



7500

OLD GEORGETOWN

THE OFFERING

Cushman & Wakefield is pleased to offer for sale **7500 Old Georgetown Road** (the “Property”). 7500 Old Georgetown Road is a generational investment opportunity in Maryland’s most dynamic mixed-use market – **Bethesda, MD**. The 16-story 320,000 square foot, Class A office complex is 40% leased, with direct covered access to the Bethesda Station (Red Line Metro). 7500 Old Georgetown Road is one of the most prominent and recognizable office towers in the Washington, DC area with its impressive signage and presence. The asset underwent a \$21 million renovation in 2023, delivering an impressive tenant experience with a best-in-class amenity package to offer a premier, cost-effective option to tenants in the Bethesda submarket.

7500 Old Georgetown Road presents an ideal opportunity to own a renovated asset at the epicenter of the Bethesda submarket at a generational basis with future development upside as Bethesda continues to evolve.

7500 Old Georgetown Road Bethesda, MD	
Total Rentable Area	320,906 SF
Site Area	36,067 SF (.828 acres)
Stories	16 above-grade, plus mezzanine level
Year Built / Renovated	1984 / 2023
Percent Leased	40%
Typical Floorplates	19,492 SF
Column Spacing	20’
Parking Spaces	390 spaces, four-level underground garage
Major Tenants	Clark Construction, Morgan Stanley, RSC, Northpond
Weighted Average Lease Term	4.5 years
Zoning	CR.8.0, C-6.0, R-7.5, H-290
Total Density Potential	458,848 SF (75% commercial/ 25% residential)



INVESTMENT HIGHLIGHTS



320,000 Square Foot,
Class A Office



Future of Work Tenant Experience
with **\$21M Renovation** Completed
in 2023



40% Leased with
4.5 Years WALT



**Best-in-Class Amenity
Package** at a Discount
to Competition



The Center of it All with
Prime Location in Bethesda



**Excellent First-In
First Out Location**



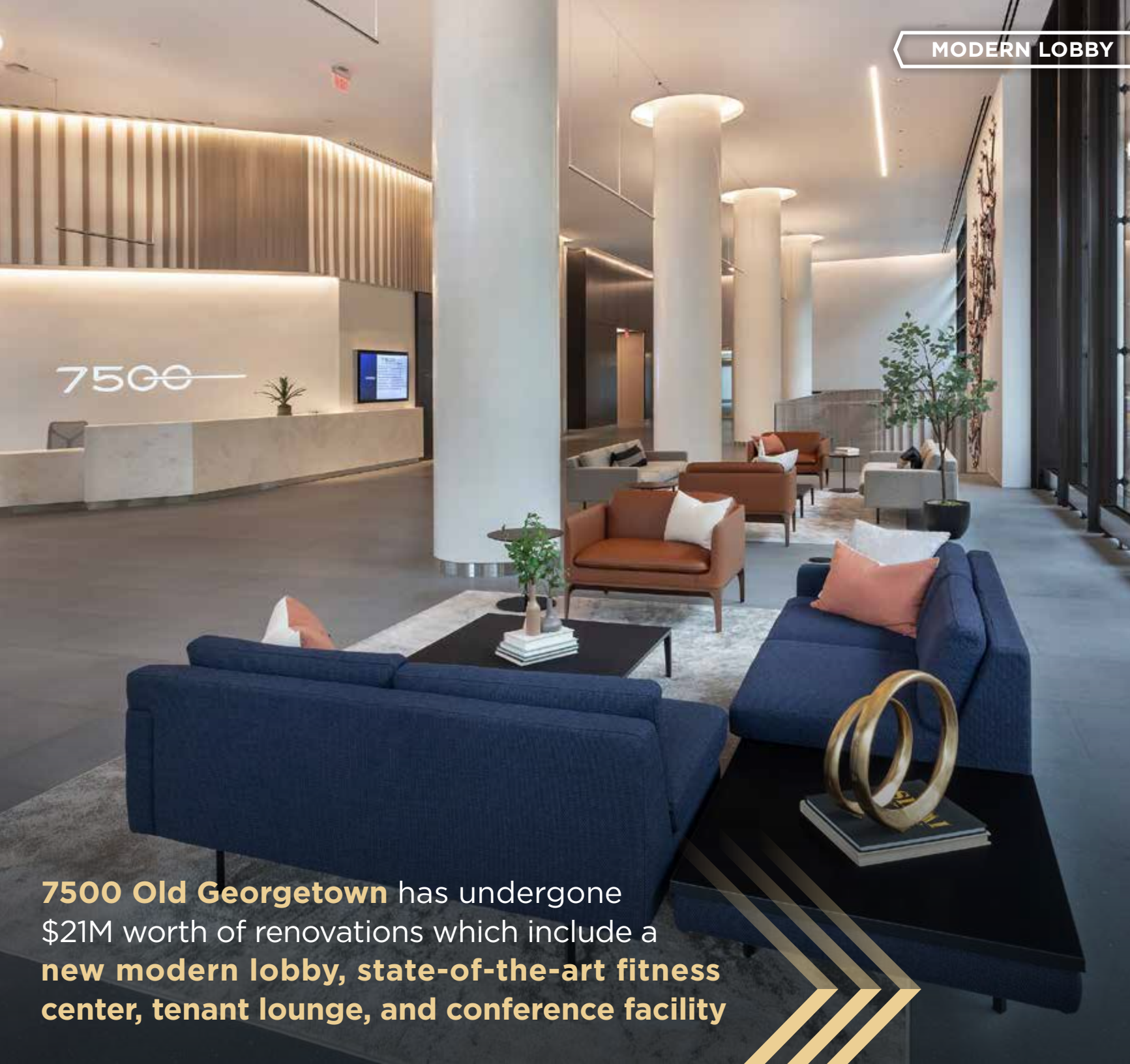
Direct, Covered Access
to **Bethesda Metro Station**



**Retail & Restaurants at Your
Doorstep** with Woodmont
Triangle and Bethesda Row



Optionality for Reskin, Change of
Use, or Multifamily Execution at
Low Basis with Additional Density



MODERN LOBBY



STATE-OF-THE-ART FITNESS CENTER



TENANT LOUNGE



CONFERENCE FACILITY

7500 Old Georgetown has undergone \$21M worth of renovations which include a **new modern lobby, state-of-the-art fitness center, tenant lounge, and conference facility**

THE CENTER OF IT ALL

7500
OLDGEORGETOWN

BETHESDA ROW

CAVA jenis Aveda
sweetgreen allbirds
ANTHROPOLOGIE MON AMI GABI
Tatte Williams-Sonoma JOE & THE JUICE
Landmark Cinema lululemon athletica
Silver Diner Foxtrot Giant

WOODMONT TRIANGLE

STARBUCKS COFFEE
EscapeQuest
JETTIES
MEDIUM RARE
CHIPOTLE MEXICAN GRILL
Taste Diner
WOODMONT GRILL
BARREL + CROW
Guapo's
BENIHANA



M
metro
BETHESDA
METRO STATION



DEVELOPMENT OPTIONALITY MULTIPLE VALUE ENHANCEMENT STRATEGIES

7500 Old Georgetown Road provides an investor optionality to create value enhancement through different strategies.

I. Upside Opportunity

II. Building Renovation/Re-Skin

III. Additional Density





INVESTMENT SALES

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FINANCING