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○ GR



RETAIL SPACE AVAILABLE

**HR**  
RETAIL  
A MEMBER OF CHAINLINKS RETAIL ADVISORS





7500 Old Georgetown Road is a Class-A office asset, located at the intersection of Wisconsin Avenue (35,644 AAWDT) and Old Georgetown Road (29,092 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 9,277 ADT)



**PARK**

- ABUNDANT PARKING IN ADJACENT GARAGES



**DRINK**

- AMENITY RICH NEIGHBORHOOD



**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**



**157,966**  
Residents



**\$247,710**  
Average Household Income



**202,097**  
Total Number of Employees



**89.5%**  
Bachelor's Degree or Higher

**DOWNTOWN BETHESDA**



**9.2M SF**  
Existing Office Space



**3,180**  
Approved Residential Units



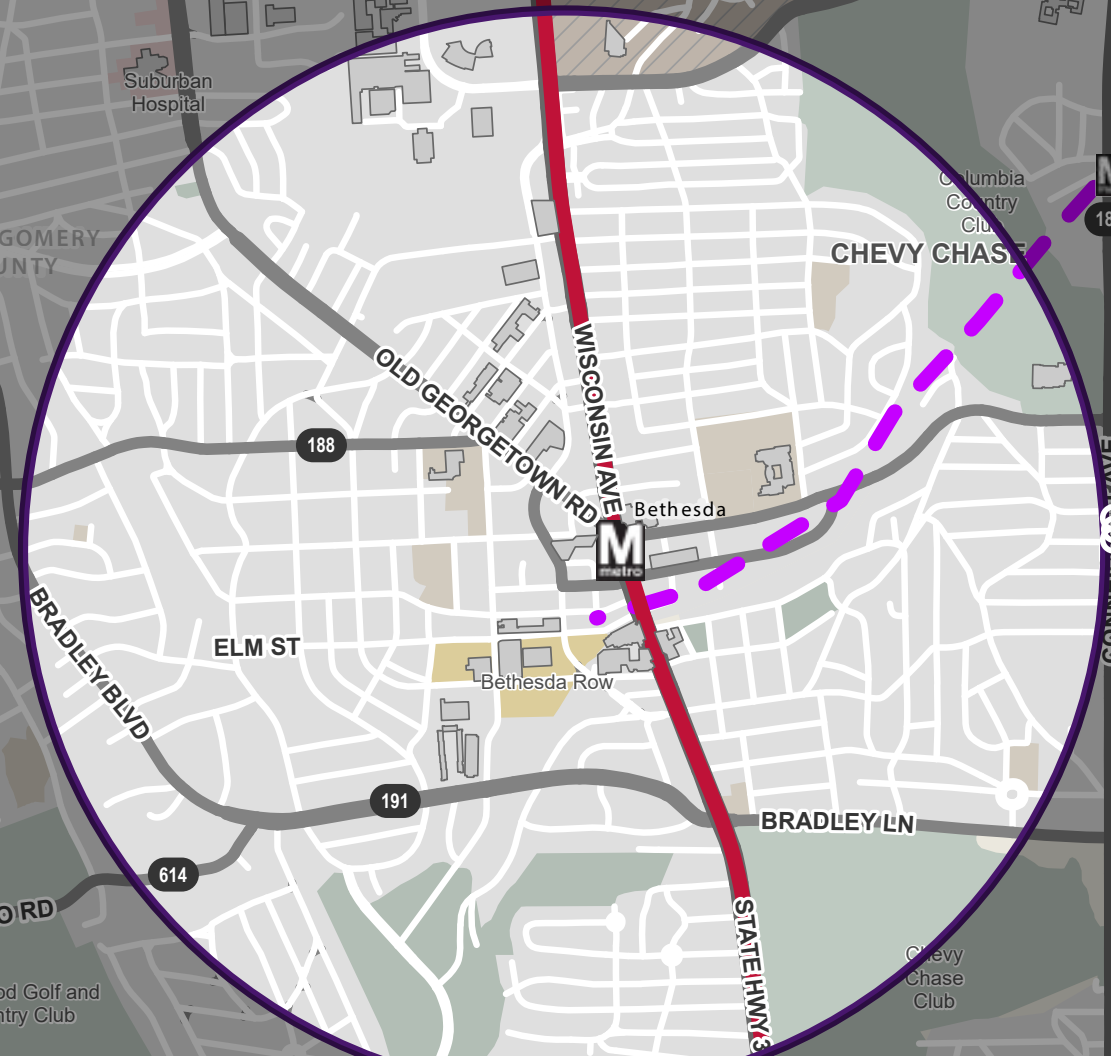
**17**  
Hotels



**193**  
Unique Dining Destinations



**8,999**  
Average Weekday Passengers



**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 in 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.



# RETAIL MARKET

187

MEDICAL CENTER  
5,250 AWP

75  
00  
OGR



HUNTINGTON PKWY

NIH  
18,000+ Employees

355

185

Harris Teeter  
Your Neighborhood Food Market

WISCONSIN AVE

ROCK-BOTTOM  
RESTAURANT & BREWERY  
GRINGOS & MARACHA'S  
OLAZZO  
JETTIES BLACK'S  
Caddies

WOODMONT AVE

TRADER JOE'S  
Orangetheory FITNESS

29,092 AAWDT

CVS

187

ANTHONY'S  
COAL FIRED PIZZA  
PIZZA WELL DONE

WOODMONT AVE

WOODMONT GRILL

WOODMONT CRESCENT  
Starbucks

MARRIOTT  
Headquarters  
- 726,000 SF Class A Office  
- 244 Room Hotel  
- 4,000+ Employees

410

7500 OLD GEORGETOWN RD

OLD GEORGETOWN RD

35,644 AAWDT

EAST WEST HWY

BETHESDA ROW  
Apple  
EQUINOX  
PLANTA  
bluemercury

M metro  
BETHESDA  
9,277 AWP

Tatte  
BISERY & CAFE

CHASE  
AVENTINO  
TACOMBI

BRADLEY LN

Giant

THE DARCY  
POTTERY BARN  
pottery barn kids  
SILVER

BRADLEY SC  
STROSNIDERS  
HARDWARE ACE

CVS

CORNERSTONE  
OF BETHESDA  
PETSMART  
STAPLES

SHOPS OF WISCONSIN  
TRADER JOE'S  
TARGET

BRADLEY LN

SAFeway

WISCONSIN AVE

185

BRADLEY LN

355

46,323 AAWDT  
CONNECTICUT AVE



# SITE PLANS

## PLAZA

- 101 - 1,520 SF
- 102 - 1,444 SF
- 103 - 5,266 SF

## METRO

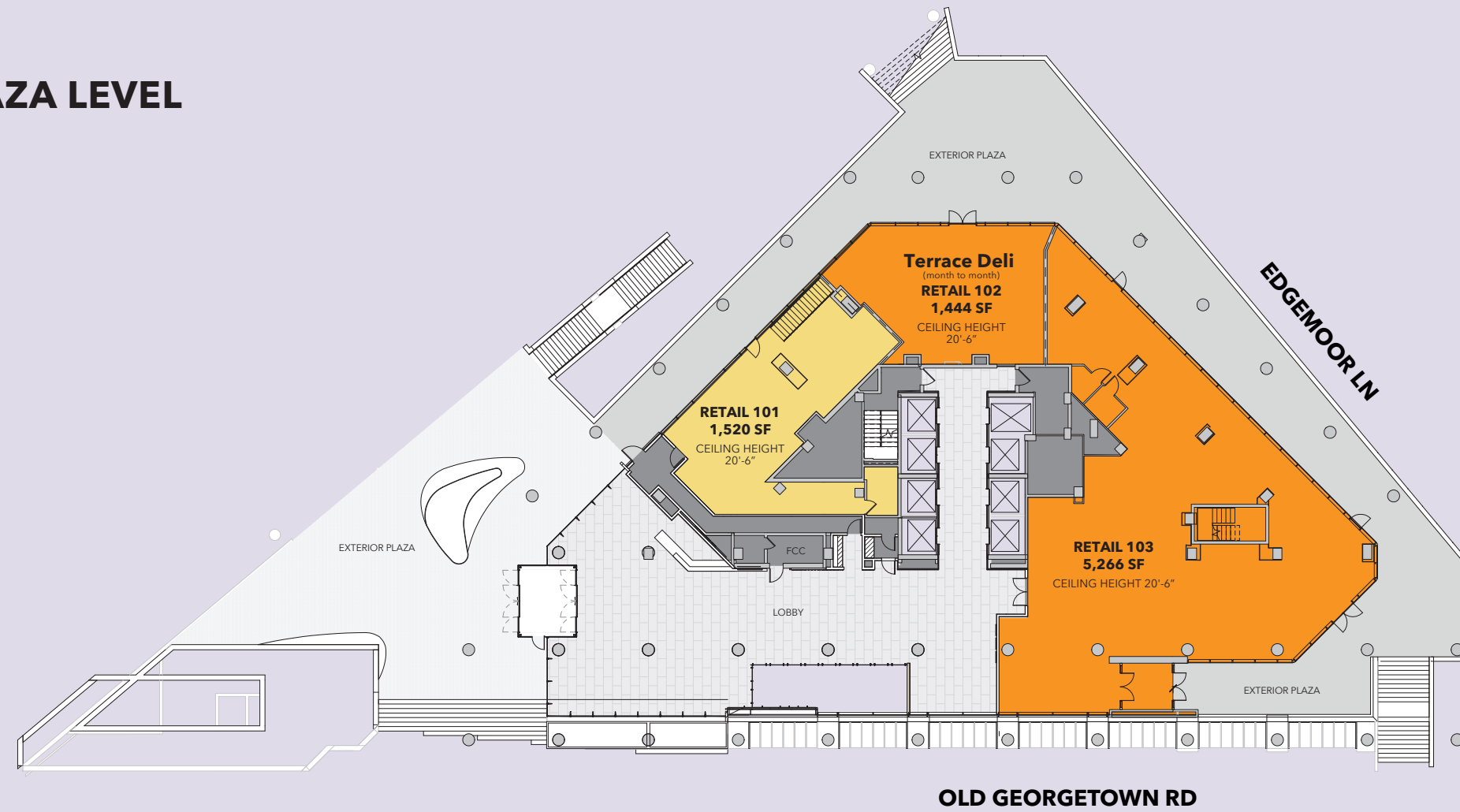
- 02 - 4,432 SF
- 03 - 1,423 SF
- 04 - 6,650 SF
- 05 - 3,306 SF
- 06 - 939 SF

## LEGEND

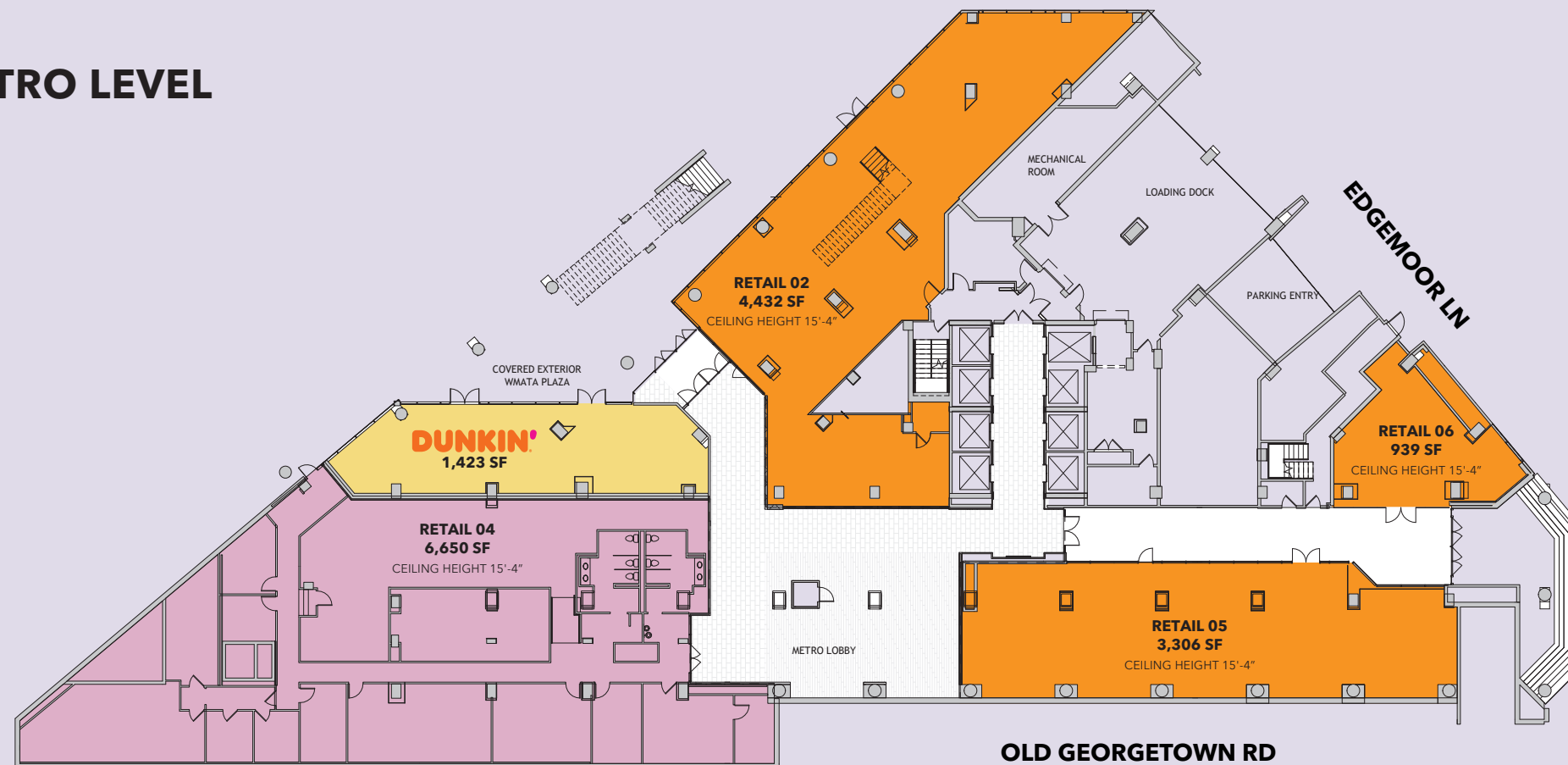
- AVAILABLE
- LEASED
- LOI



## PLAZA LEVEL



## METRO LEVEL





OFFICE SPACE

75  
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OGR

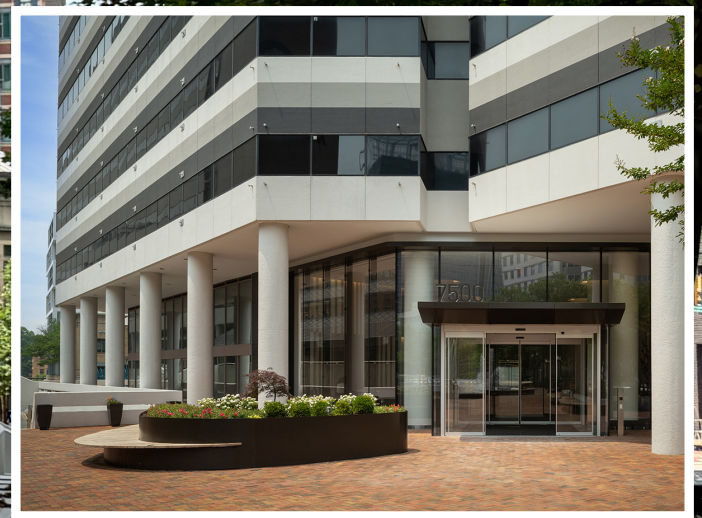
HR  
RETAIL  
A MEMBER OF CHARGES REAL ESTATE



7500

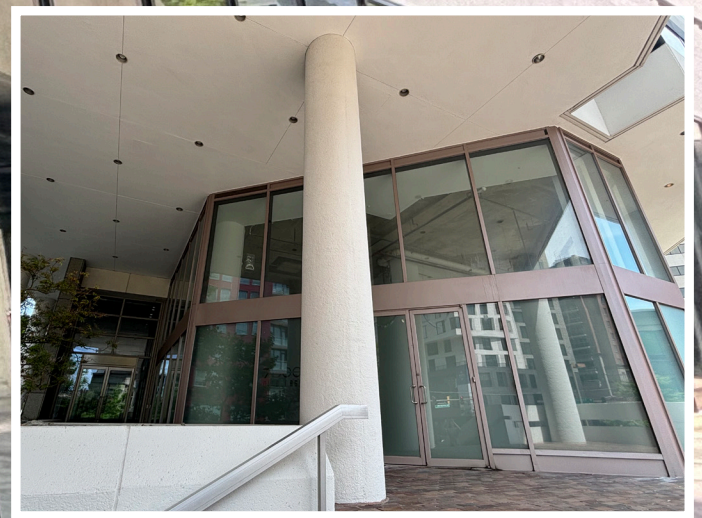


7500





RETAIL SPACE





Leasing by:

**H&R**  
R E T A I L  
A MEMBER OF CHAINLINKS RETAIL ADVISORS

**7500**  
**OGOR**  
BETHESDA, MD 20814

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