

7500
OLD GEORGETOWN ROAD



Old Georgetown Road



Wisconsin Avenue

CORE-PLUS INVESTMENT IN
DOWNTOWN BETHESDA, MD



INVESTMENT HIGHLIGHTS

LANDMARK ASSET - 16-story, 338,844 square foot Class A office tower with commanding presence on Bethesda's most prominent corner; developed and occupied by current ownership for headquarters location

SIGNIFICANT UPSIDE - 88% leased; in-place rents are \$42, with two recent deals completed at \$46, and new deals in Bethesda achieving rents in the \$60-\$70 range. 5.4 years of weighted average remaining lease term allows an investor the opportunity to unlock the upside potential

REPOSITIONING OPPORTUNITY - A major renovation to capture top rents or a modest renovation to be more competitive within the popular Bethesda market

ATTRACTIVE BASIS - Opportunity to acquire a core-plus, urban investment at a discount to replacement cost; further optionality with strategic leasing and/or additional density for development

TRANSIT-ORIENTED LOCATION - Part of the Bethesda Metro Center complex (Red Line) with direct connection to the new Purple Line rail, as well as easy access to major arterial roads and highways including Wisconsin Avenue, Old Georgetown Road, I-270 and the Capital Beltway (I-495 / I-95)

COMPELLING MARKET FUNDAMENTALS - Best performing submarket outside the District with rising rents and declining tenant improvement allowances and concessions. Demand for Class A space in Bethesda has driven the direct vacancy to an impressive 7.0% YTD 2018

NEW DOWNTOWN TRANSFORMATION - Wave of new developments and leasing activity, spurred by the updated Bethesda Downtown Sector Plan, Marriott's new global HQ delivering in 2022 and the construction of the Purple Line station, has bolstered activity to new heights and is expected to lift rents across all asset classes





—MAIN & MAIN—

Cushman & Wakefield is pleased to offer for sale a prominent 16-story office landmark in Bethesda's Central Business District - 7500 Old Georgetown Road. The iconic Class A, 338,844 square foot tower displays a commanding presence in the downtown skyline within the Bethesda Metro Center complex featuring the newly-renovated Hyatt Regency Bethesda, adjacent access to a lively landscaped public plaza with a water fountain, and the Bethesda Metrorail station (Red Line).

The asset's prestigious "Main & Main" address at the corner of Old Georgetown Road and Wisconsin Avenue places it atop the Bethesda Metro station. This vibrant pedestrian environment offers immediate access to the vast restaurant and entertainment destinations of Bethesda Row and Woodmont Triangle. Both major arteries also provide direct access to I-270, and the Capital Beltway (I-495/I-95).



EPITOME OF URBAN NEIGHBORHOOD



LIVE • WORK • PLAY

Bethesda is highly-acclaimed for its outstanding urban live-work-play mixed-use community. The neighborhood is transforming quickly with a wave of new developments due to the new Bethesda Downtown Sector Plan. Wisconsin Avenue at the Metro station is the center of Bethesda, a location bookended by the new Marriott International global headquarters and 7272 Wisconsin Avenue (with the site of the new Purple Line light rail station). With several new mixed use projects set to deliver by 2022, downtown Bethesda will continue to surge with momentous growth for the foreseeable future to remain the premier submarket outside the District.

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