



FOR LEASE

B.F. SAUL  
C O M P A N Y

BETHESDA, MARYLAND



7700

Old Georgetown Rd  
Garden Plaza





# THREE BOUTIQUE CLASS A OFFICE BUILDINGS

INVITING LANDSCAPED  
COURTYARD

1 BLOCK FROM METRO RED LINE

U.S. GREEN BUILDING COUNCIL  
AND LEED CERTIFIED

BUILT IN 1986, RENOVATED  
IN 2011

### ONSITE CONVENIENCES:

- Property management & 24-7 Security
- Bicycle parking
- Parking garage (1.5/1,000)
- 2023 Energy star rated
- Wired Gold Certification



EXCLUSIVE GARDEN PLAZA

# FLEXIBLE BOUTIQUE OFFICE AVAILABILITY

### 7605 ARLINGTON ROAD

2ND FLOOR SUITE 250 1,583 SF

### 7700 OLD GEORGETOWN ROAD

8TH FLOOR SUITE 850 5,203 SF

6TH FLOOR SUITE 600 5,958 SF

SUITE 615 2,807 SF SPEC SUITE

SUITE 640 2,756 SF SPEC SUITE

SUITE 650 1,231 SF SPEC SUITE

4TH FLOOR SUITE 425 2,306 SF SPEC SUITE

SUITE 450 4,714 SF SPEC SUITE

2ND FLOOR SUITE 200 13,487 SF

SUITE 210 3,112 SF

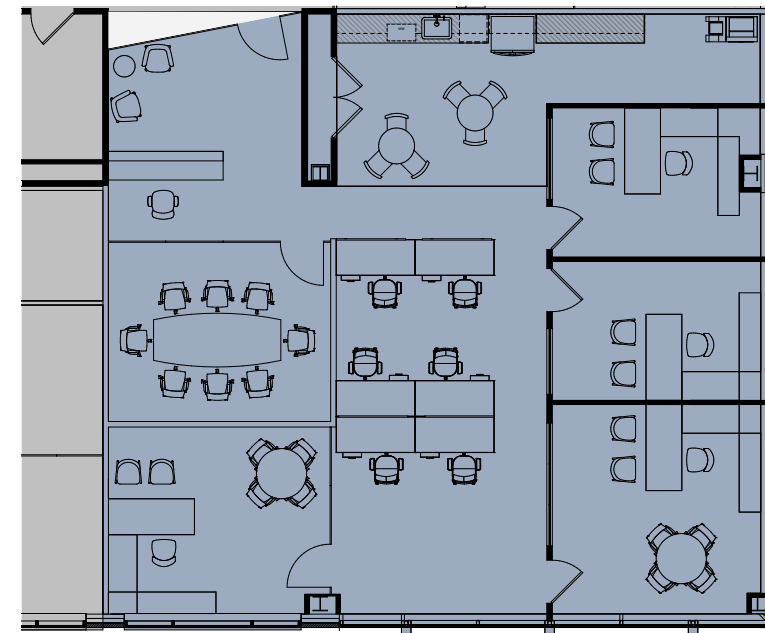
1ST FLOOR SUITE 102 1,021 SF

SUITE 150 3,202 SF



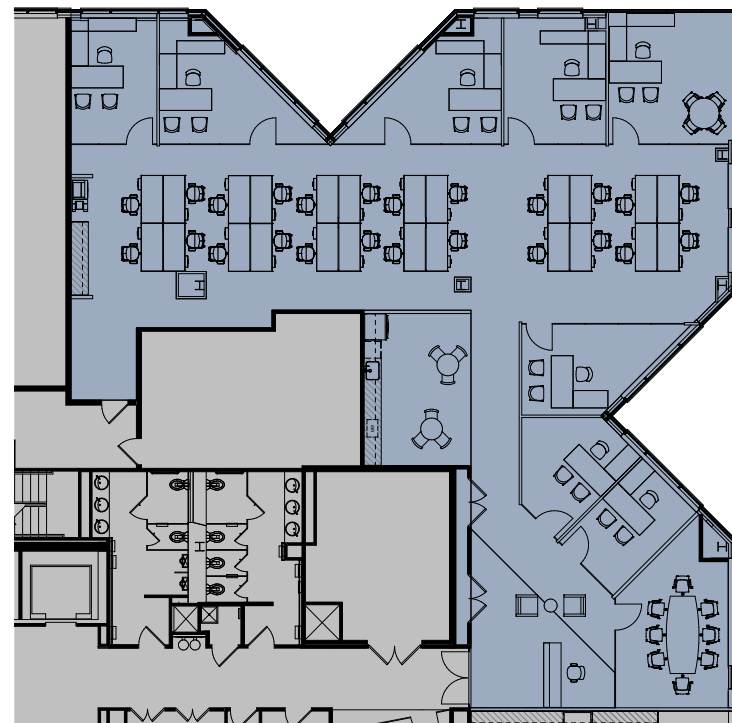


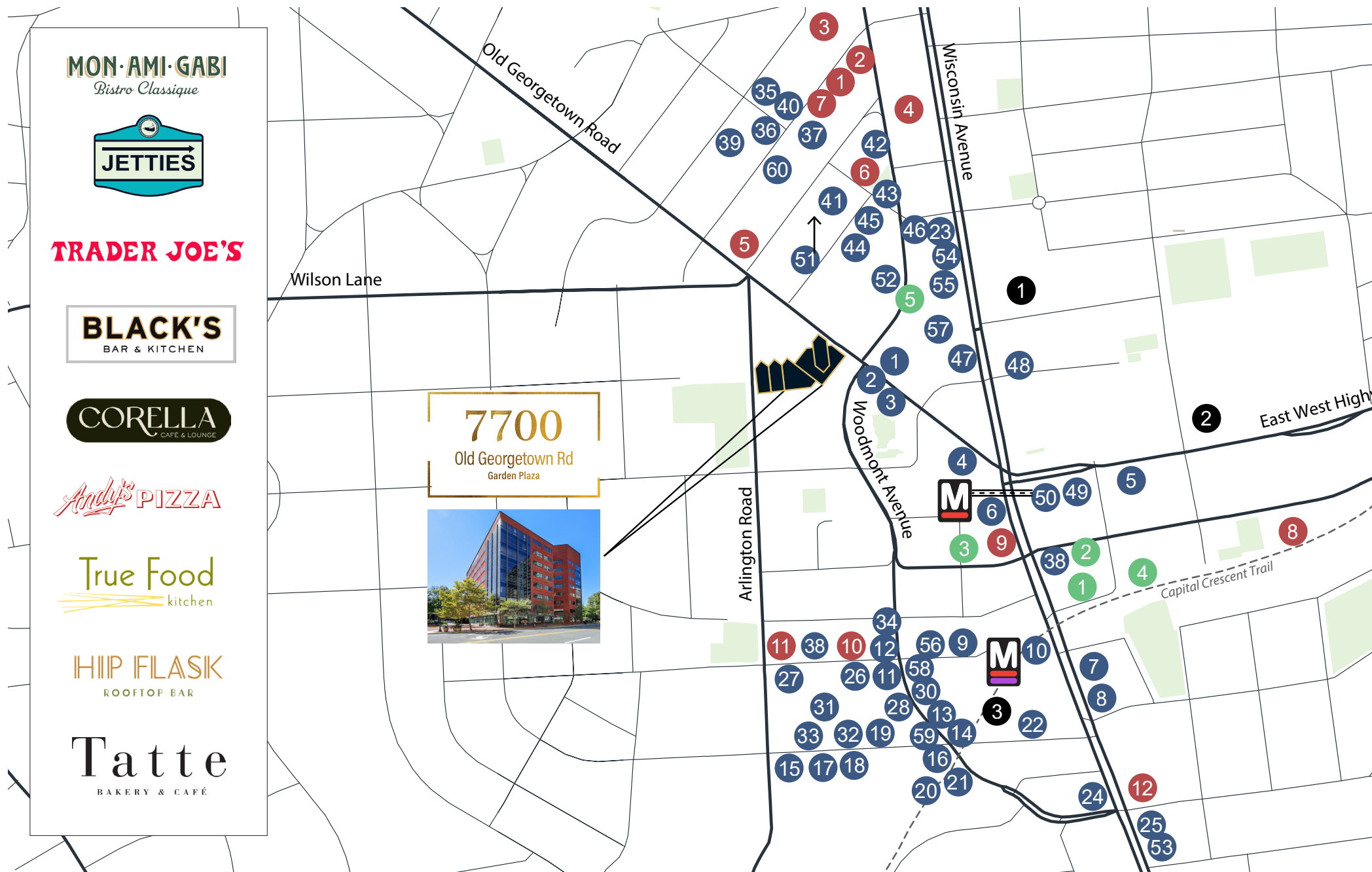
**SUITE 425**  
2,306 RSF



# SPACIOUS SPEC SUITES

**SUITE 450**  
4,714 SF





**99** WALK SCORE  
**88** BIKE SCORE  
**2.0** MILES TO  
**I-495 & I-270**

**RESTAURANT**

- |                           |                             |                               |                           |                             |
|---------------------------|-----------------------------|-------------------------------|---------------------------|-----------------------------|
| 1. Lidl                   | 13. Fish Taco               | 25. Moby Dick House of Kabob  | 37. Olazzo                | 49. Andy's Pizza            |
| 2. &pizza                 | 14. Mon Ami Gabi            | 26. PLANTA                    | 38. Corella Café & Lounge | 50. Ceremony Coffee         |
| 3. Chipotle               | 15. Uncle Julio's           | 27. Maman                     | 39. Guardado's            | 51. Paris Baguette          |
| 4. Dunkin' Donuts         | 16. PAUL                    | 28. Raku                      | 40. Barrel & Crow         | 52. Black's Kitchen and Bar |
| 5. Q by Peter Chang       | 17. Georgetown Cupcake      | 29. Luke's Lobster            | 41. Casa Oaxaca           | 53. Don Pollo               |
| 6. Starbucks              | 18. CAVA                    | 30. Joe & The Juice           | 42. Dog Haus              | 54. Trader Joe's            |
| 7. Subway                 | 19. Bethesda Bagels         | 31. Hawkers Asian Street Food | 43. Jettie's              | 55. Hip Flask               |
| 8. Panera Bread           | 20. Chopt Creative Salad Co | 32. Sweetgreen                | 44. Medium Rare           | 56. Potbelly                |
| 9. Tropical Smoothie Cafe | 21. Silver                  | 33. Poké Dojo                 | 45. Anthony's             | 57. Original Pancake House  |
| 10. Tatte Bakery & Cafe   | 22. World of Beer           | 34. The Salt Line             | 46. Tastee Diner          | 58. Spanish Diner           |
| 11. Matchbox              | 23. Smoothie King           | 35. Bacchus of Lebanon        | 47. Bethesda Deli         | 59. Terrain Cafe            |
| 12. Chiko                 | 24. True Food Kitchen       | 36. Tommy Joe's               | 48. Bite of Asia          | 60. Gringos & Mariachis     |

**GYM**

1. Crossfit Bethesda
2. Urban Boxing
3. Barre 3
4. Orangetheory Fitness
5. IGNITE Good Health
6. PureFire Yoga
7. SoulFire Collective
8. OneLife Fitness
9. Ultimate Performance
10. Equinox
11. SoulCycle
12. [Solid core]

**HOTEL**

1. Residence Inn
2. AC Hotel
3. Hyatt Regency
4. Hilton Garden Inn
5. Marriott Downtown Bethesda

**THEATER**

1. Landmark Bethesda - Bethesda Theater
2. Round House Theater
3. Landmark Bethesda - Bethesda Row Cinema

**TRANSIT TRAIN**

- Redline Entrance
- Redline/Future Purple Line
- Underground Pedestrian Walkway

# 7700

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