

INSPIRED WORKDAYS  
HAPPEN HERE

75  
00  
OGR

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



CUSHMAN &  
WAKEFIELD



# STEP INSIDE GREATNESS

75  
00  
OGR

7500 OGR

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



FITNESS CENTER



LOWER LEVEL LOUNGE



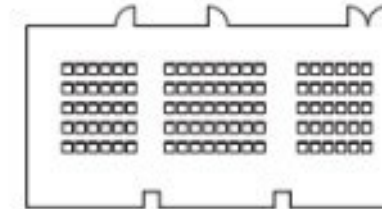
FITNESS LEVEL



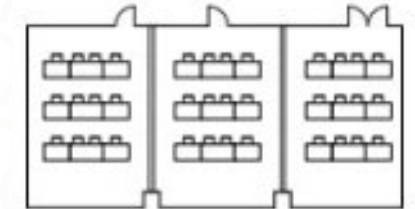
# ONE CONFERENCE CENTER COUNTLESS POSSIBILITIES

## 75 POSSIBLE CONFIGURATIONS

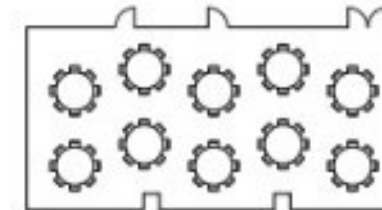
Here are eight of the most popular arrangements using the full room and partition variations:



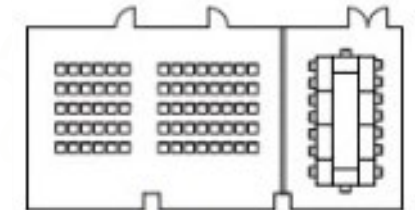
100 PERSON LECTURE



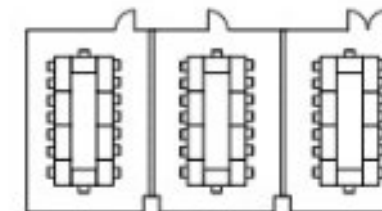
(3) TRAINING ROOMS



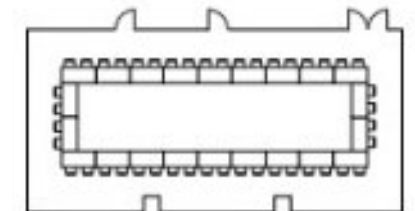
LARGE EVENT



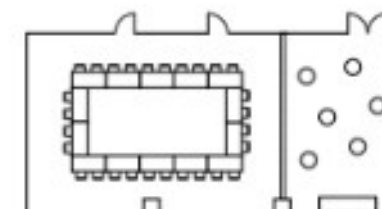
2:1 LECTURE & BOARD ROOM



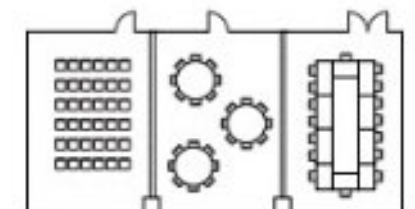
(3) COLLABORATION ROOMS



2:1 LECTURE & BOARD ROOM



2:1 BOARD ROOM & HAPPY HOUR



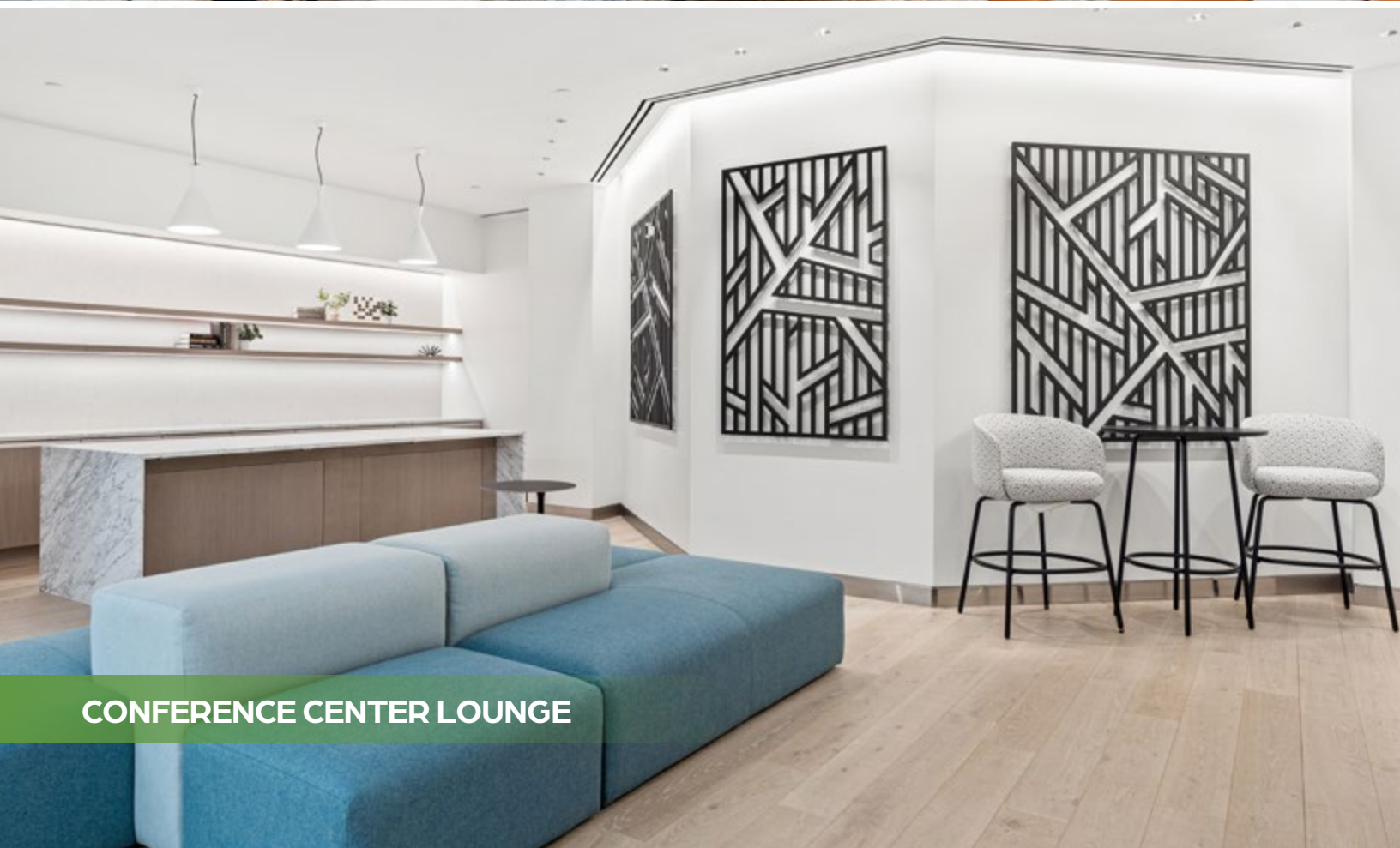
(3) LECTURE, EVENT, BOARD ROOM

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 the new lower-level tenant lounge, directly accessible from the Bethesda Metro Station. This modern space boasts a captivating 20-foot-high art installation and a dynamic mix of seating, perfect for collaboration and connectivity. With a TransitScreen, commuters can easily access real-time updates on Metro rail and bus timings, as well as nearby options for Ubers, bikes, e-bikes, and scooters, all displayed on the lounge's digital wall.



# FITNESS WITH **FLEX APPEAL**

7500 OGR NEW FITNESS CENTER SHOWCASES:



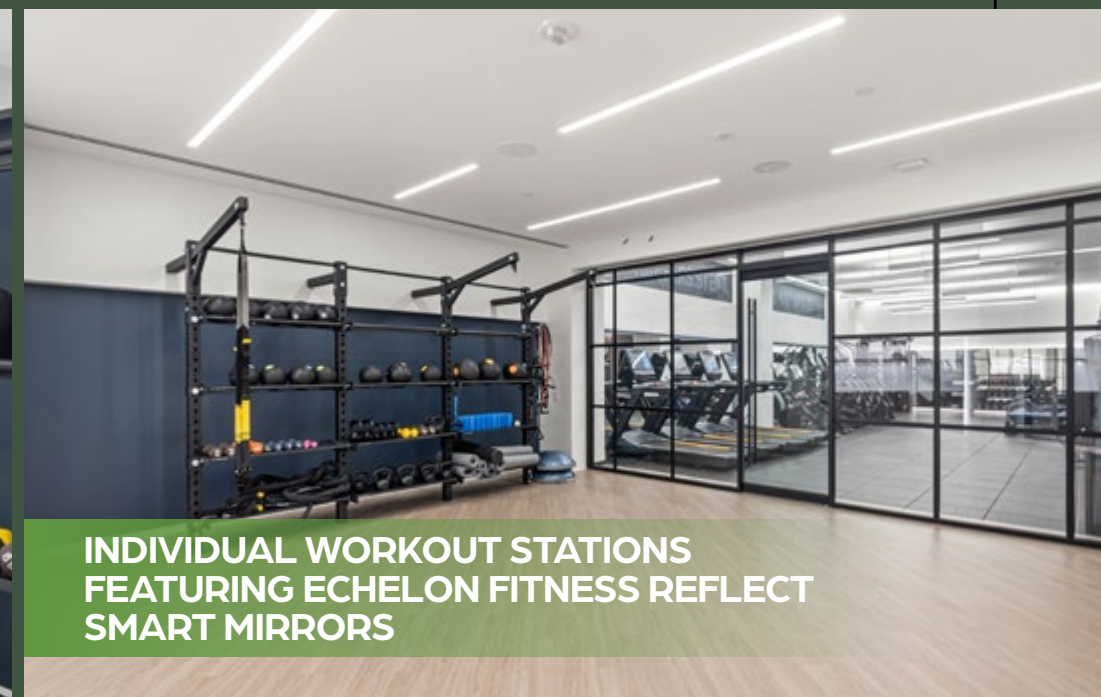
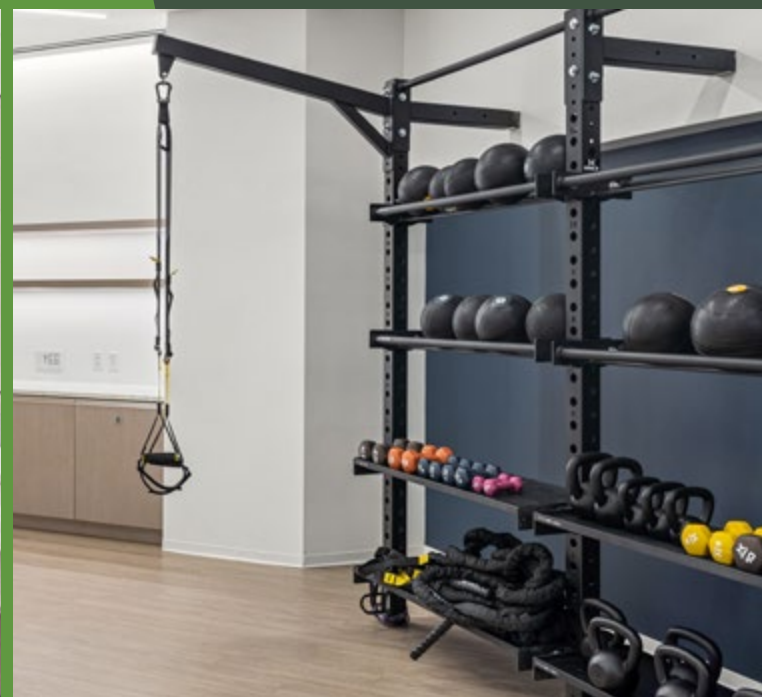
YOGA STUDIO



5,200 SQUARE FEET OF TOP-TIER EQUIPMENT

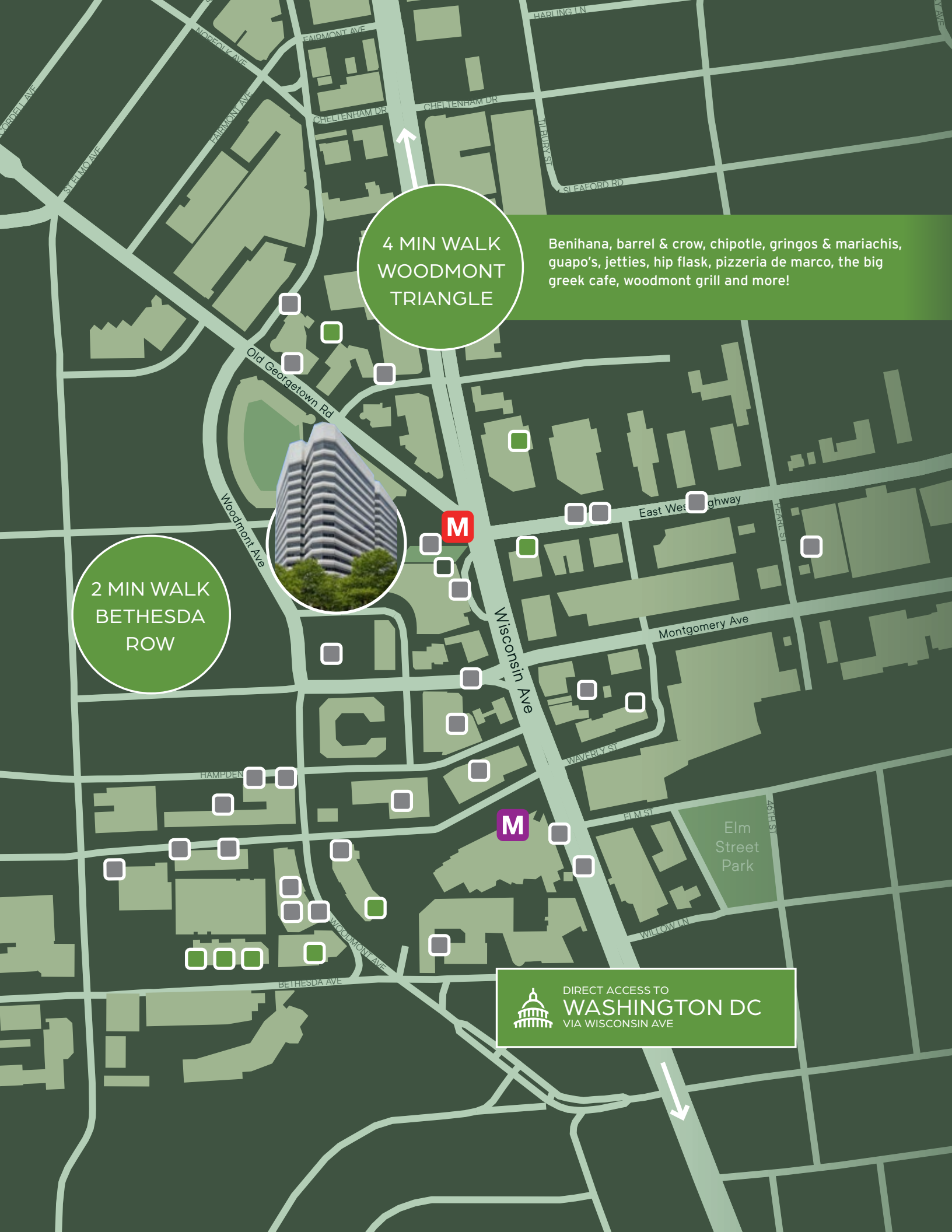


DELUXE LOCKER ROOM FACILITIES



INDIVIDUAL WORKOUT STATIONS  
FEATURING ECHELON FITNESS REFLECT  
SMART MIRRORS





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



## BETHESDA ROW RETAIL

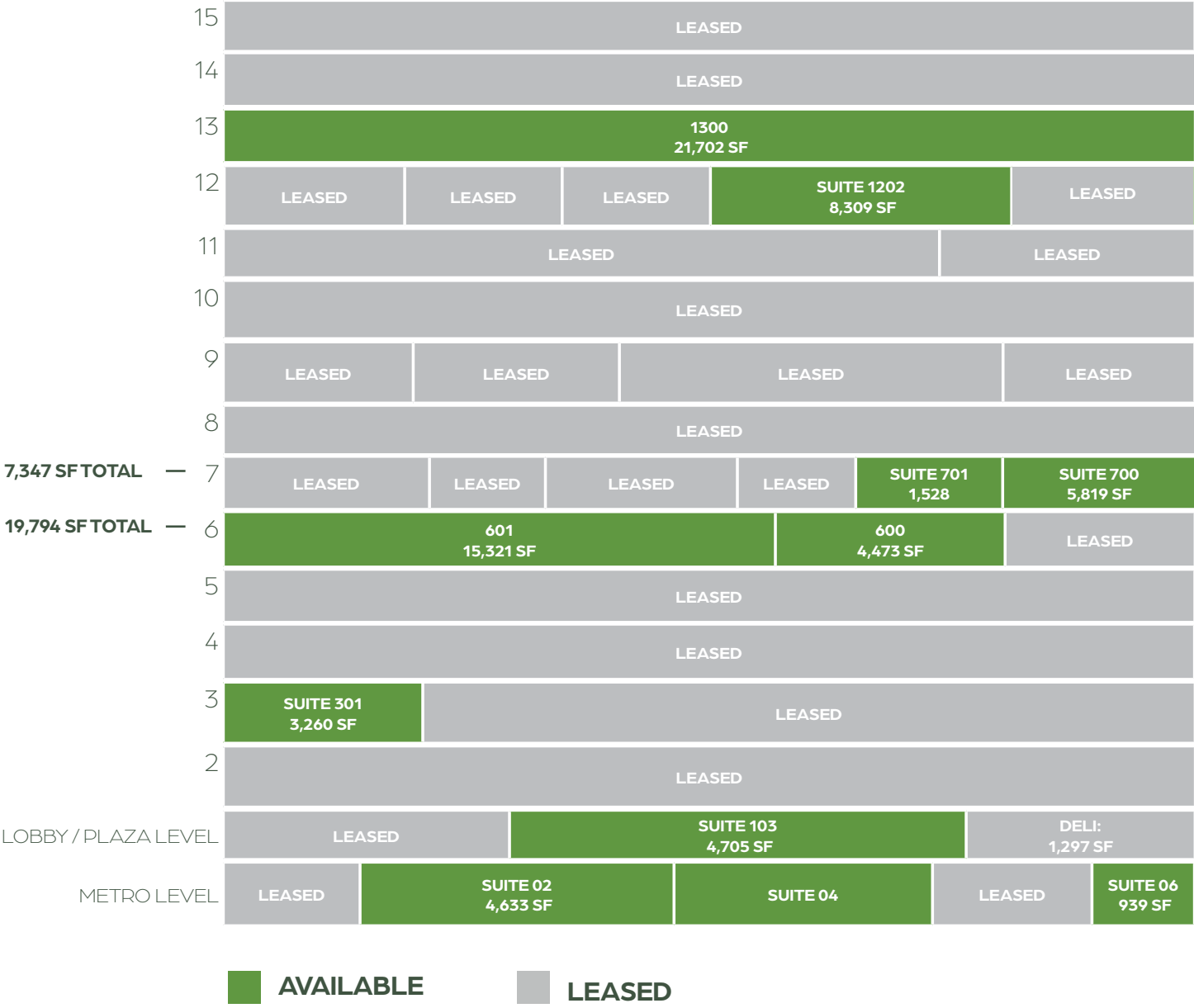
*Includes Giant, sweetgreen, lululemon, Raku, Sassanova, Morley, Mon Ami Gabi, Kapnos Kouzina, The Apple Store, Aveda, Drybar, Equinox, Bluemercury, Warby Parker, Jaleo, Landmark Theatre, Uncle Julio's, Williams-Sonoma, Urban Country, and Anthropologie & Co., among many others, as well as office and a residential community, Upstairs at Bethesda Row.*

RETAIL HOTELS DINING METRO STOPS



# STACKING PLAN

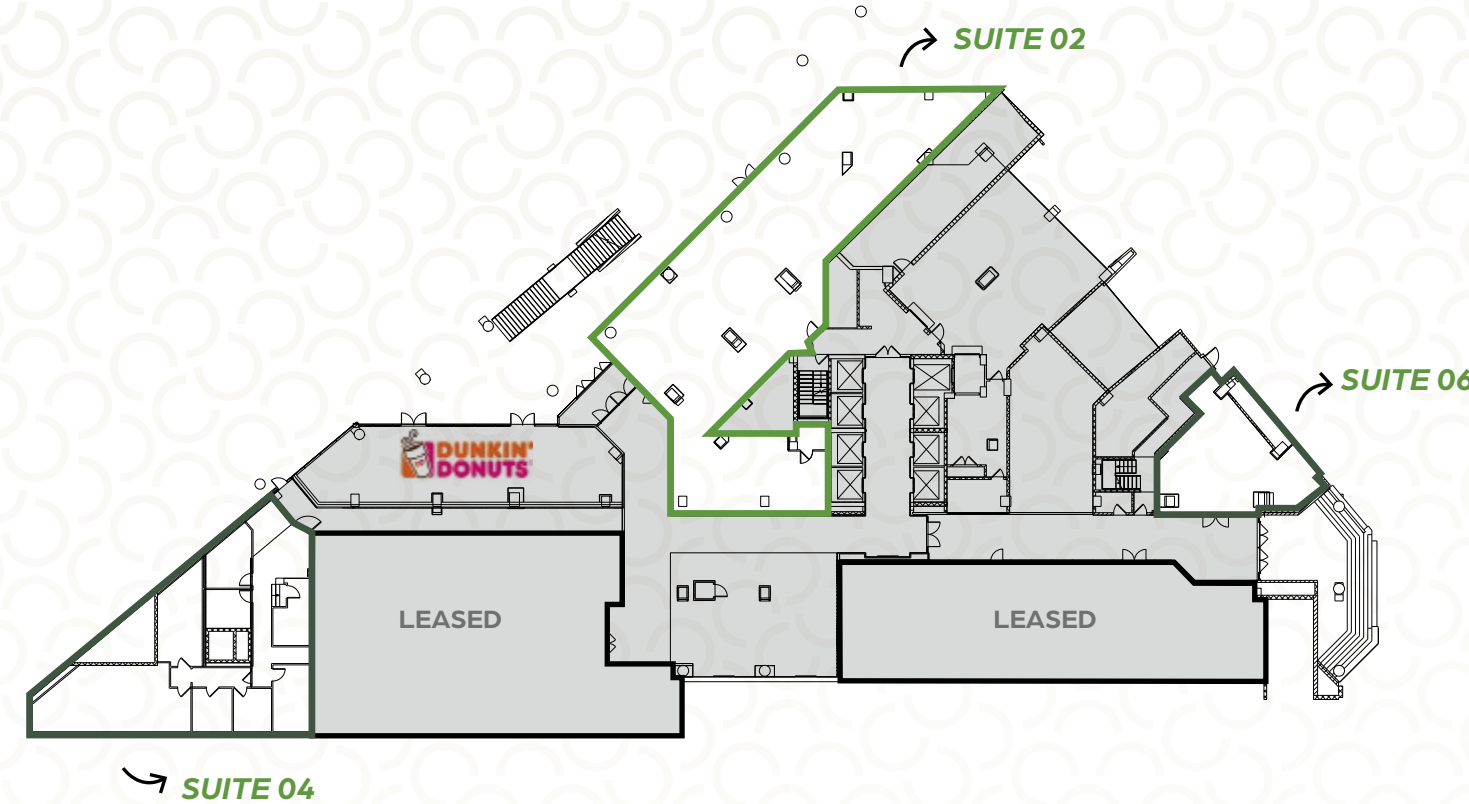
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OGR



# FLOOR PLANS

## METRO LEVEL

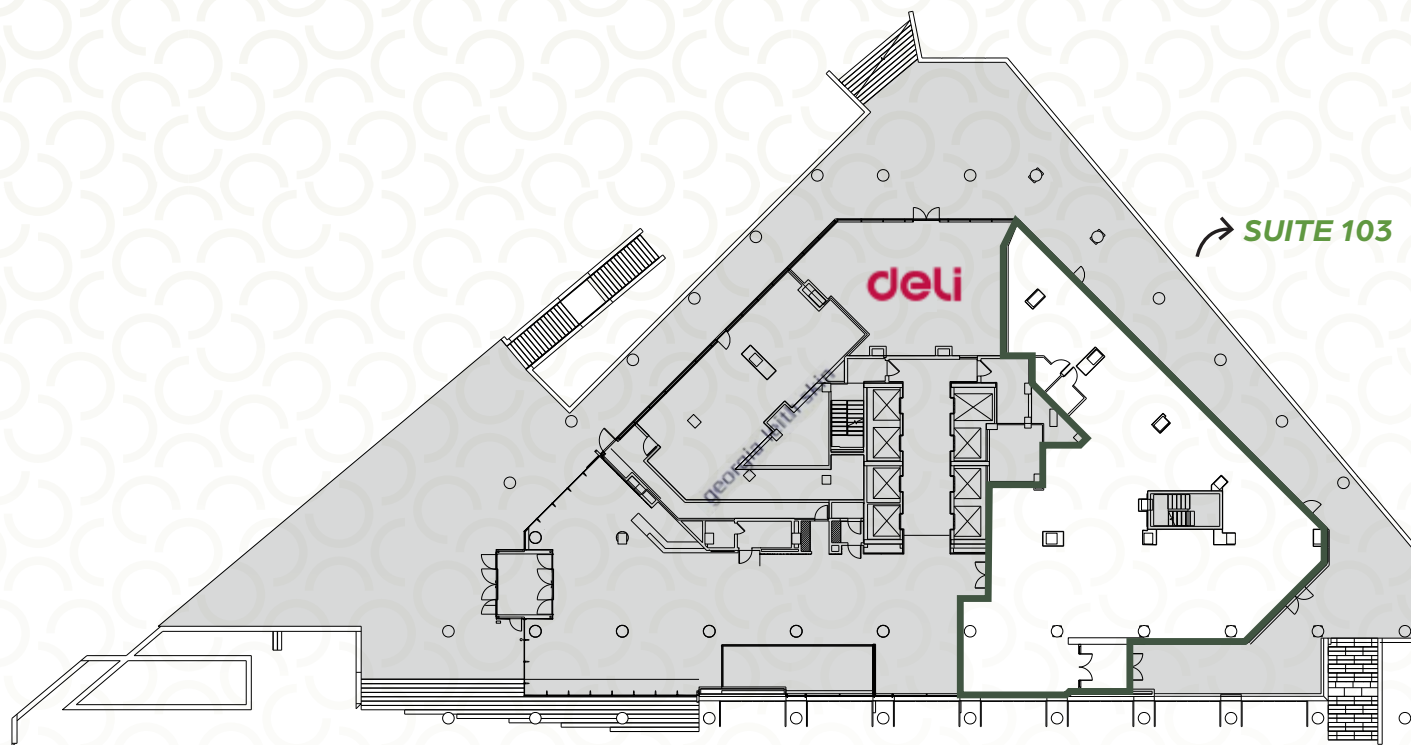
Suite 02: 4,633 SF  
Suite 04  
Suite 06: 939 SF





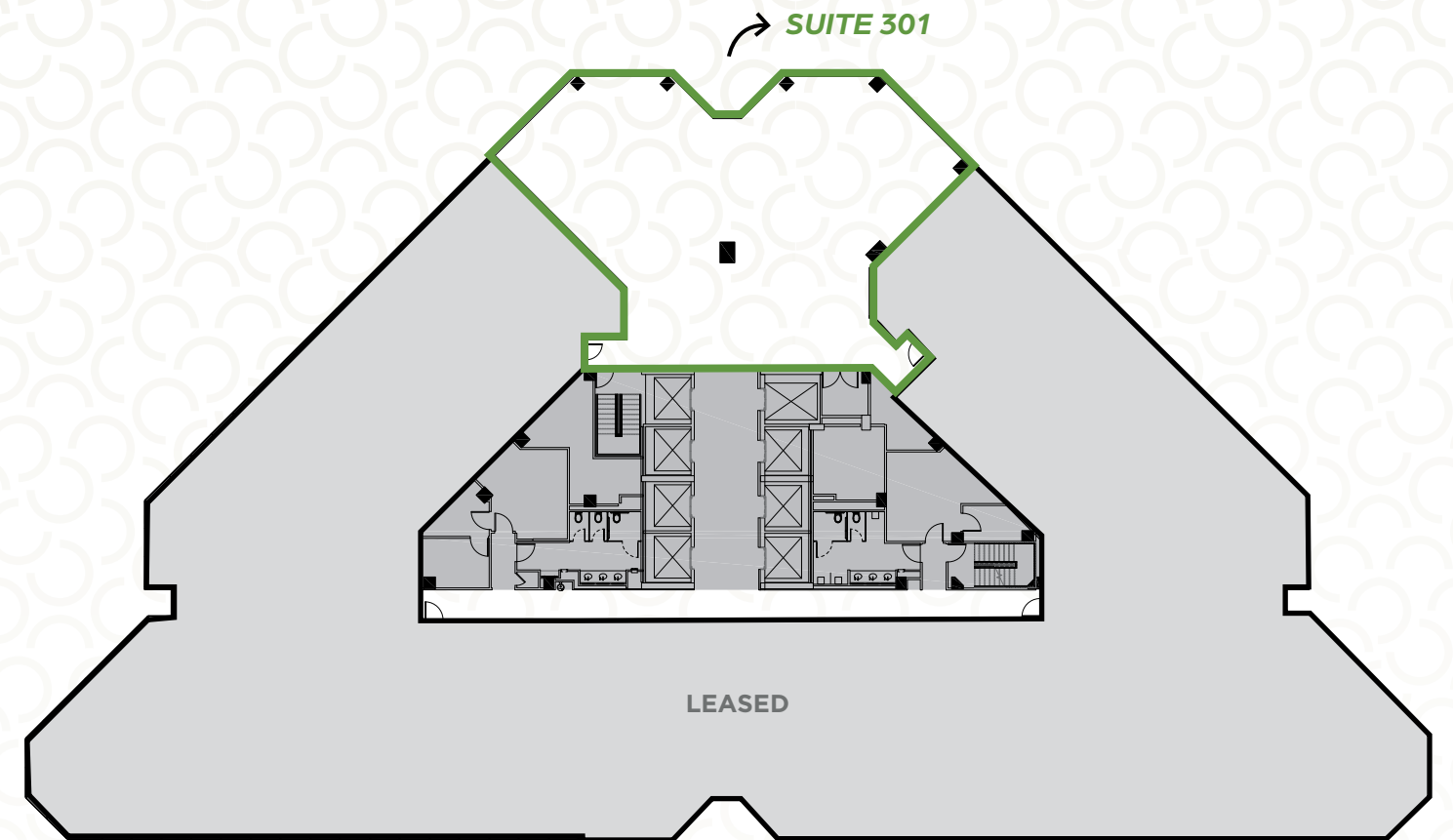
LOBBY / PLAZA LEVEL

Suite 103: 4,705 SF  
Deli: 1,297 SF



3RD FLOOR

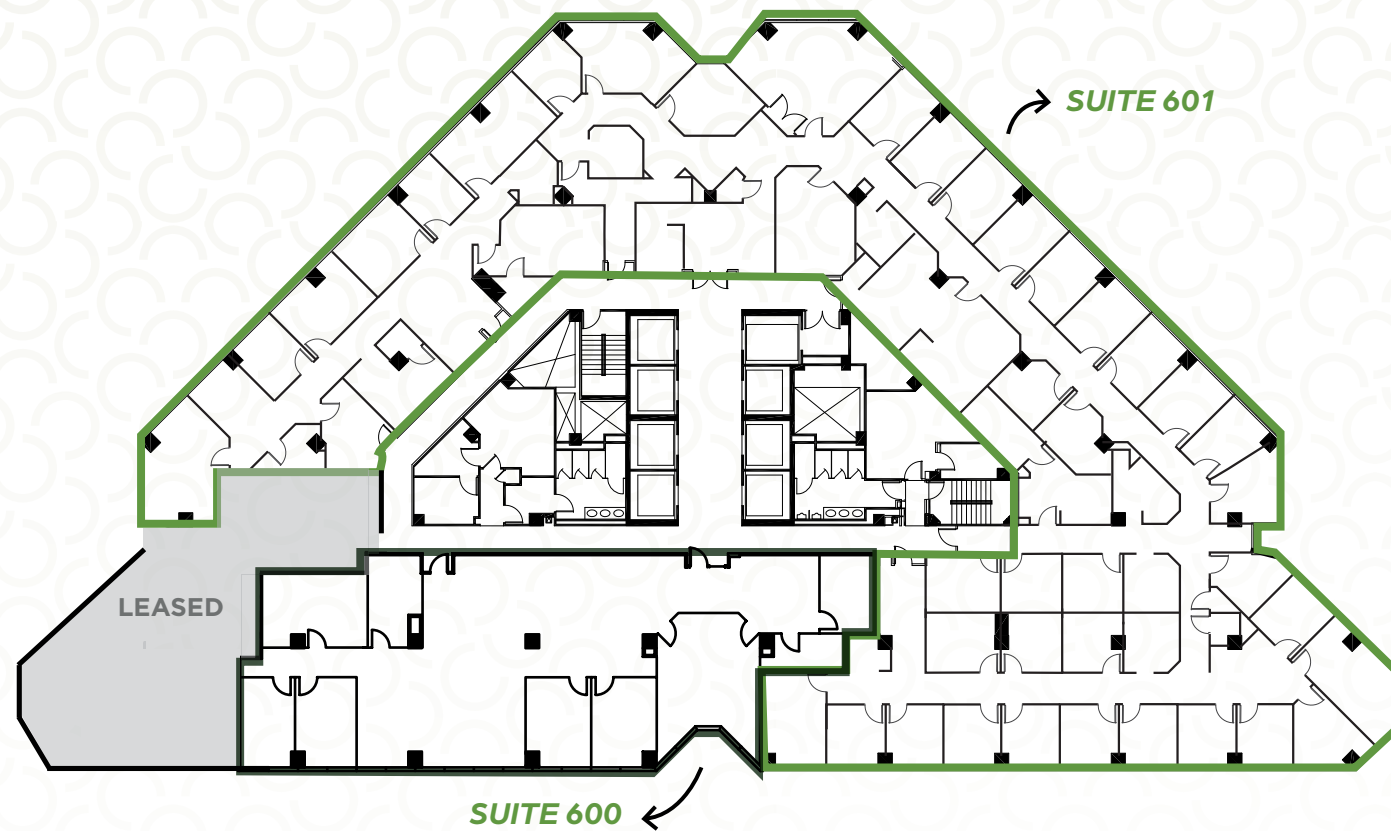
Suite 301: 3,260 SF





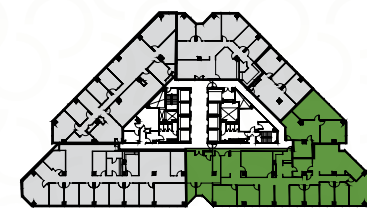
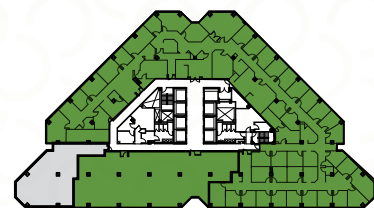
6TH FLOOR

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



7TH FLOOR

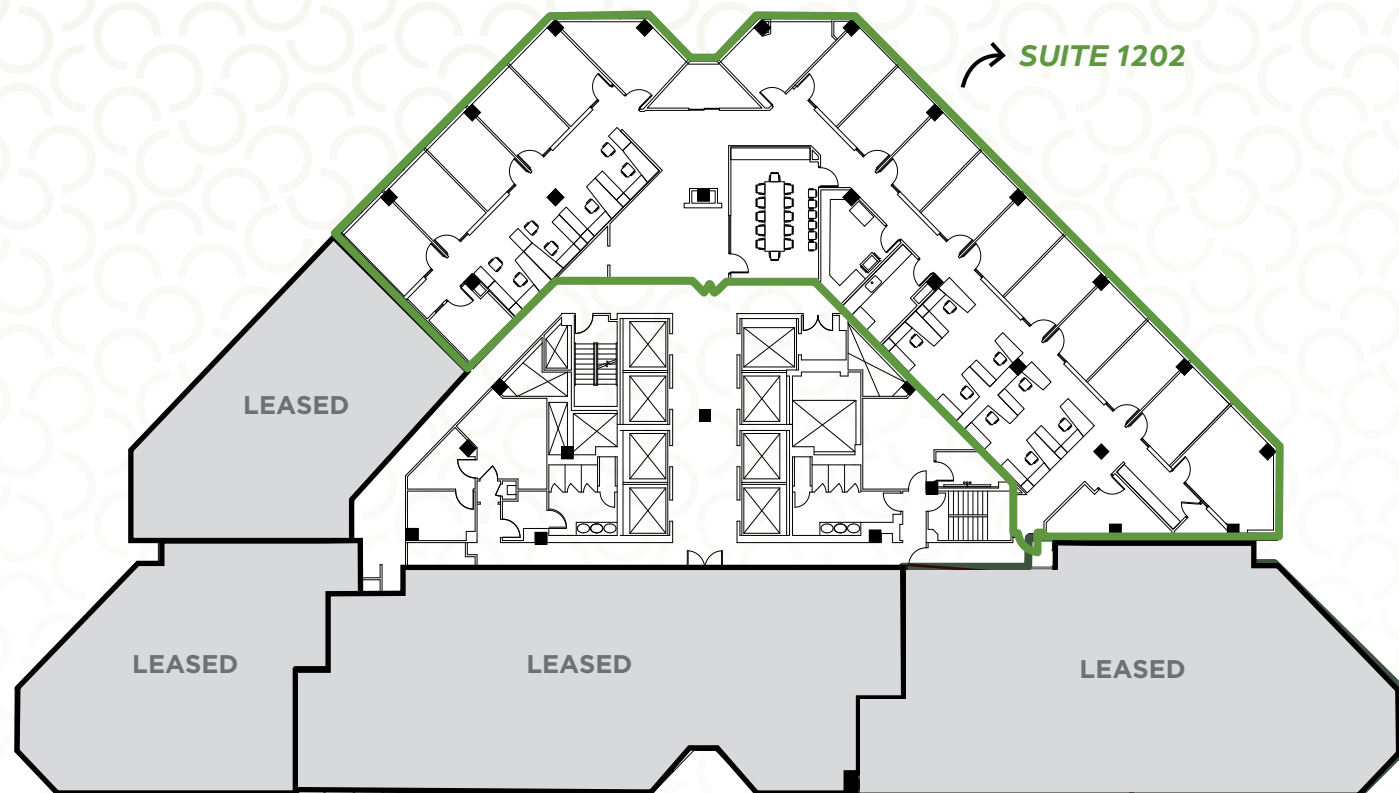
Suite 700: 5,819 SF  
Suite 701: 1,528 SF } 7,347 SF





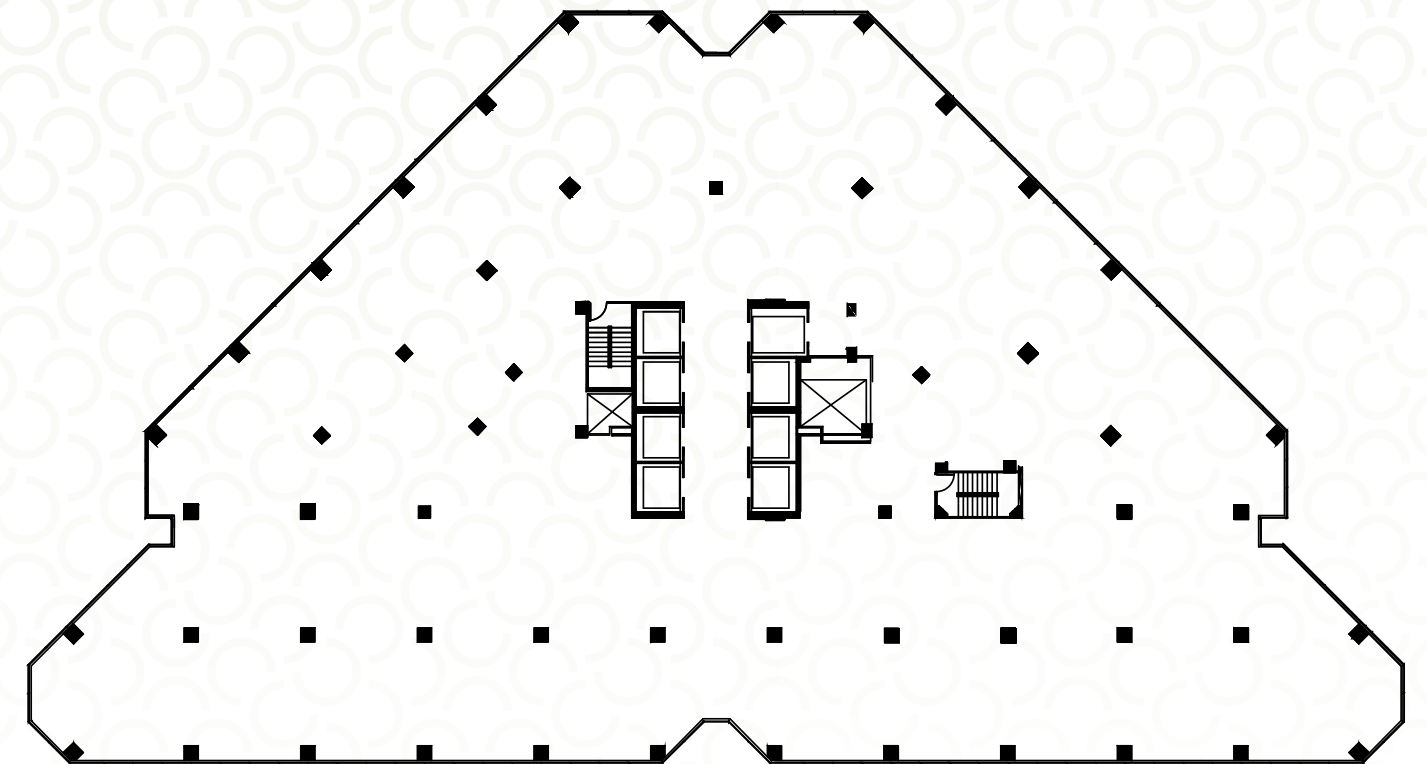
12TH FLOOR

Suite 1202: 8,309 SF



13TH FLOOR

Suite 1300: 21,702 SF







INSPIRED WORKDAYS HAPPEN HERE

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BEN POWELL  
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