





# Bethesda's new standard for outpatient & office

Just steps from Suburban Hospital and minutes from downtown Bethesda, 78Thirty offers unbeatable access—with wellness-forward interiors, efficient layouts, and environments that support focus and calm.

ENTIRELY REIMAGINED  FOR THE REAL WORLD



All-New  
Renovations

DELIVERING 2026



Proximity  
Driven

DOWNTOWN BETHESDA



Dedicated  
Parking

NO HASSLE



Premier  
Amenities

ON & OFF-SITE







# Office space with bedside manner

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78Thirty blends medical-grade infrastructure with an office-first experience — offering tenants and patients a space that feels intentional, elevated, and easy from the moment they arrive.

56,660 SF  
TOTAL RBA

1985 / 2026  
BUILT / RENOVATED

14,360 SF  
TYPICAL FLOOR

97  
WALK SCORE

BETHESDA-OWNED.  
**BETHESDA-RUN.**

Ronald D. Paul  
COMPANIES

Rest assured, you're backed by the local expertise of Ronald D. Paul Companies. With a hands-on, Bethesda-based management team, decisions are made quickly and with the community in mind.



# Experience a professional building with personal touch

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The only building in Bethesda where proximity and purpose drive productivity and well-being. 78Thirty understands the flexibility today's tenants need — with smart planning, private space, and comfortable common areas.



## TENANT LOUNGE

Relax, recharge, and connect in the building's dedicated tenant lounge

## OUTDOOR PATIO

Step from the tenant's lounge onto a private outdoor patio—perfect for a breath of fresh air between meetings or patients



## DROP-OFF AREA / VALET

A convenient ground-level drop-off and valet area ensures smooth, stress-free arrivals for all



## P1 LEVEL

## EASE OF ARRIVAL & DEPARTURE

Direct garage-to-elevator access makes arriving quick and seamless for both patients and staff



# Closer to home, closer to care

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7830 Old Georgetown Road places your office near Suburban Hospital, the NIH, and downtown Bethesda — with on-site parking, metro proximity, building-front WMATA bus stop, and walkable access to dining, shops, and services.

## WALKABLE NEIGHBORHOOD FAVORITES

THE  
**SALT LINE**  
OYSTER + ALE

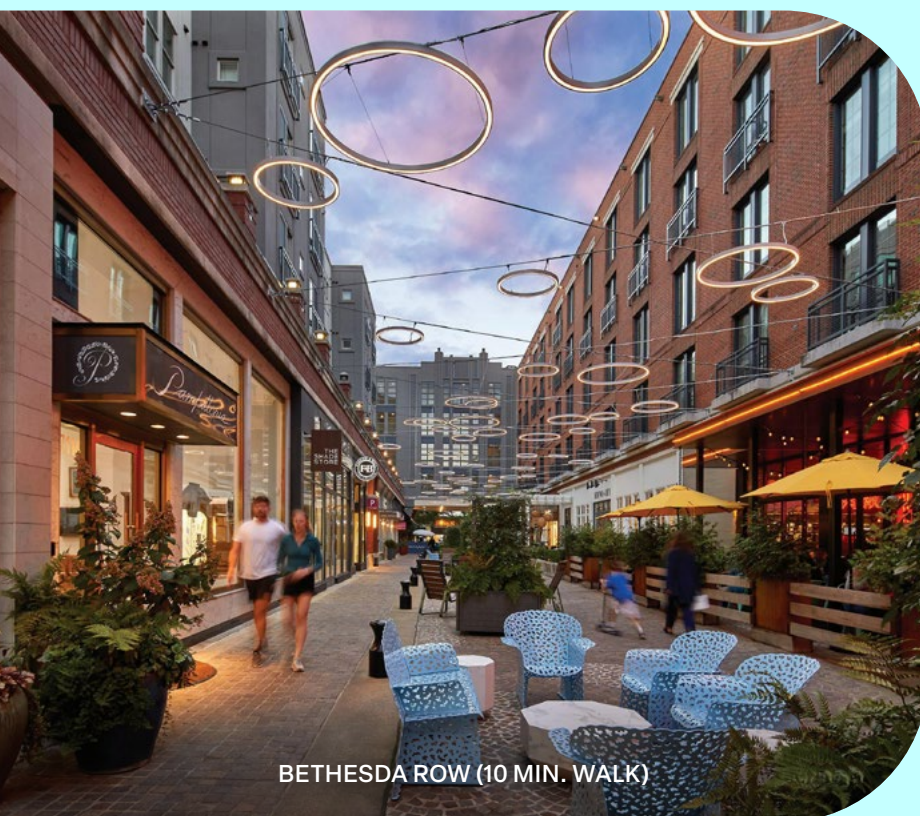
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**EQUINOX**  
PARIS BAGUETTE

**MEDIUM RARE**

**Harris Teeter**  
YOUR NEIGHBORHOOD MARKET



BETHESDA ROW (10 MIN. WALK)



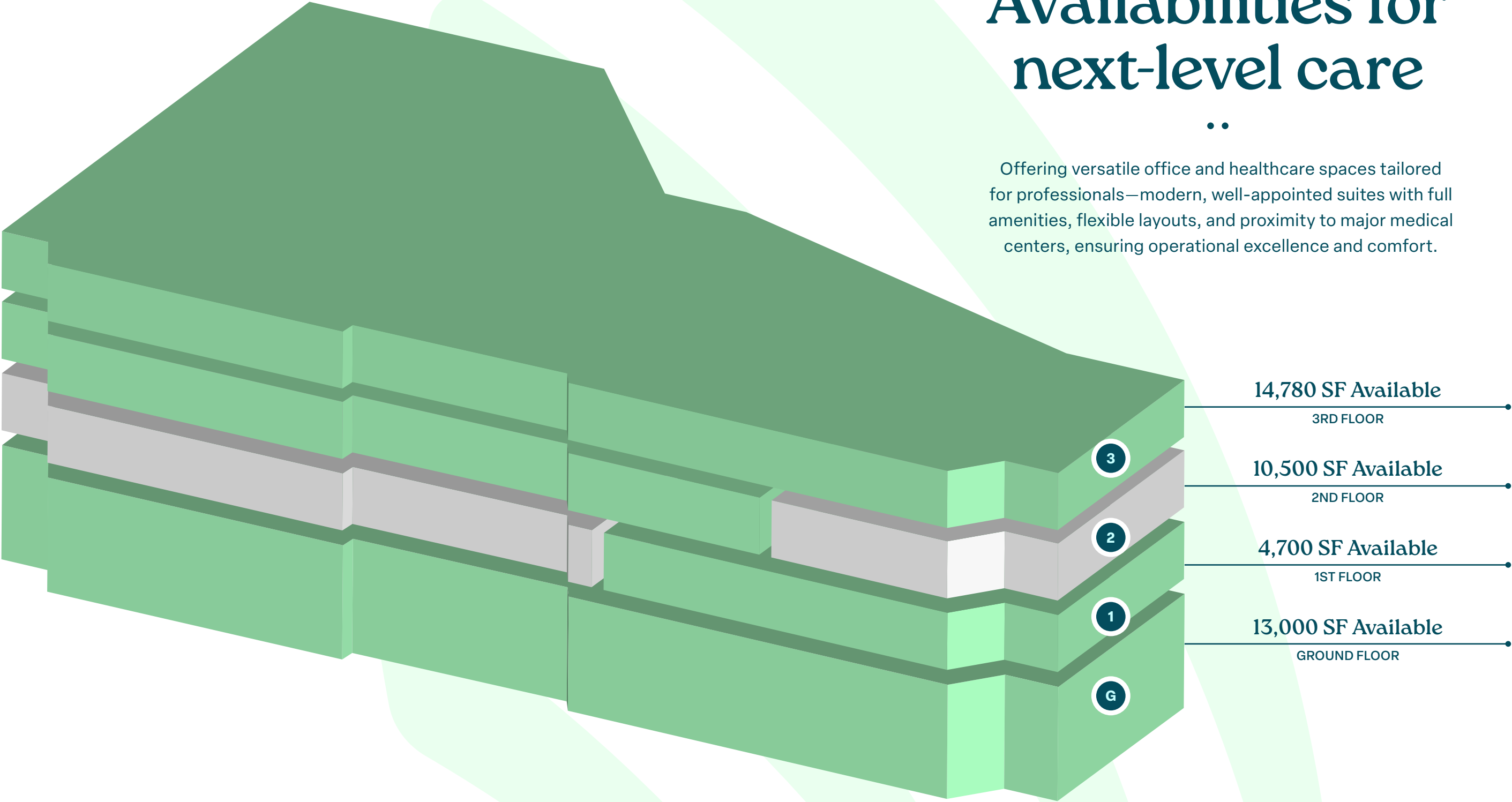
BUS STOP (ON-SITE)



# Availabilities for next-level care

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Offering versatile office and healthcare spaces tailored for professionals—modern, well-appointed suites with full amenities, flexible layouts, and proximity to major medical centers, ensuring operational excellence and comfort.







Visit [7830OGR.com](https://7830OGR.com)

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