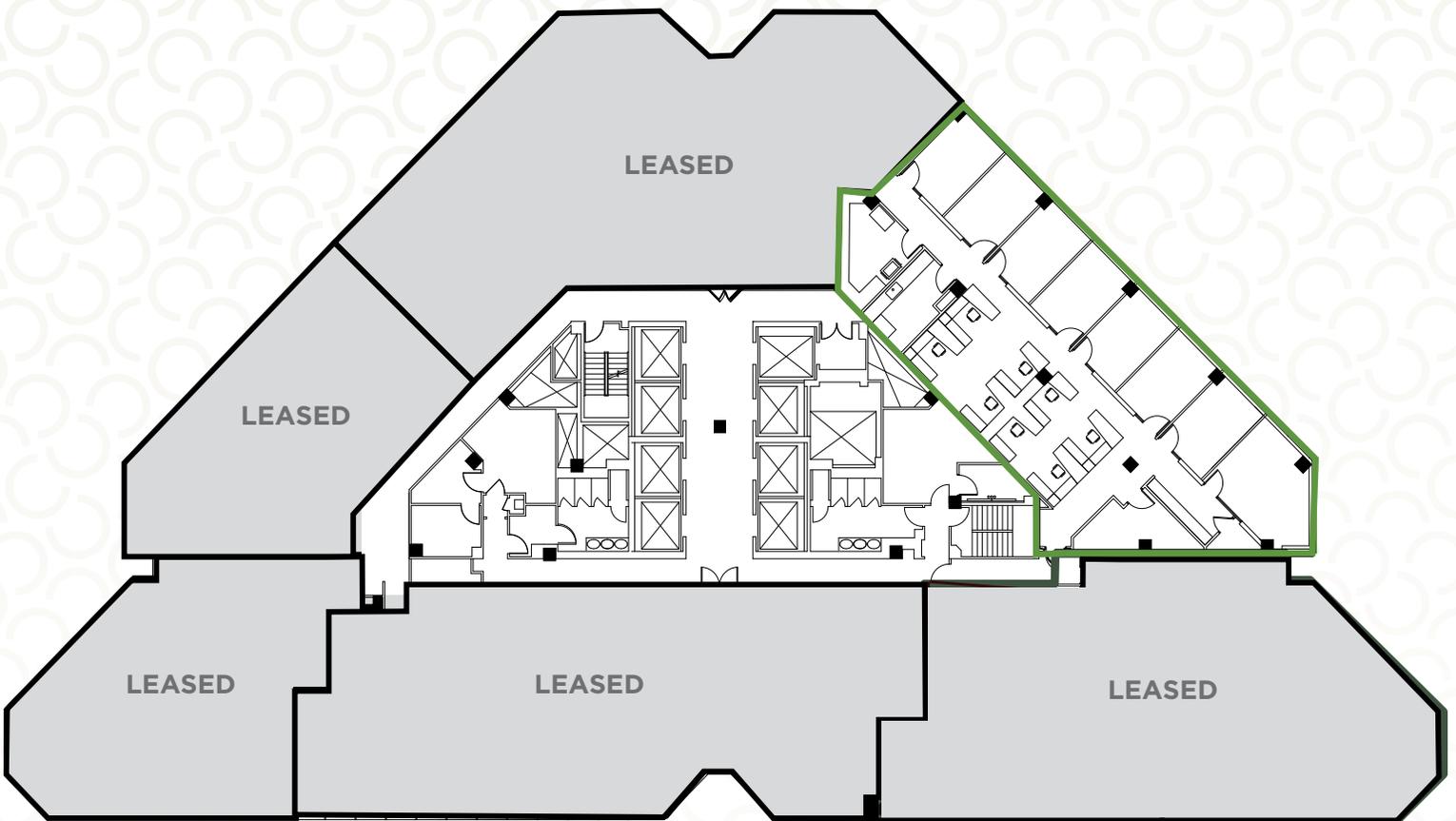
Suite 700: 5,819 SF  
Suite 701: 1,528 SF } 7,347 SF



# FLOOR PLANS

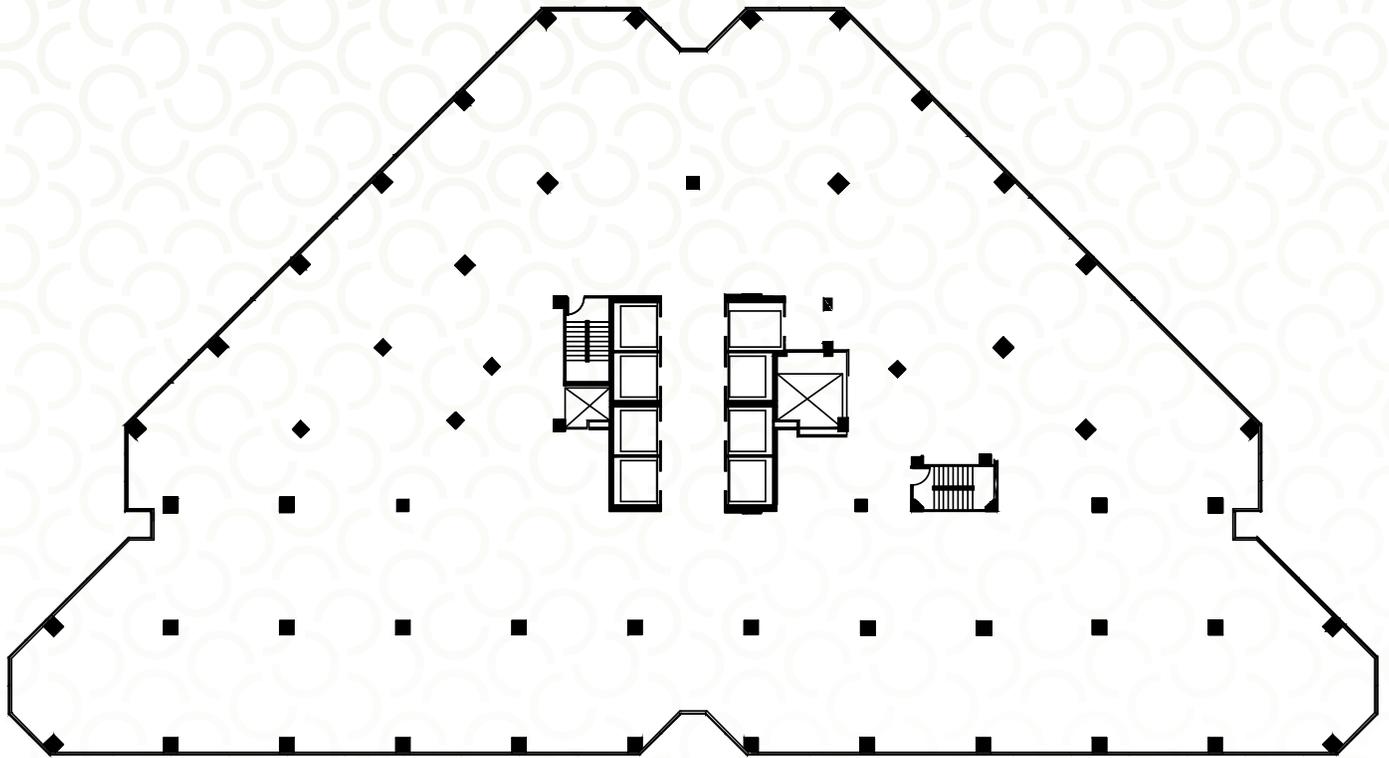
## 12TH FLOOR

3,689 SF



# 13TH FLOOR

Suite 1300: 21,702 SF



75  
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OGR

INSPIRED WORKDAYS HAPPEN HERE

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BEN POWELL  
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