

FAIRMONT BUILDING

7735 Old Georgetown Rd
Bethesda, MD 20814



Leasing Information:
301.304.8300

Paul "Rocky" Kern **Nathan Bortnick** **Richard Coppola**
301.304.8399 301.304.8392 301.304.8405
pkern@lpc.com nbortnick@lpc.com rcoppola@lpc.com

Lincoln

Lincoln Property Company
1101 Wootton Pkwy Suite 410
Rockville, MD 20854

www.lpc.com

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Office For Lease

125,108 SF



Property Highlights

- Updated lobby, and common corridors coming soon
- Short-term leases available
- Suite 301: Move-in ready suite
- Suite 1000: Move-in ready, fully-furnished full-floor opportunity
- On-site covered parking available (1/1,000 SF)
- Many dining options and amenities nearby in the Woodmont Triangle and CBD Bethesda
- Two-blocks from Bethesda Metro station
- Easy access to I-495 & I-270

Availabilities

	SF	Date Available
Lower Level	3,958 SF	Immediately
Suite 110	1,085 SF	10/31/2025
Suite 200 *	8,145 SF	Immediately
Suite 300 *	6,685 SF	Immediately
Suite 301 *	3,724 SF	Immediately
Suite 400 *	10,461 SF	Immediately
Suite 550 *	7,956 SF	Immediately
Suite 700 **	10,525 SF	Immediately
Suite 800 **	6,250 SF	Immediately
Suite 850 **	3,720 SF	Immediately
Suite 1000 ***	10,679 SF	Immediately
Suite 1100 ***	10,526 SF	Immediately

Text Headline

* Contiguous 36,971 SF Block

** Contiguous 20,495 SF Block

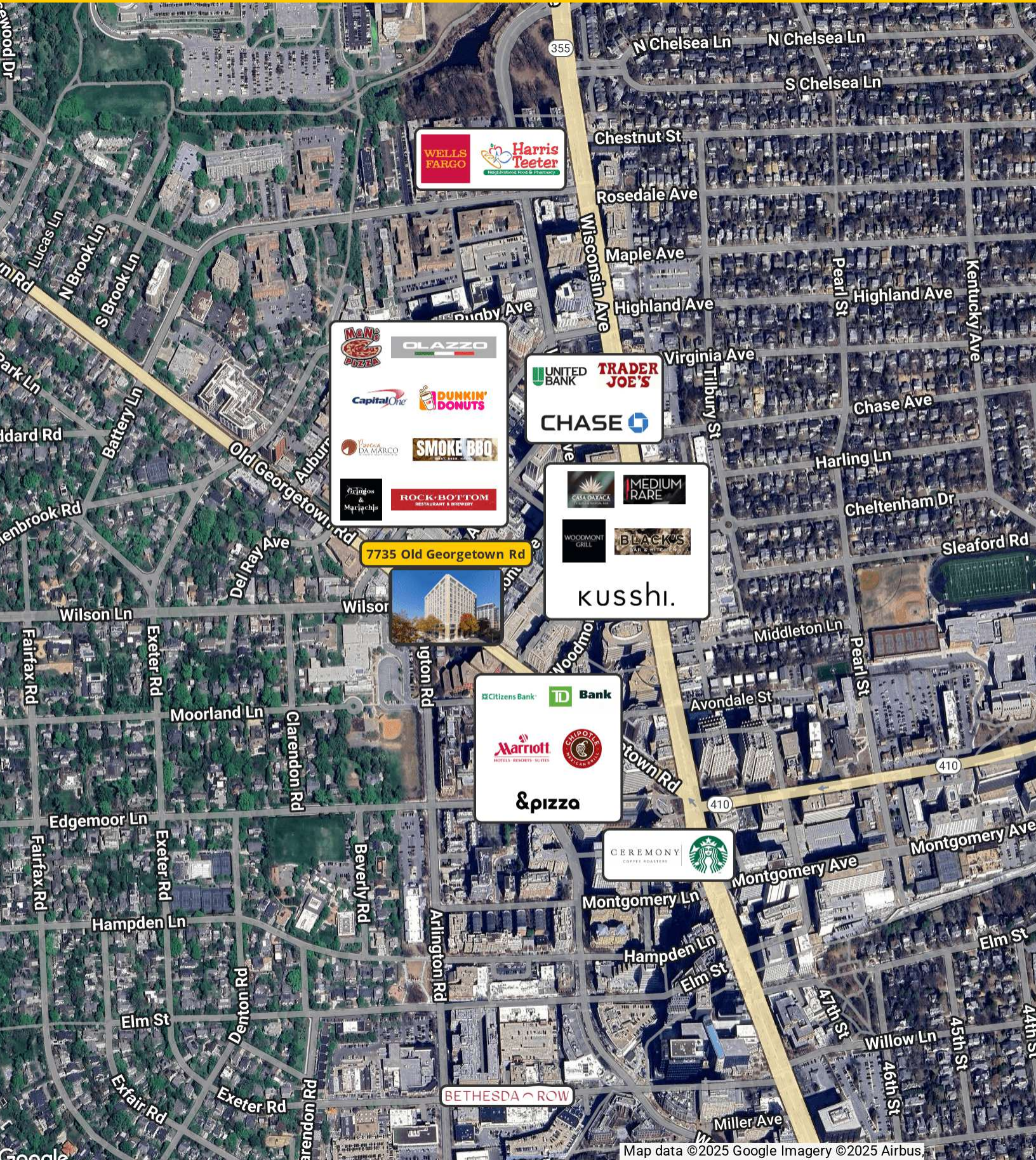
*** Contiguous 21,205 SF Block

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Nearby Amenities

125,108 SF

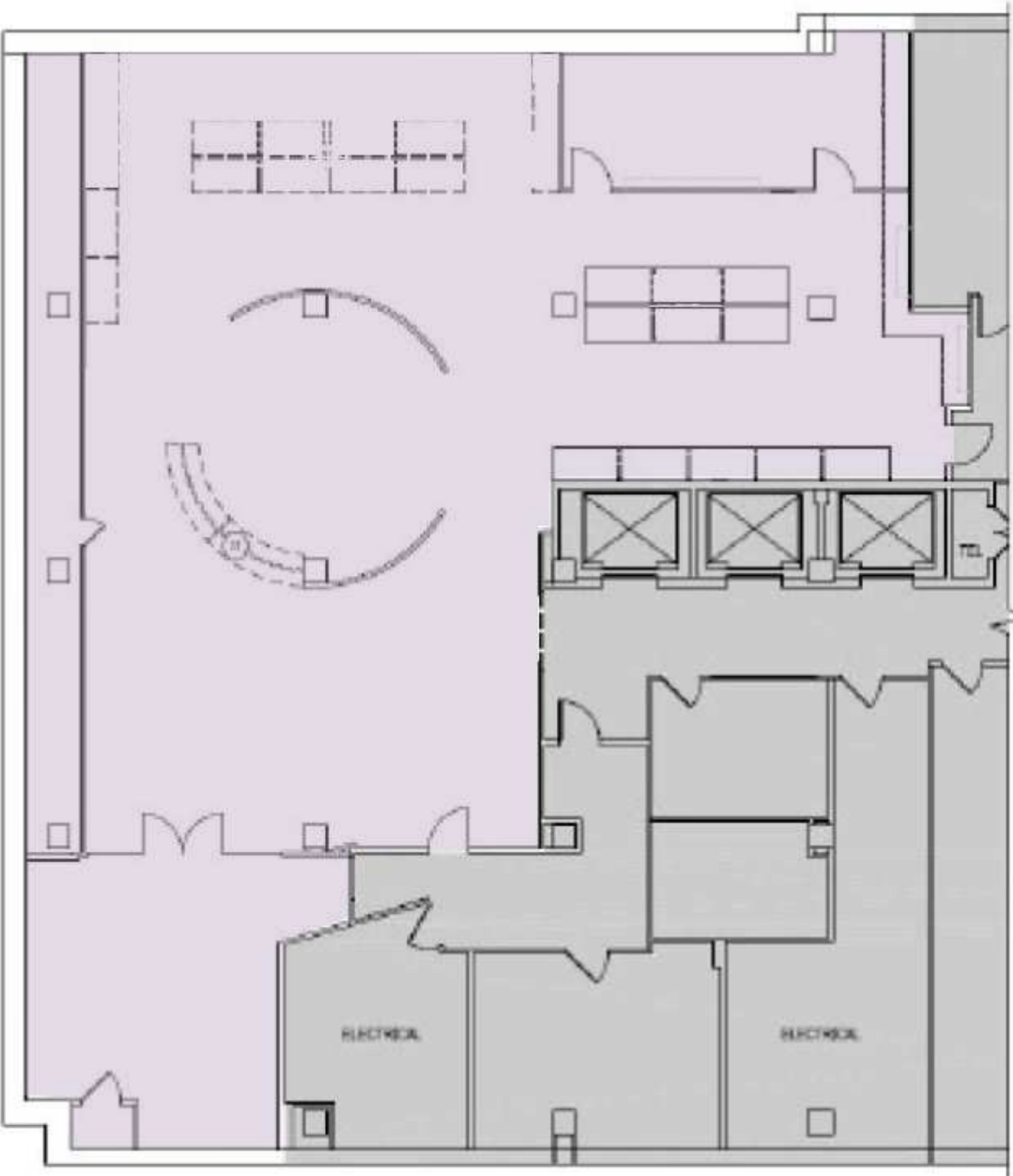


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Lower Level

3,958 SF



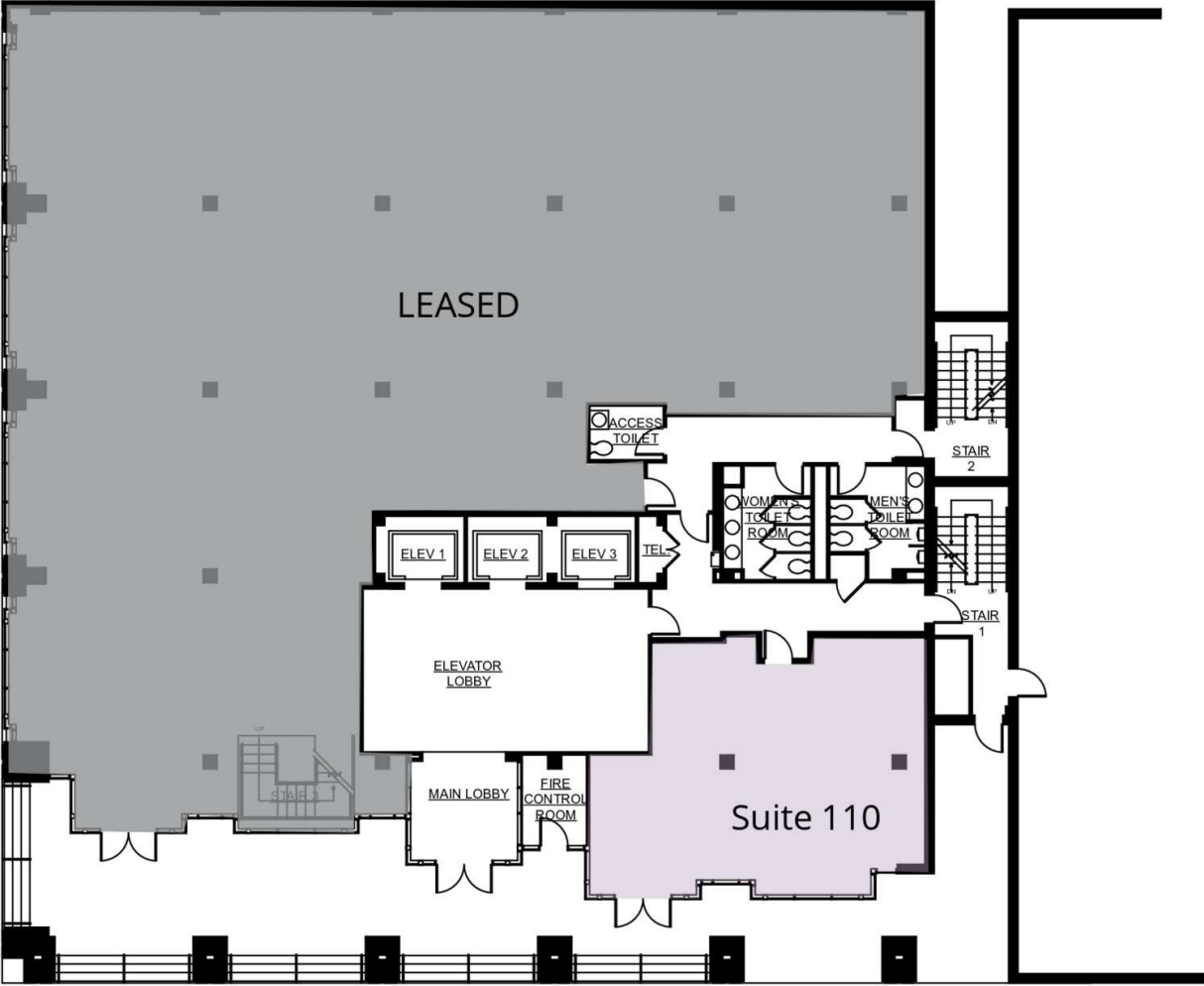
Suite	Size	Description
■ Lower Level	3,958 SF	Available immediately

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1st Floor

1,085 SF



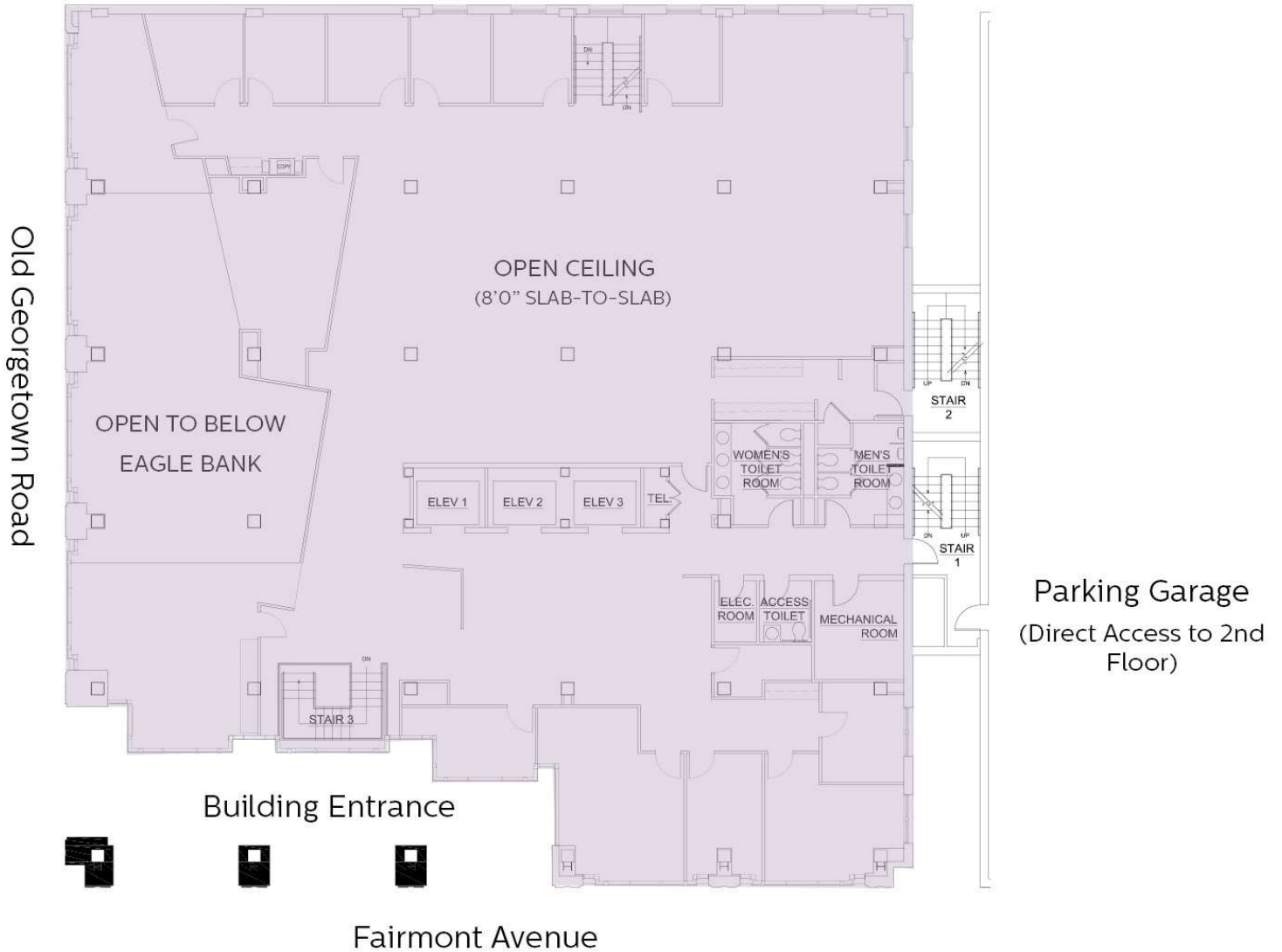
Suite	Size	Description
■ Suite 110	1,085 SF	Available 10/31/2025

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2nd Floor

8,145 SF



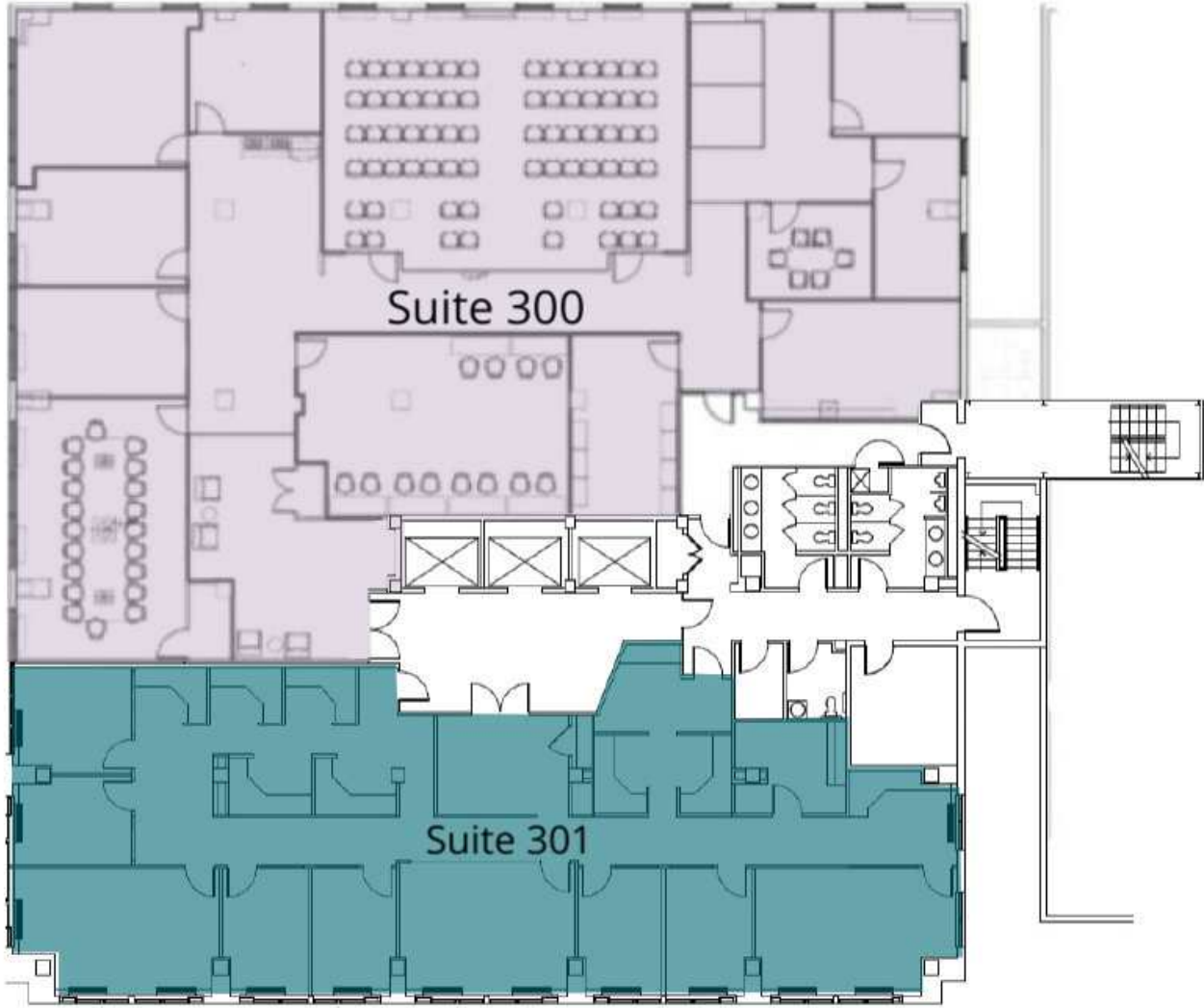
Suite	Size	Description
■ Suite 200 *	8,145 SF	Available Immediately. Contiguous 36,971 SF block between floors 2, 3, 4 and 5.

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3rd Floor

6,685 SF



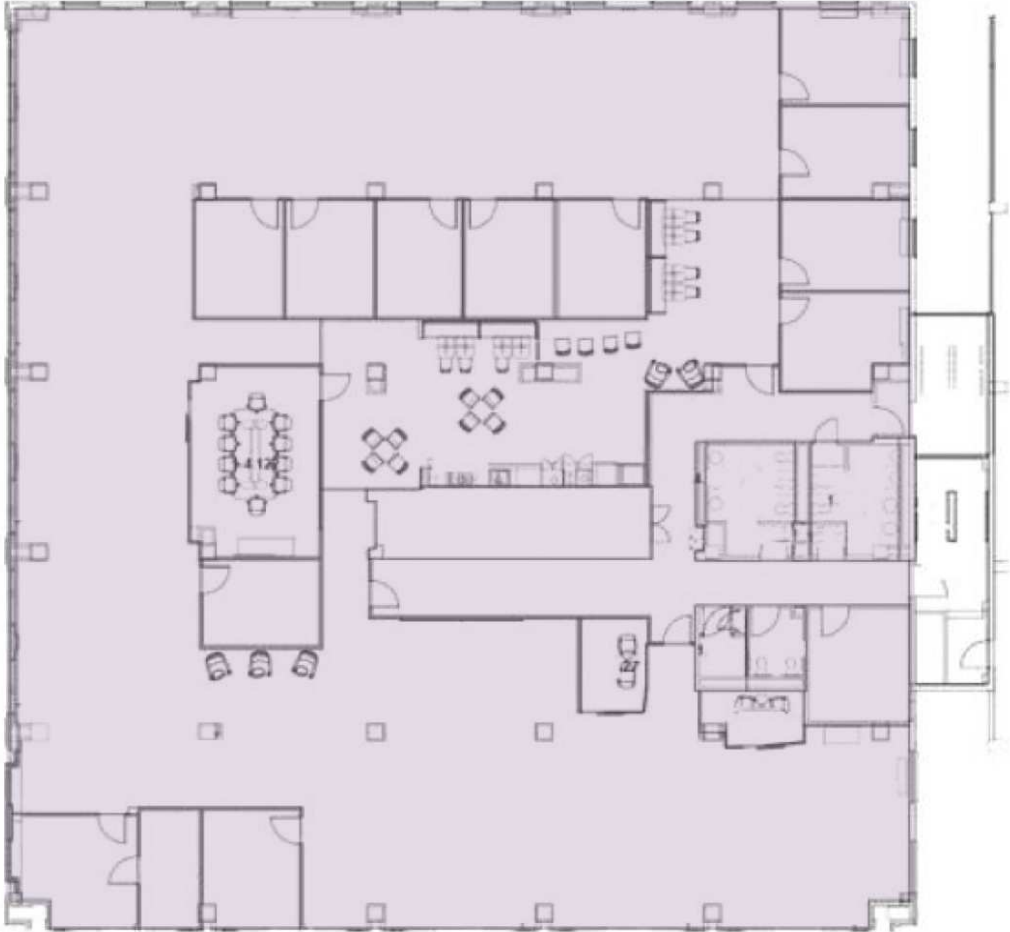
Suite	Size	Description
■ Suite 300 *	6,685 SF	Available Immediately. Contiguous 36,971 SF block between floors 2, 3, 4 and 5.
■ Suite 301 *	3,724 SF	Move-in ready space, available immediately. Contiguous 36,971 SF block between floors 2, 3, 4 and 5.

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4th Floor

10,461 SF



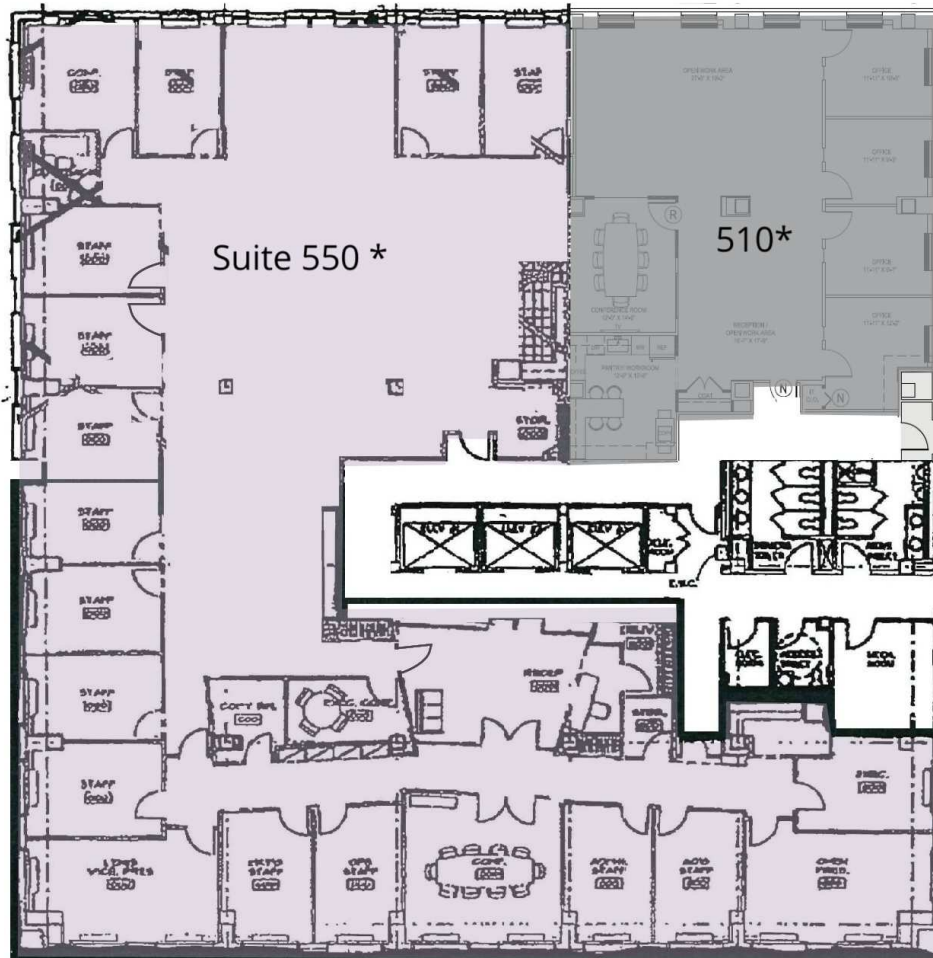
Suite	Size	Description
■ Suite 400 *	10,461 SF	Available Immediately. Contiguous 36,971 SF block between floors 2, 3, 4 and 5.

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5th Floor

7,956 SF



Suite	Size	Description
■ Suite 550 *	7,956 SF	Available Immediately. Contiguous 36,971 SF block between floors 2, 3, 4 and 5.

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7th Floor

10,525 SF



Suite	Size	Description
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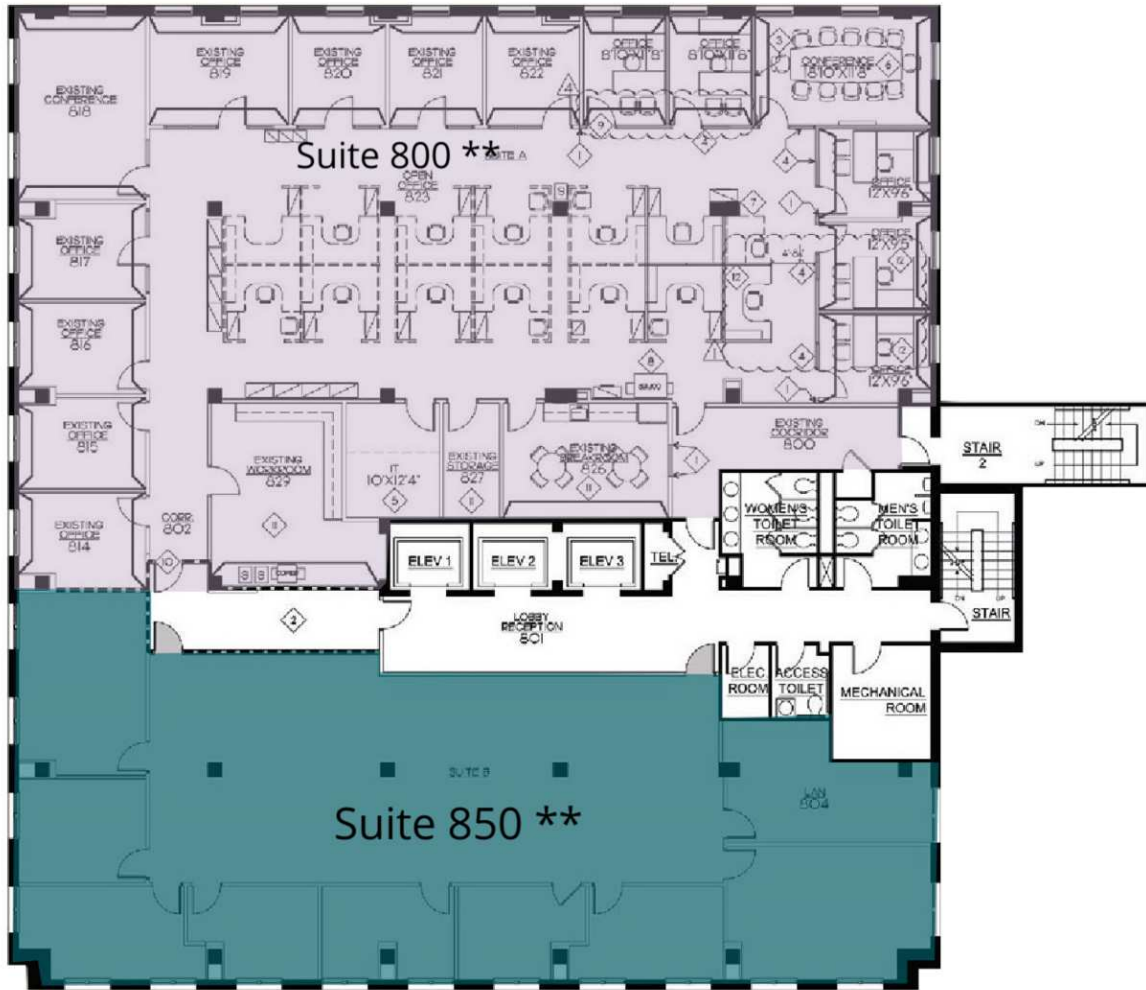
Suite 700 **	10,525 SF	Full-floor available immediately. Contiguous 20,495 SF block between floors 7 and 8.
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8th Floor

6,250 SF



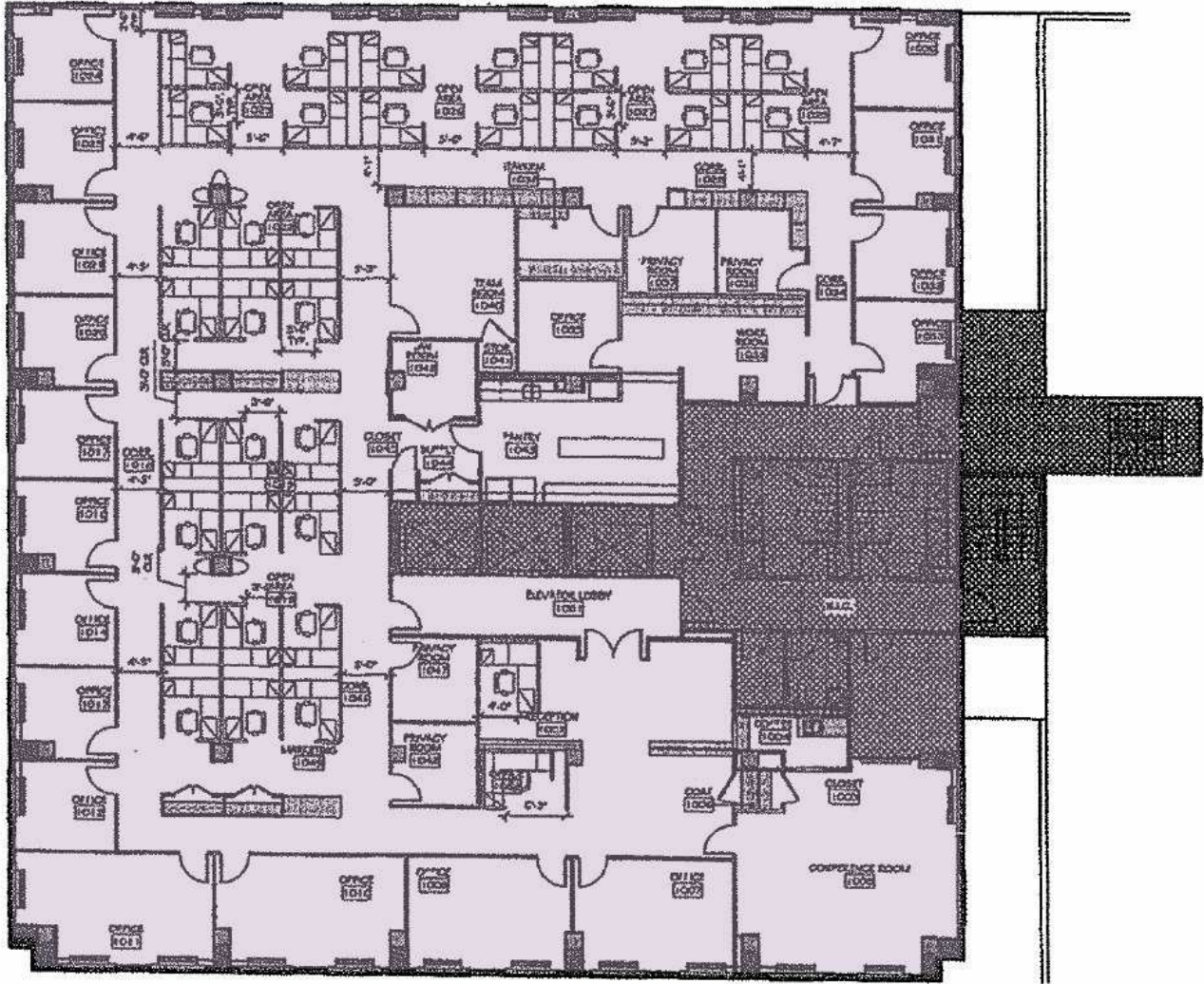
Suite	Size	Description
■ Suite 800 **	6,250 SF	Available immediately. Contiguous 20,495 SF block between floors 7 and 8.
■ Suite 850 **	3,720 SF	Available Immediately. Contiguous 20,495 SF block between floors 7 and 8.

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10th Floor

10,679 SF



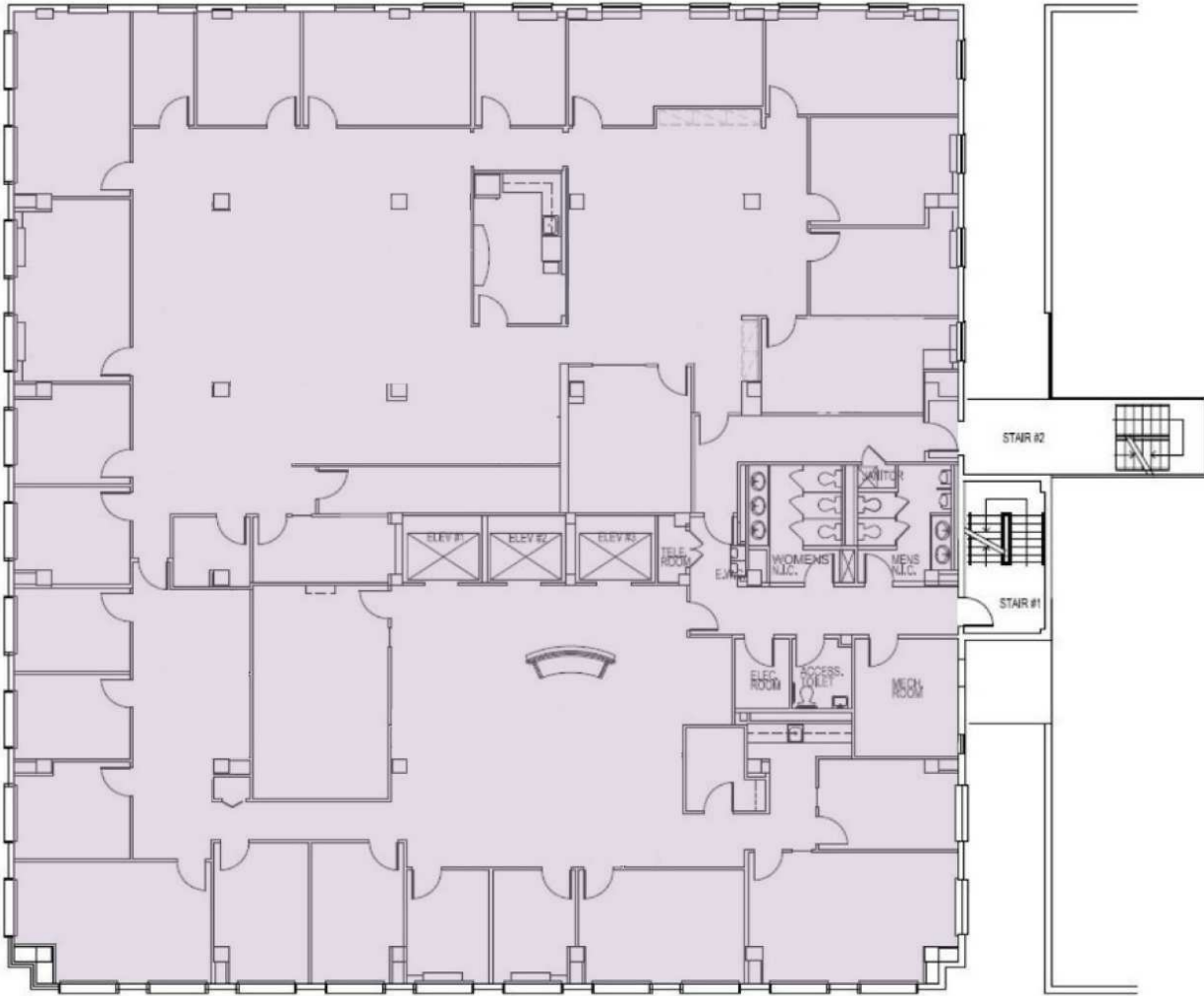
Suite	Size	Description
■ Suite 1000 ***	10,679 SF	Fully-furnished, move-in ready full-floor opportunity available immediately. Contiguous block of 21,205 SF between floors 10 and 11.

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11th Floor

10,526 SF



Suite	Size	Description
■ Suite 1100 ***	10,526 SF	Available Immediately. Contiguous block of 21,205 SF between floors 10 and 11.



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