

INSPIRED WORKDAYS
HAPPEN HERE

75
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OGR

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



STEP INSIDE GREATNESS

75
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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.

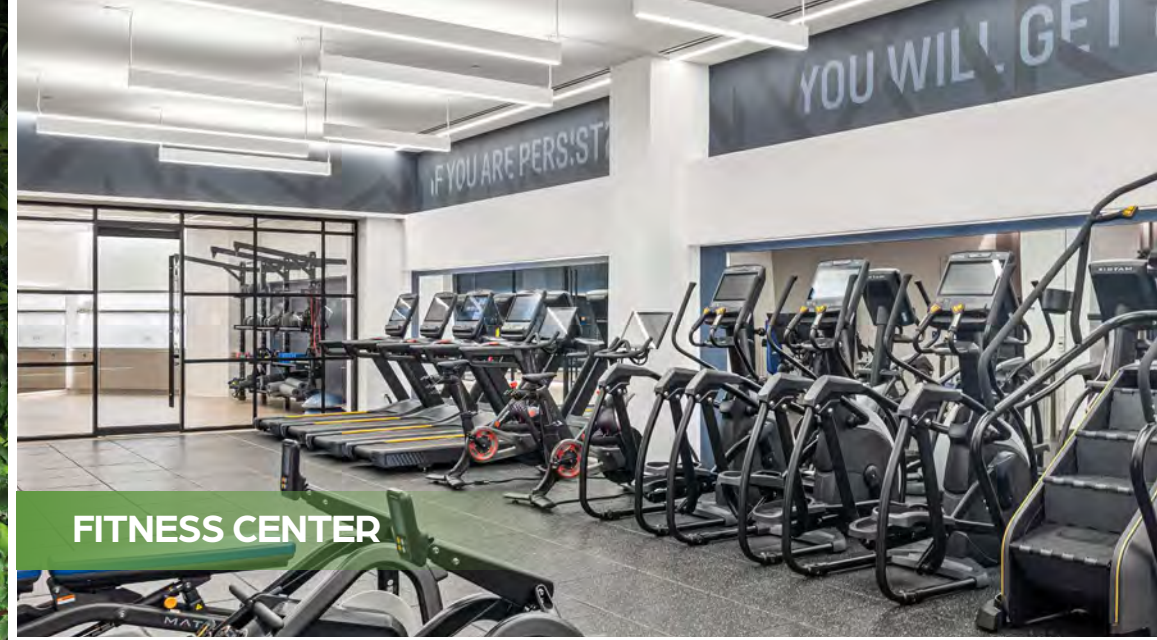
But when it's time to host events, make your way up to the 16th floor, where the conference center awaits. With 3,500 square feet of space, it offers flexible rooms for gatherings of any size, including an auditorium seating 100 people, equipped with state-of-the-art A/V technology to ensure seamless 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



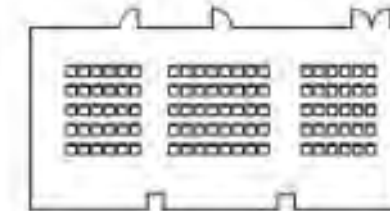
FITNESS LEVEL

THE **SEED** OF EVERY HABIT IS A SINGLE, TINY DECISION.

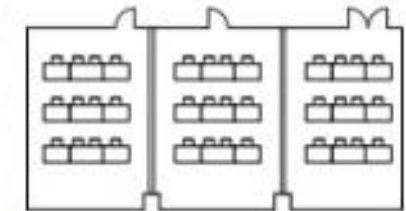
ONE CONFERENCE CENTER COUNTLESS POSSIBILITIES

75 POSSIBLE CONFIGURATIONS

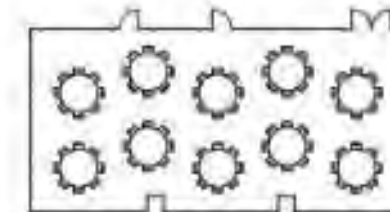
Here are eight of the most popular arrangements using the full room and partition variations:



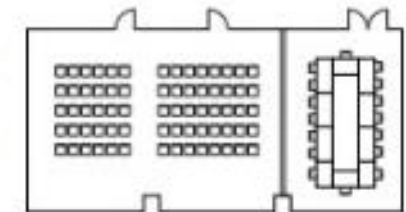
100 PERSON LECTURE



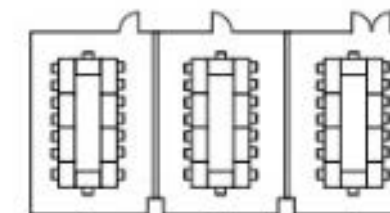
(3) TRAINING ROOMS



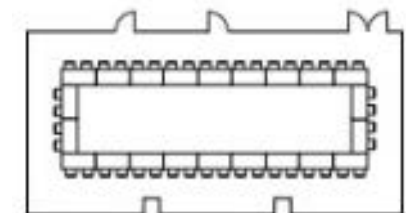
LARGE EVENT



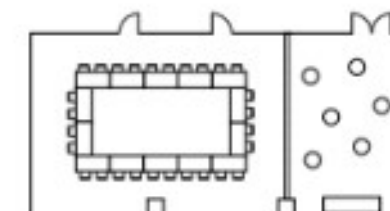
2:1 LECTURE & BOARD ROOM



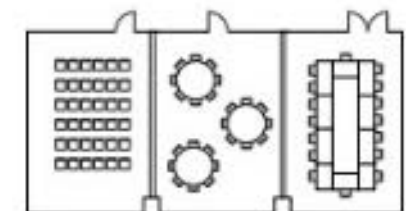
(3) COLLABORATION ROOMS



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



MAIN LOBBY LOUNGE



CONFERENCE CENTER 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:



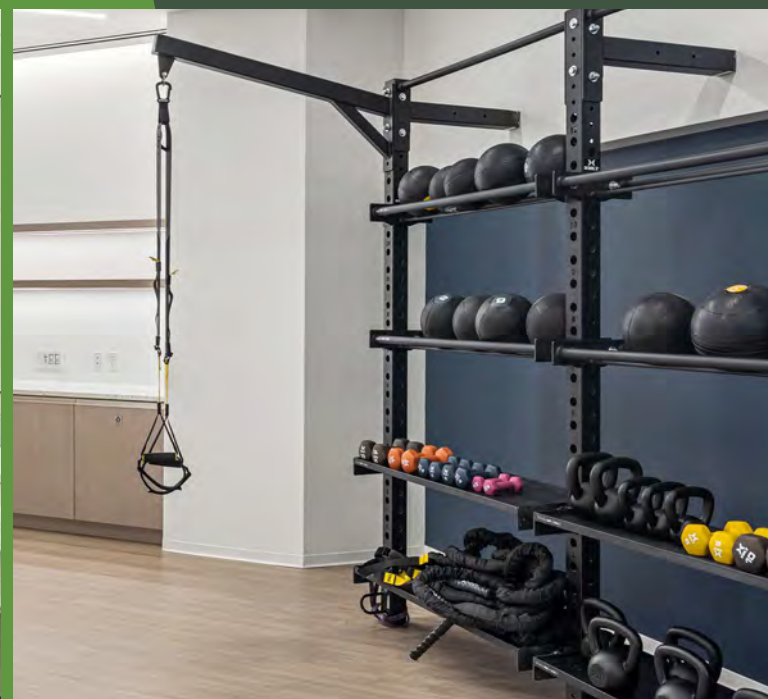
YOGA STUDIO



5,200 SQUARE FEET OF TOP-TIER EQUIPMENT



DELUXE LOCKER ROOM FACILITIES



INDIVIDUAL WORKOUT STATIONS
FEATURING ECHELON FITNESS REFLECT
SMART MIRRORS

7500 OGR'S ROOFTOP *Zen Garden* IS COMING SOON.

POSITIONED HIGH ABOVE DOWNTOWN BETHESDA,
THIS STUNNING OUTDOOR OASIS WILL FEATURE:



JAPANESE MAPLES
& CURATED
PLANTINGS



BUILT-IN BENCHES
& MODERN DECK
DESIGN



FLUTED PANELS,
VINE WALLS, AND
SERENE FINISHES



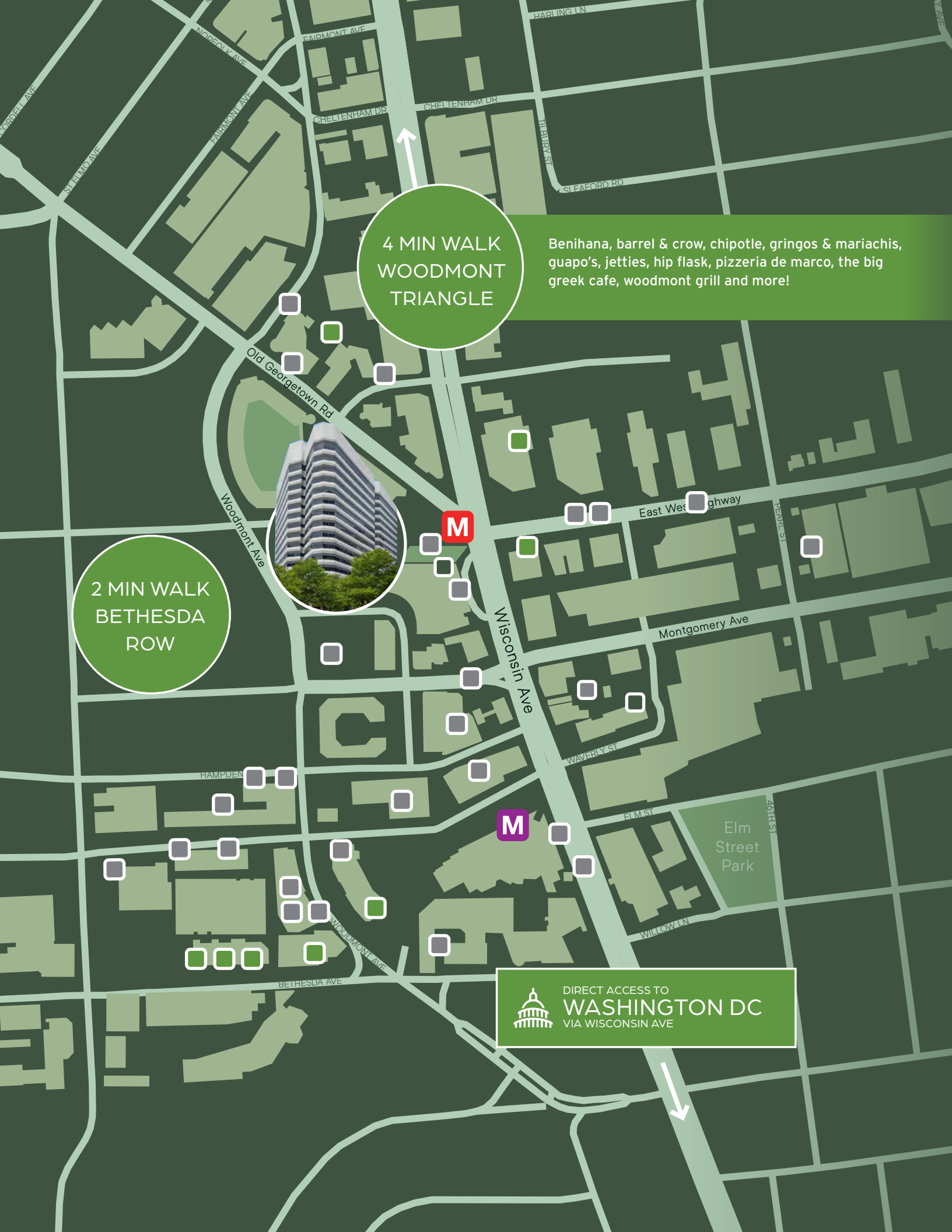
CATERING MILLWORK
FOR PRIVATE
EVENTS & CASUAL
GATHERINGS



Whether it's for a quiet moment, a casual meeting, or a breath of fresh air between appointments, this first-of-its-kind amenity sets a new standard for wellness, design, and tenant experience.

the Zen Garden
is more than an amenity — it's a statement.





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



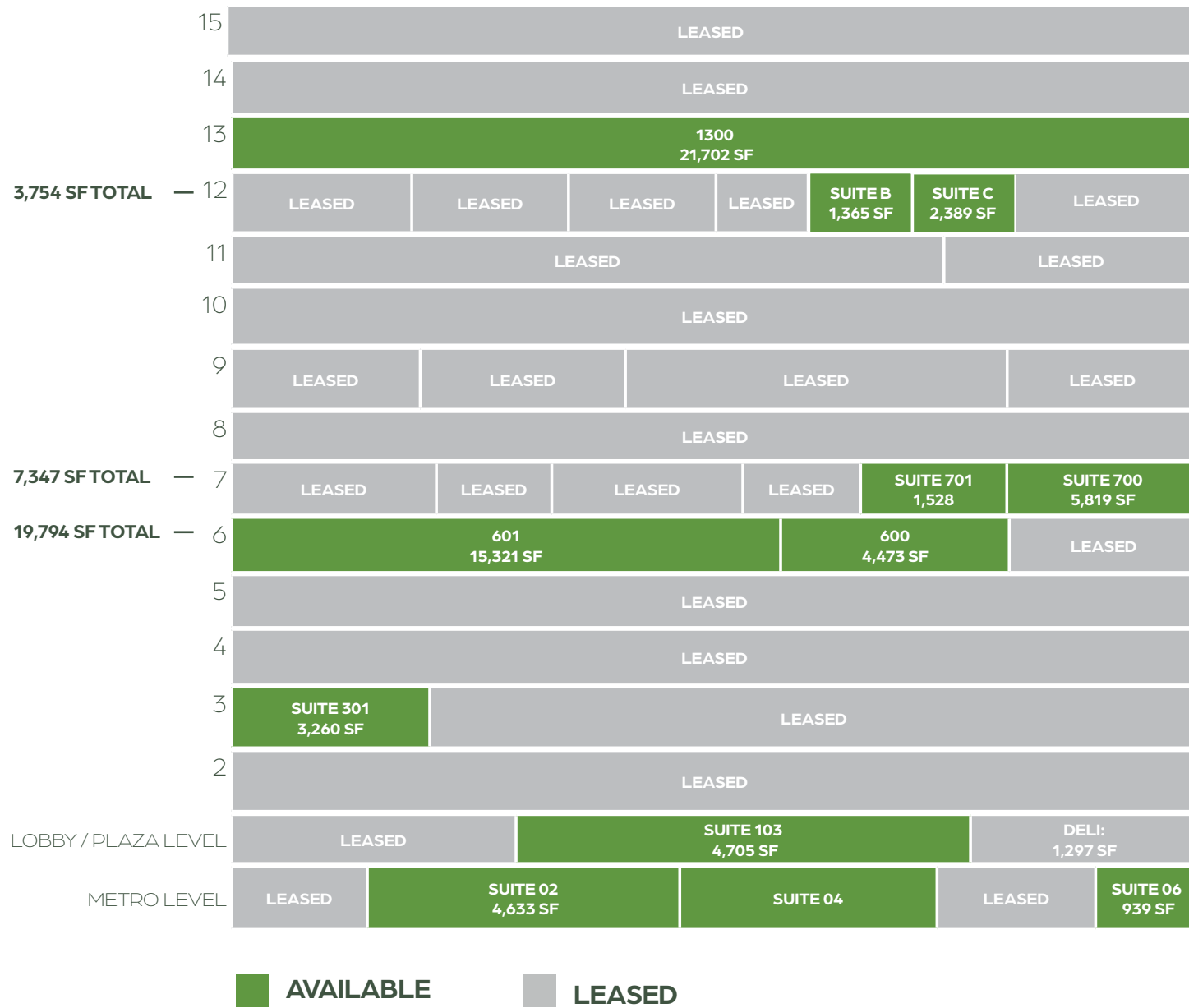
BETHESDA ROW RETAIL

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



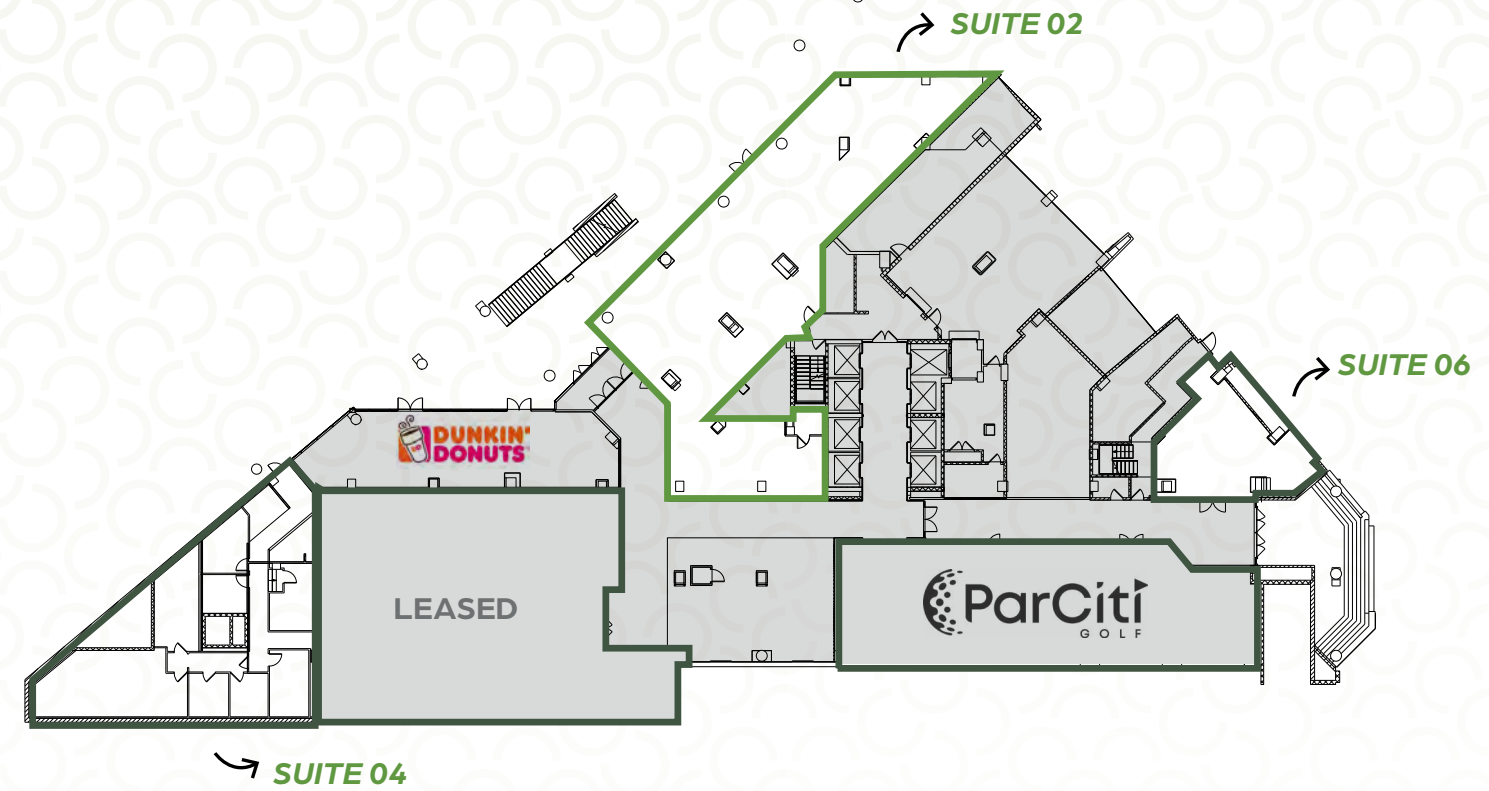
FLOOR PLANS

METRO LEVEL

Suite 02: 4,633 SF

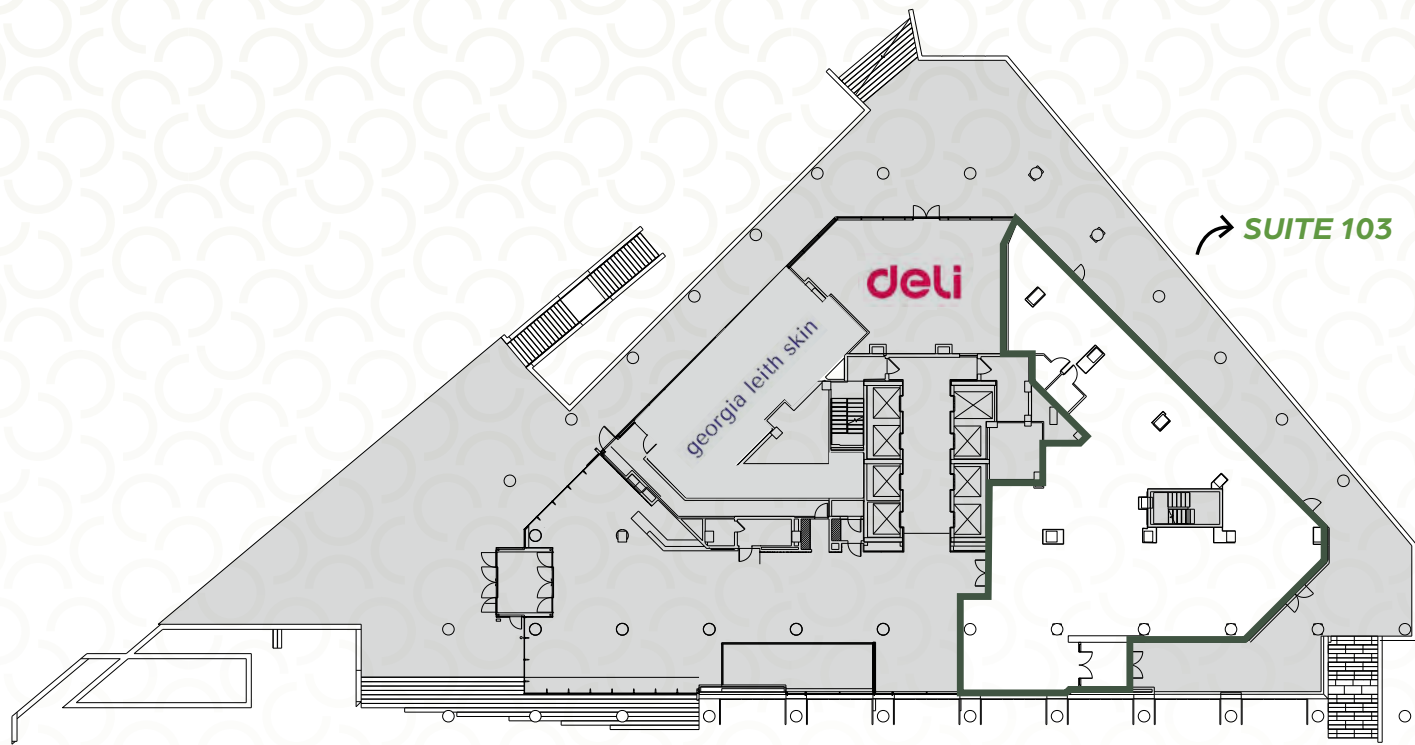
Suite 04: 7,772 SF

Suite 06: 939 SF



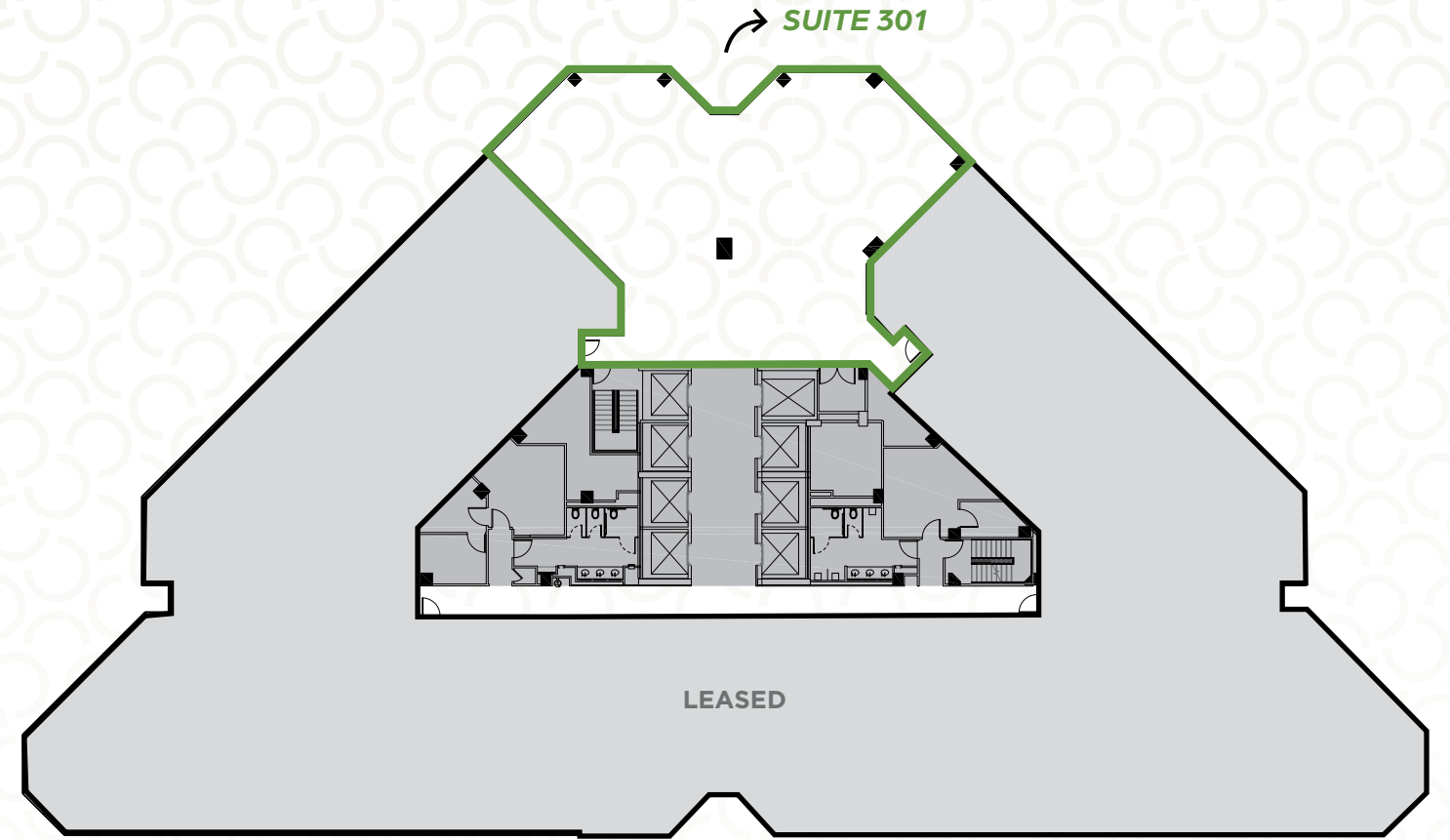
LOBBY / PLAZA LEVEL

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



3RD FLOOR

Suite 301: 3,260 SF



6TH FLOOR

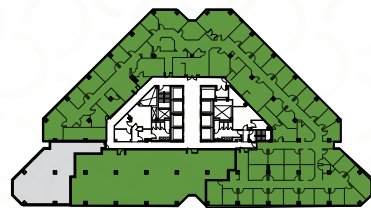
Suite 601: 15,321 SF
Suite 600: 4,473 SF } 19,794 SF



*Landlord relocation option allows for a full-floor opportunity

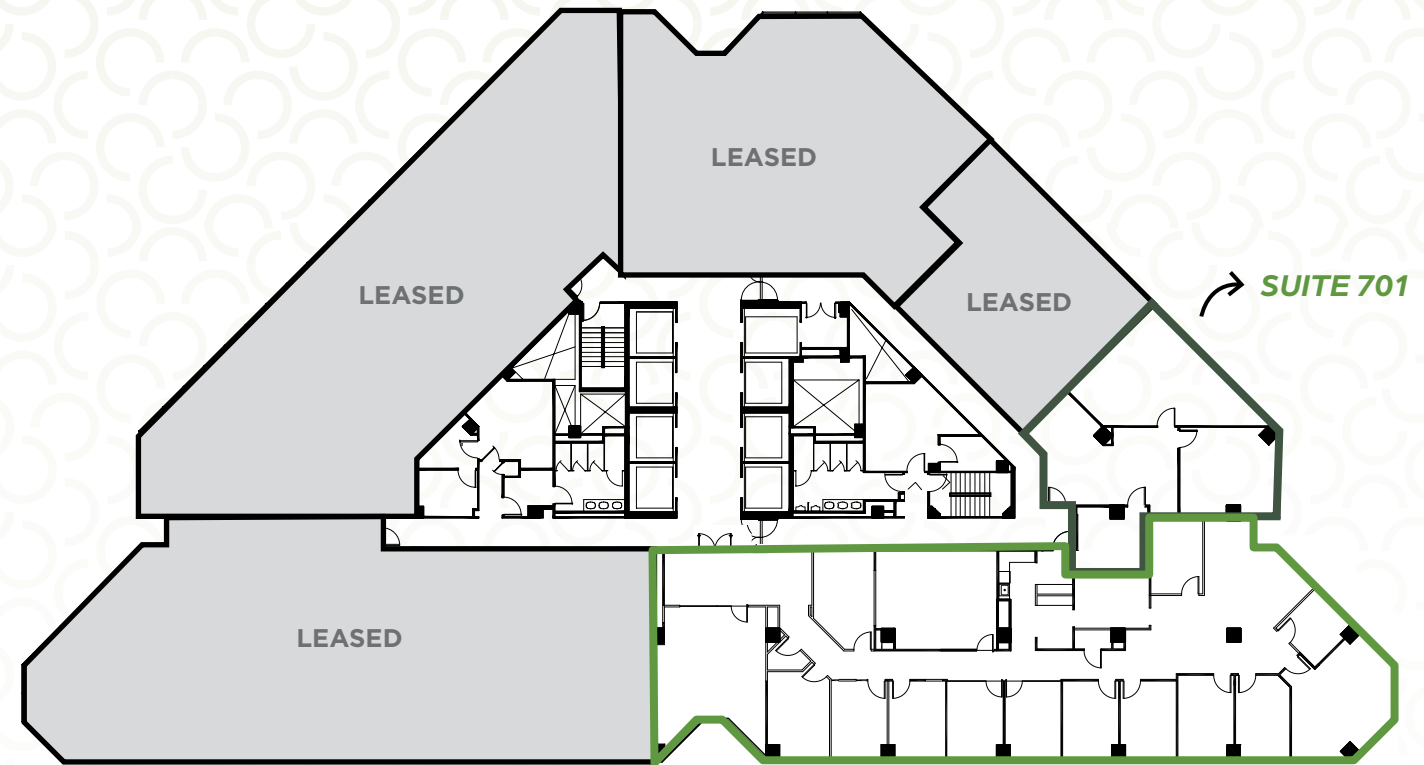
SUITE 600

SUITE 601



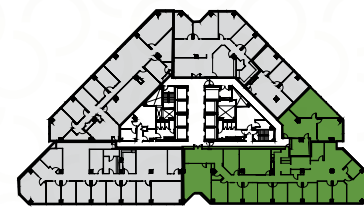
7TH FLOOR

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



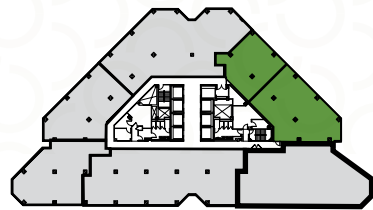
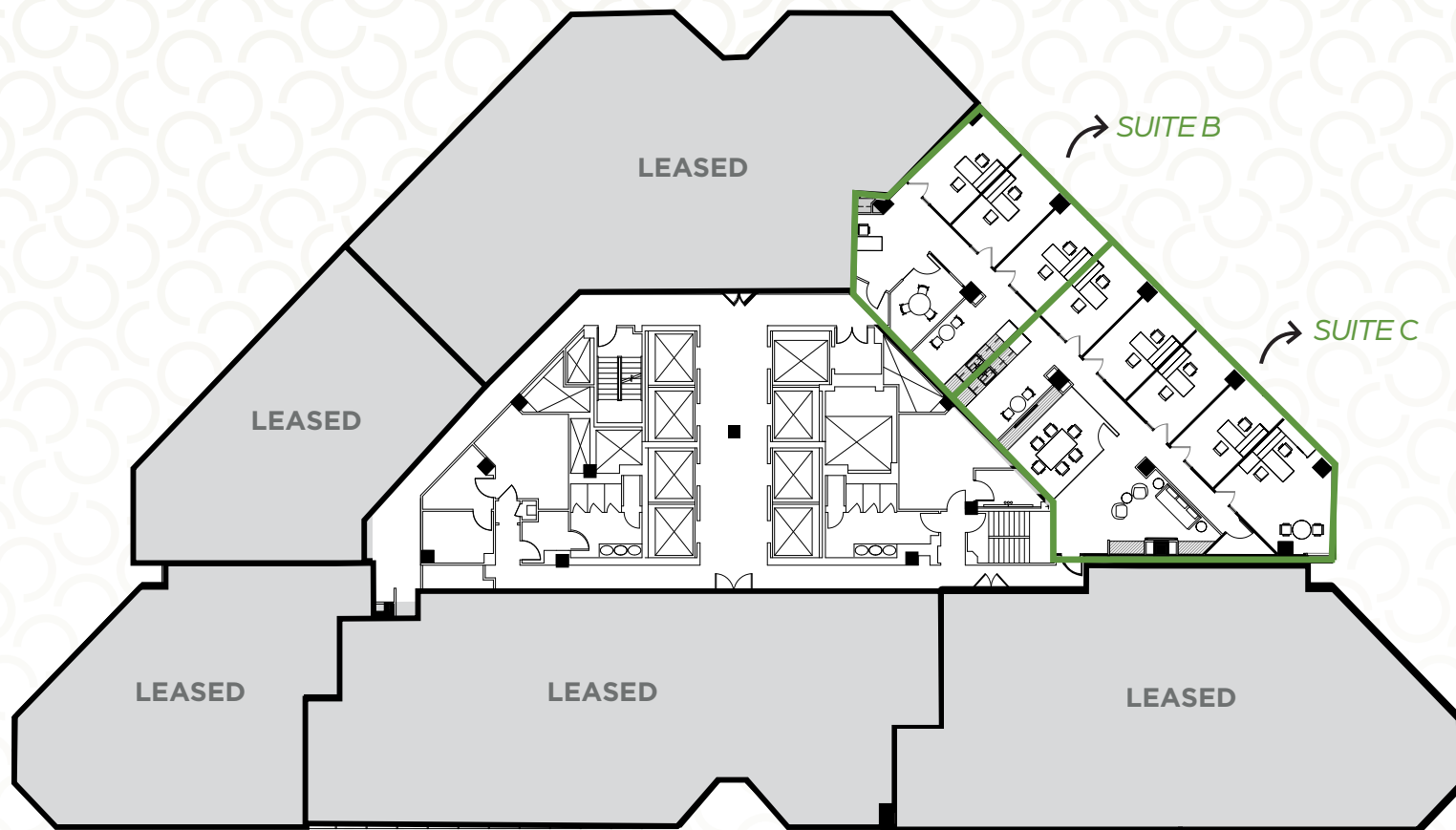
SUITE 701

SUITE 700



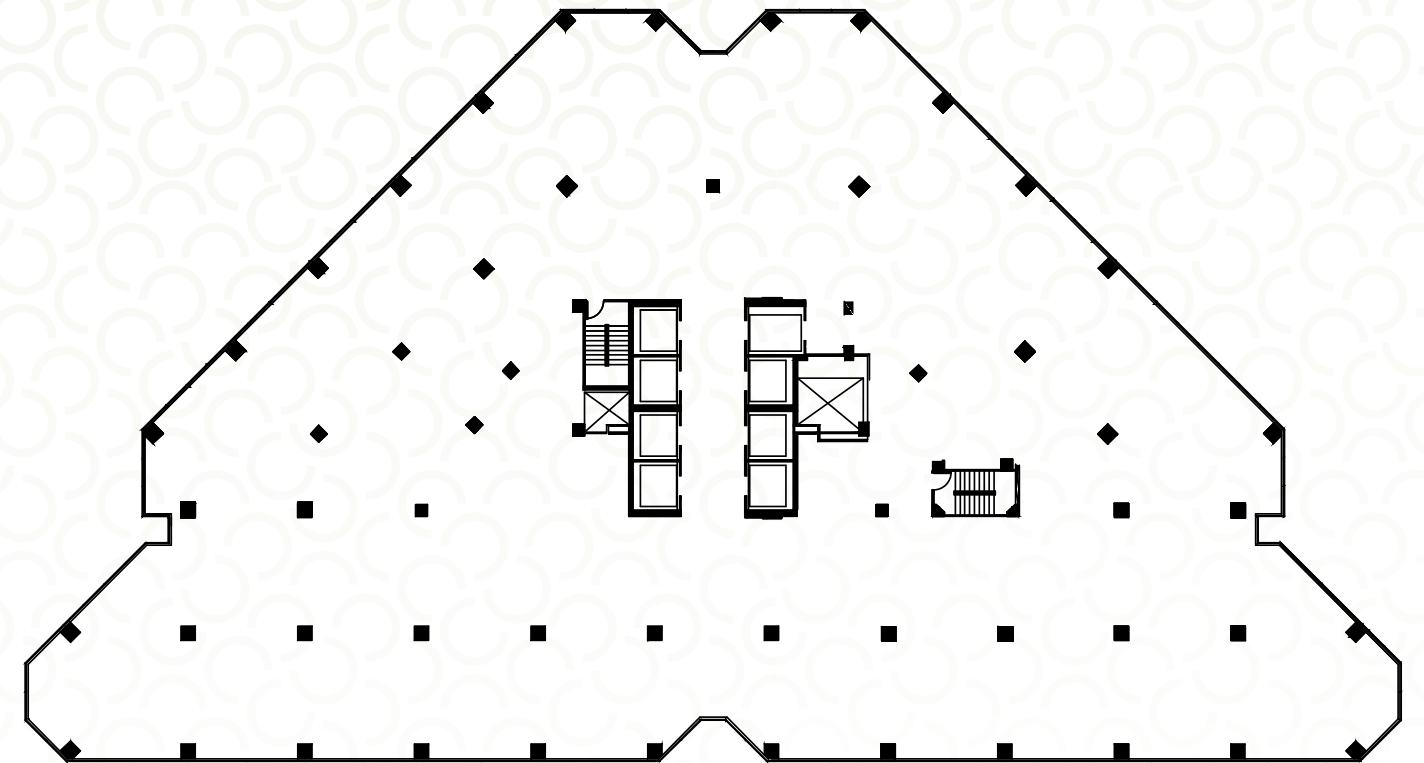
12TH FLOOR

Suite B: 1,365 SF
Suite C: 2,389 SF } 3,754 SF



13TH FLOOR

Suite 1300: 21,702 SF



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OGR

INSPIRED WORKDAYS HAPPEN HERE

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