

IN-REL

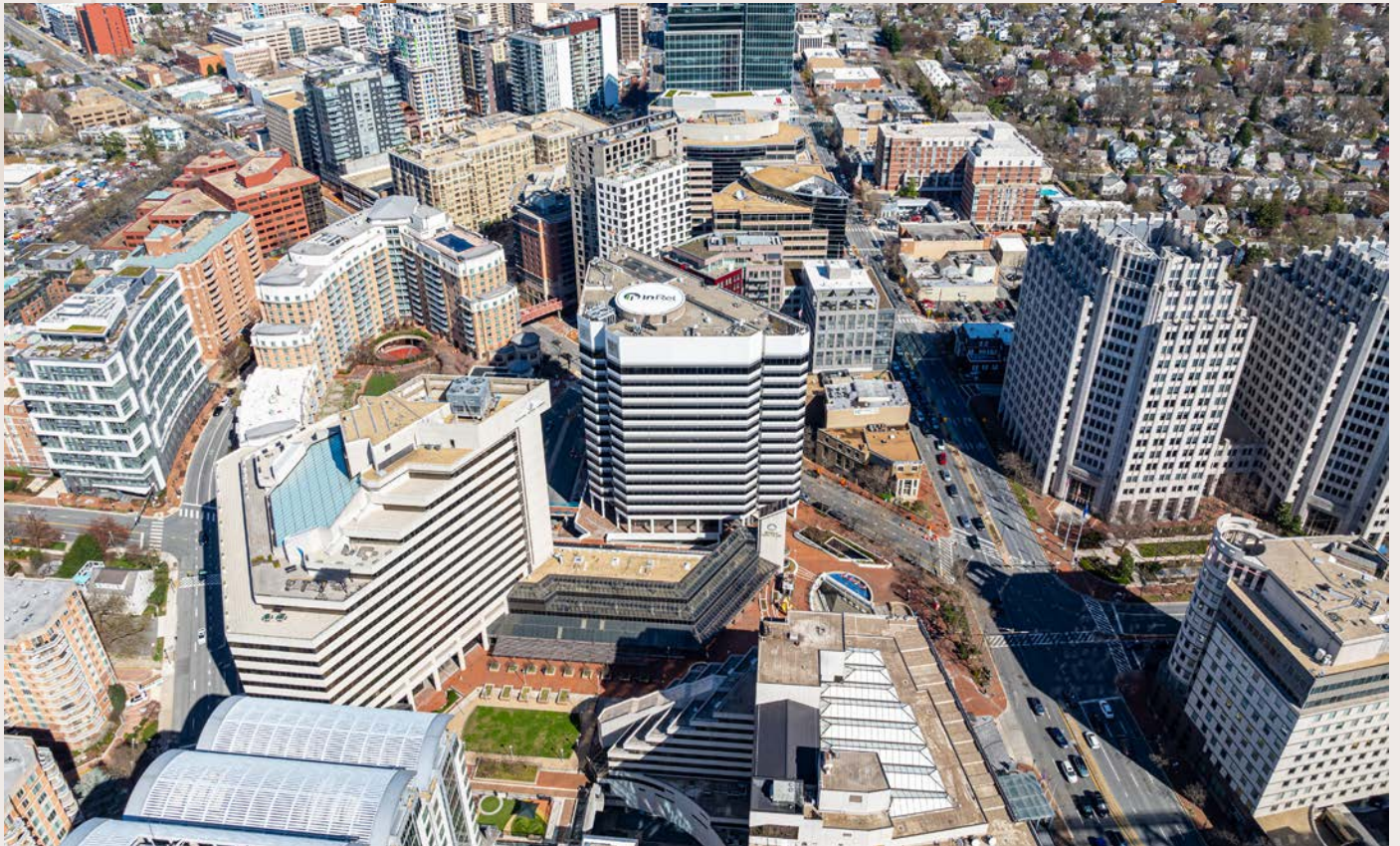
PLAZA



7500 OGR | 3 BMC

BETHESDA'S CENTER OF GRAVITY





Directly Connected. Distinctly Bethesda.

Positioned at the center of Bethesda's vibrant urban core, 3 Bethesda Metro Center and 7500 Old Georgetown Road deliver an exceptionally connected experience at In-Rel Plaza. This two-building, Class A property combines unbeatable Metro access, hospitality-inspired amenities and immediate proximity to Bethesda's robust offering of dining, retail, entertainment, destinations.

707,000 SF

2-building Class A
office plaza

63,000 SF

Available at 7500 OGR

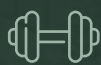
186,000 SF

Available at 3 BMC

60,000 SF
at 3 BMC

- Contiguous upper-stack
- Large block opportunity
- Private terraces

Curated & Connected



Fitness, conference & lounge amenities shared across both buildings



Outdoor rooftop and terrace spaces



Direct access to Bethesda Metro Center



Walkable to Downtown Bethesda amenities



Retail

AT 7500 OGR



Terrace Deli

georgia leith skin



Maten's

AT 3 BMC



Built for Better Workdays

A curated collection of shared amenities and activated spaces across both buildings at In-Rel Plaza creates a more connected workplace experience designed around how today's professionals work best. From fitness and wellness facilities to collaborative lounges, outdoor terraces, and flexible conferencing spaces, this dynamic destination offers an environment that supports productivity, flexibility, wellness, and engagement well beyond the traditional office.

Shared Amenities



Two modern fitness centers



Two state-of-the-art conference & training centers



Lobby Lounge



Tenant Lounge



Rooftop Zen Garden



TOP-TIER FITNESS FACILITY



TENANT LOUNGE

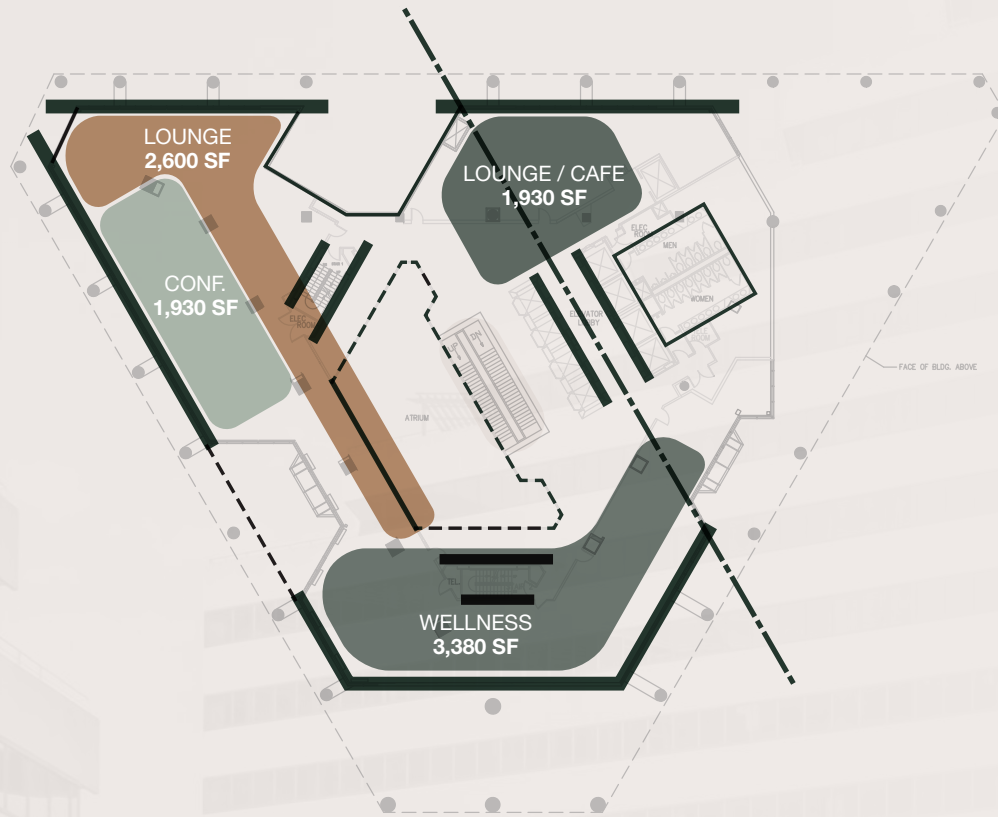


EXTENSIVE CONFERENCE + TRAINING CENTER



LIGHT-FILLED LOBBY LOUNGE

Upcoming Renovations at 3 BMC



FRESH FACADE AESTHETIC

Chemically-washed windows, tint removal & more exterior enhancements



MODERN SPEC SUITES

With electrostatically painted mullions, efficient layouts & quality finishes



LOBBY REFRESH

For a revitalized tenant experience



NEW AMENITY FLOOR

Mezz-level, featuring 100-person conference, lounge areas & modern fitness center



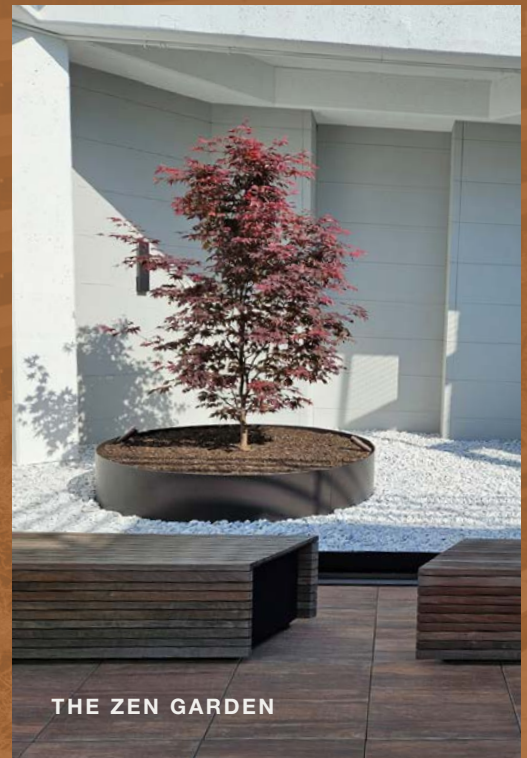
PLAZA RENOVATIONS

Additional green areas & community activations





7500 OGR Amenities



BMC

Availabilities



Click on Suite to view floor plan

Private
Terrace

Suite 1600	9,436 SF
Suite 1500	10,729 SF
Suite 1200	9,111 SF
Suite 1100	21,667 SF
Suite 1000	28,883 SF
Suite 960	3,057 SF
Suite 950	1,573 SF
Suite 925 A	2,237 SF
Suite 830	2,951 SF
Suite 820	5,493 SF
Suite 800	8,035 SF
Suite 525	2,269 SF
Suite 520	3,668 SF
Suite 510	2,441 SF
Suite 505	2,575 SF
Suite 501	2,485 SF
Suite 460	3,304 SF
Suite 450	1,751 SF
Suite 380	2,455 SF
Suite 370	5,955 SF
Suite 300	9,654 SF
Suite 250	13,665 SF
Suite 200	19,157 SF
Suite B011	474 SF
Suite B001	2,649 SF

Existing Spec Suite

Spec Suite Coming Soon

Existing Spec Suite

Spec Suite Coming Soon

Spec Suites Coming Soon

Existing Spec Suite

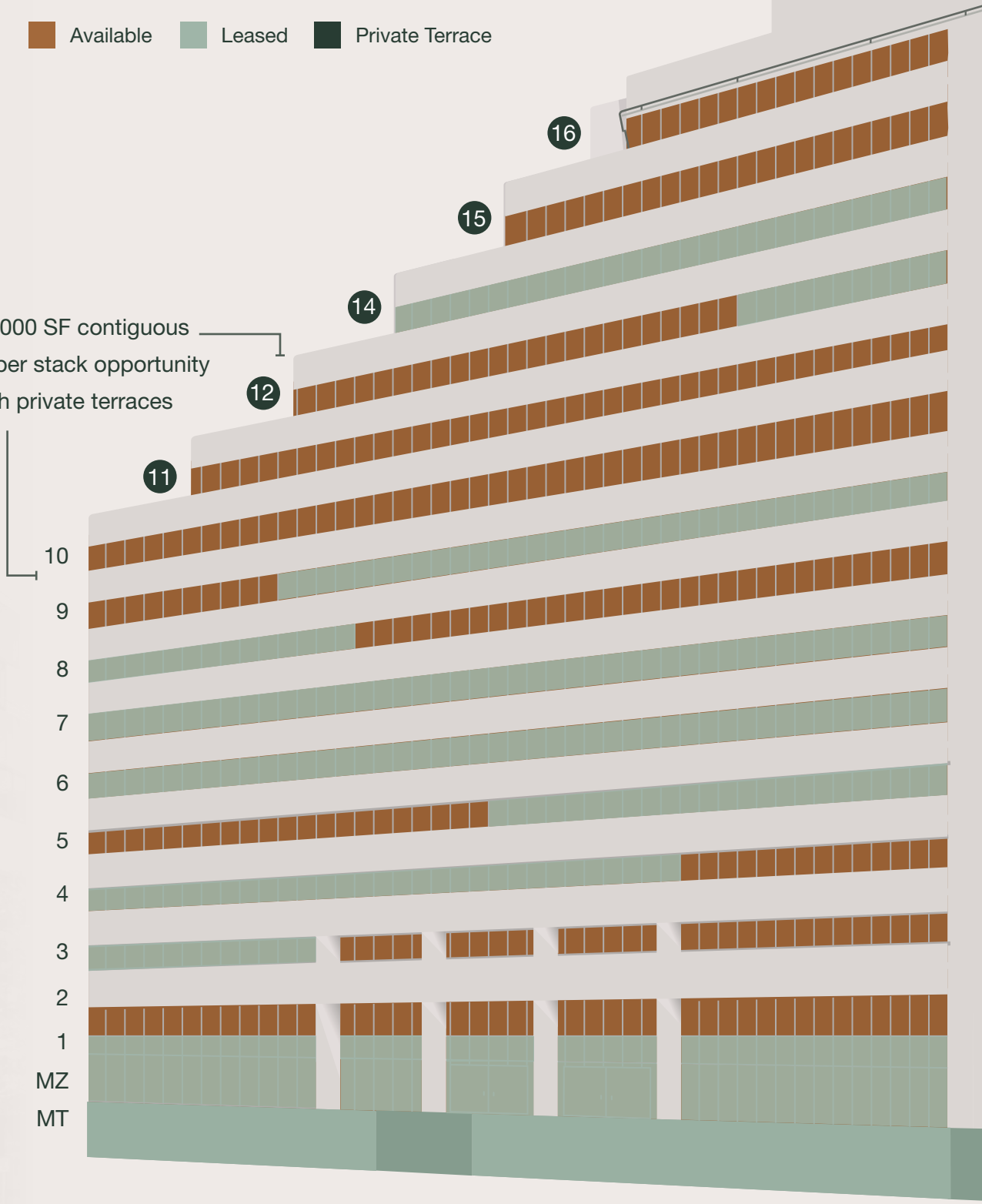
Spec Suite Coming Soon

186,000 SF Available

Modernized, flexible office environments are supported by the 12th floor tenant lounge and terrace, offering a highly connected experience that empowers productivity, collaboration, and day-to-day performance.

Available Leased Private Terrace

60,000 SF contiguous upper stack opportunity with private terraces

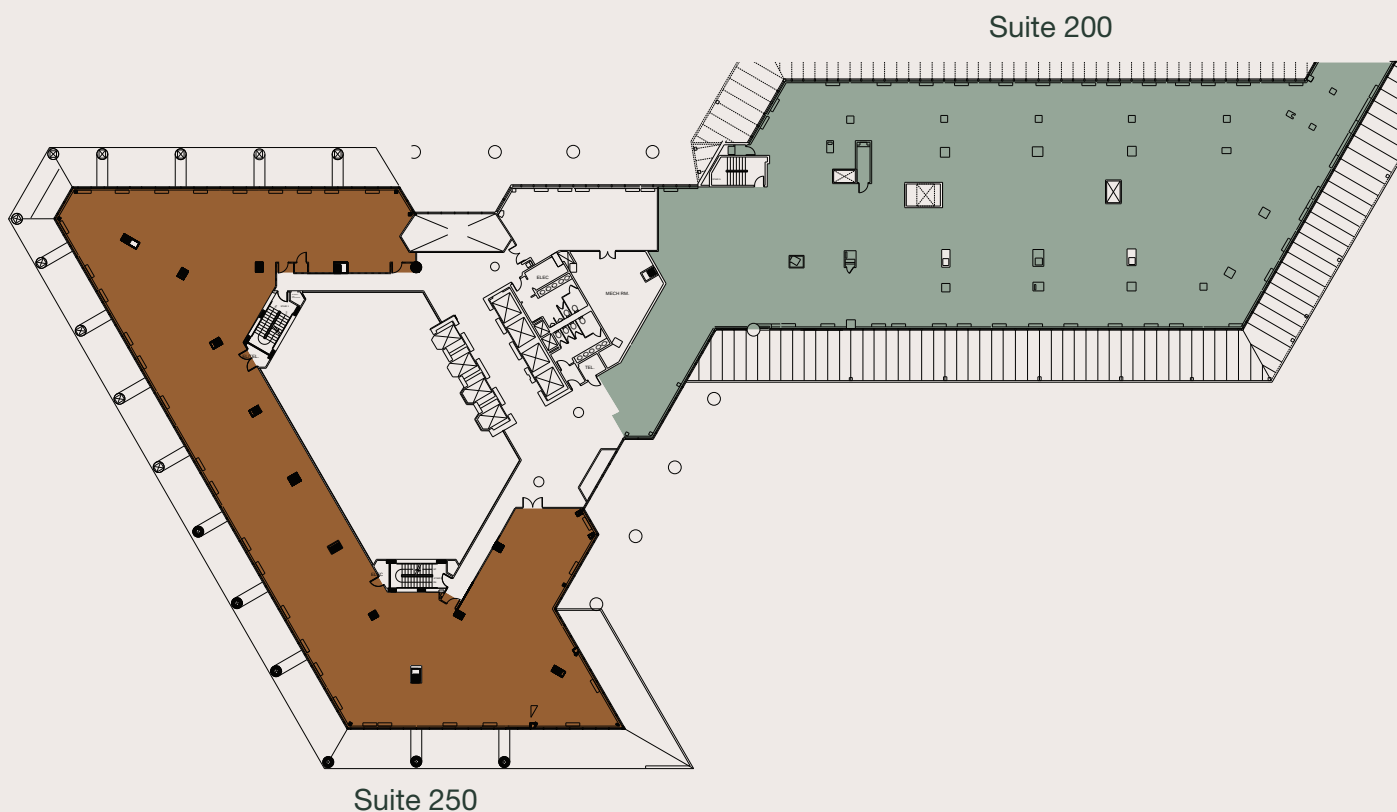


2ND FLOOR

3BMC

Suite 200 | 19,157 SF

Suite 250 | 13,665 SF



Available Leased

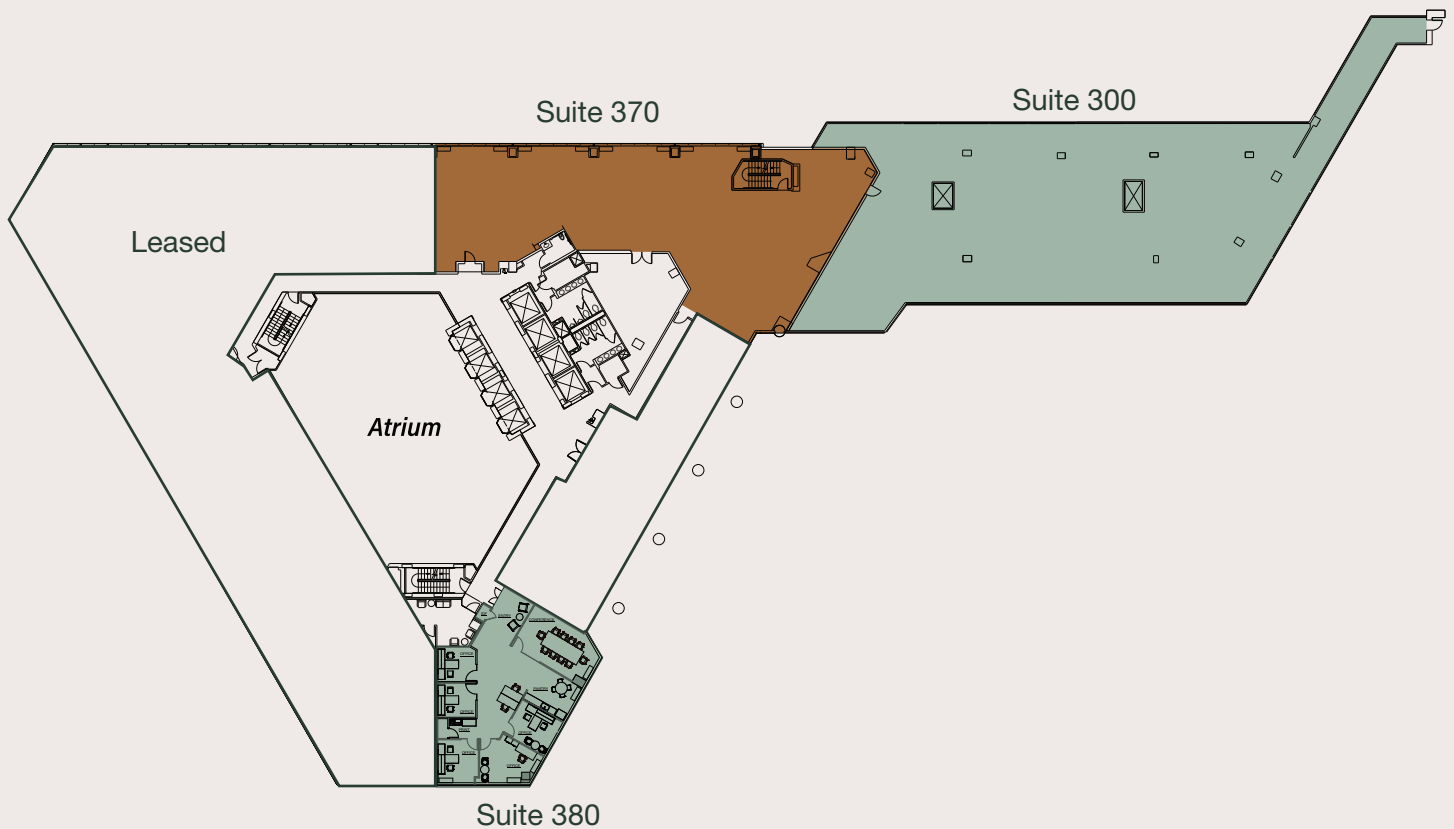
3RD FLOOR

3BMC

Suite 300 | 9,654 SF

Suite 370 | 5,955 SF

Suite 380 | 2,455 SF | Spec suite coming soon | Electrostatically painted mullions
| Efficient layouts | Quality finishes



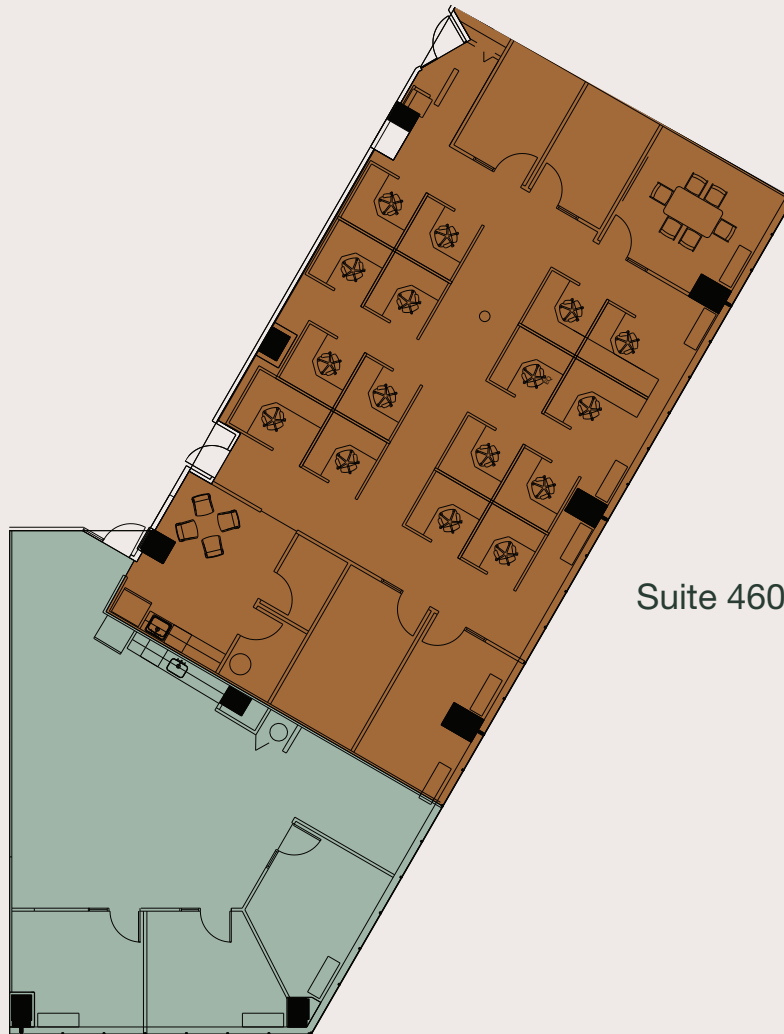
Available Leased

4TH FLOOR

3BMC

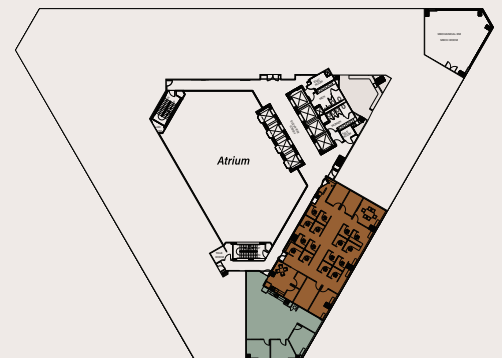
Suite 450 | 1,751 SF | Spec suite

Suite 460 | 3,304 SF



Suite 450

Suite 460



  Available  Leased

5TH FLOOR

Spec suites | Refreshed corridor | Elevator lobby finishes

3BMC

Suite 501 | 2,485 SF

Suite 505 | 2,575 SF

Suite 510 | 2,441 SF

Suite 520 | 3,668 SF

Suite 525 | 2,269 SF



Available Leased

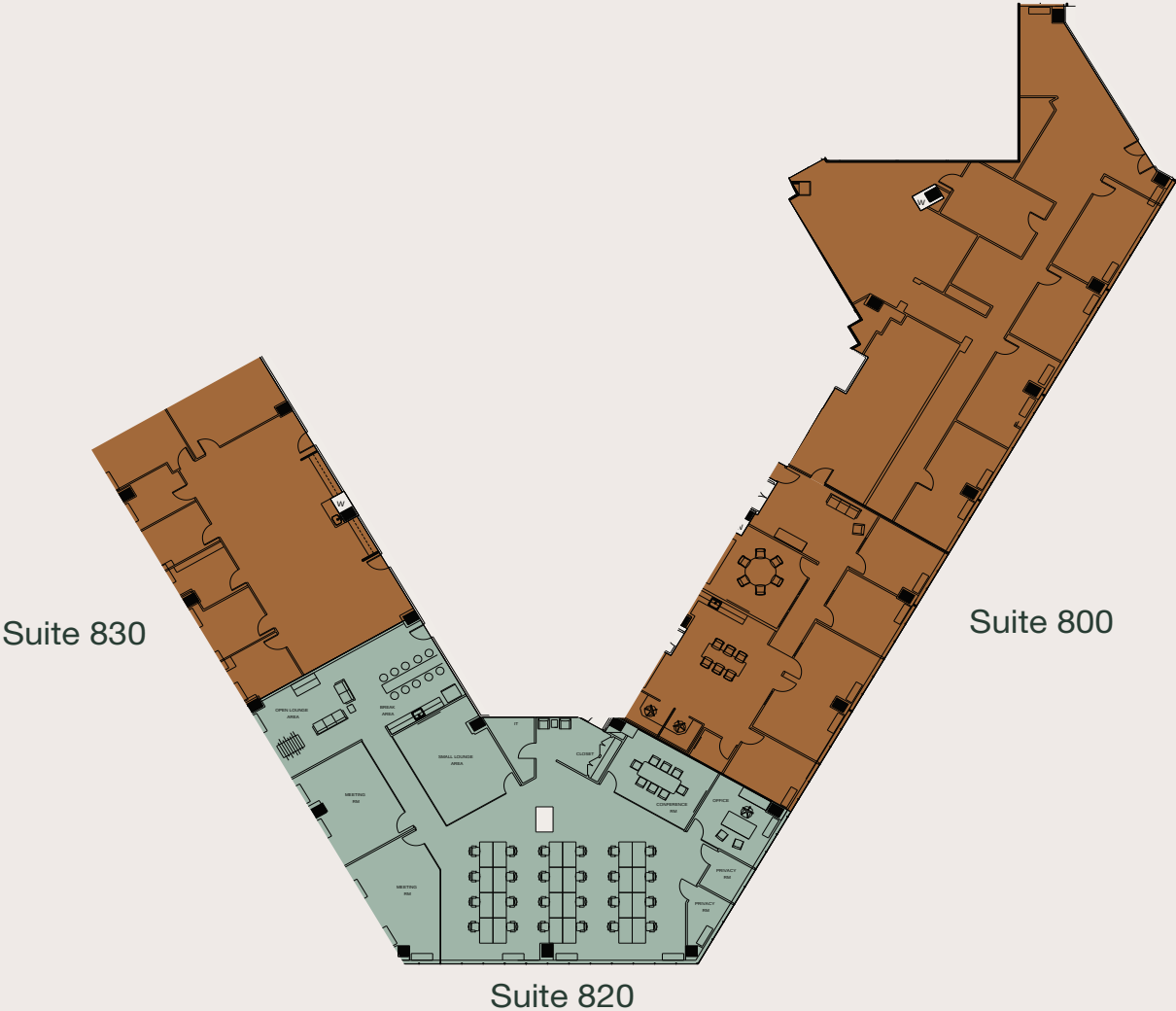
8TH FLOOR

3BMC

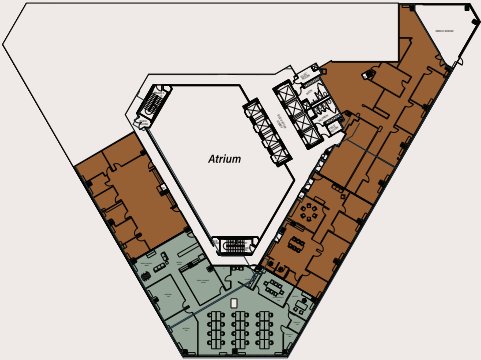
Suite 800 | 8,035 SF

Suite 820 | 5,493 SF

Suite 830 | 2,951 SF



Available Leased

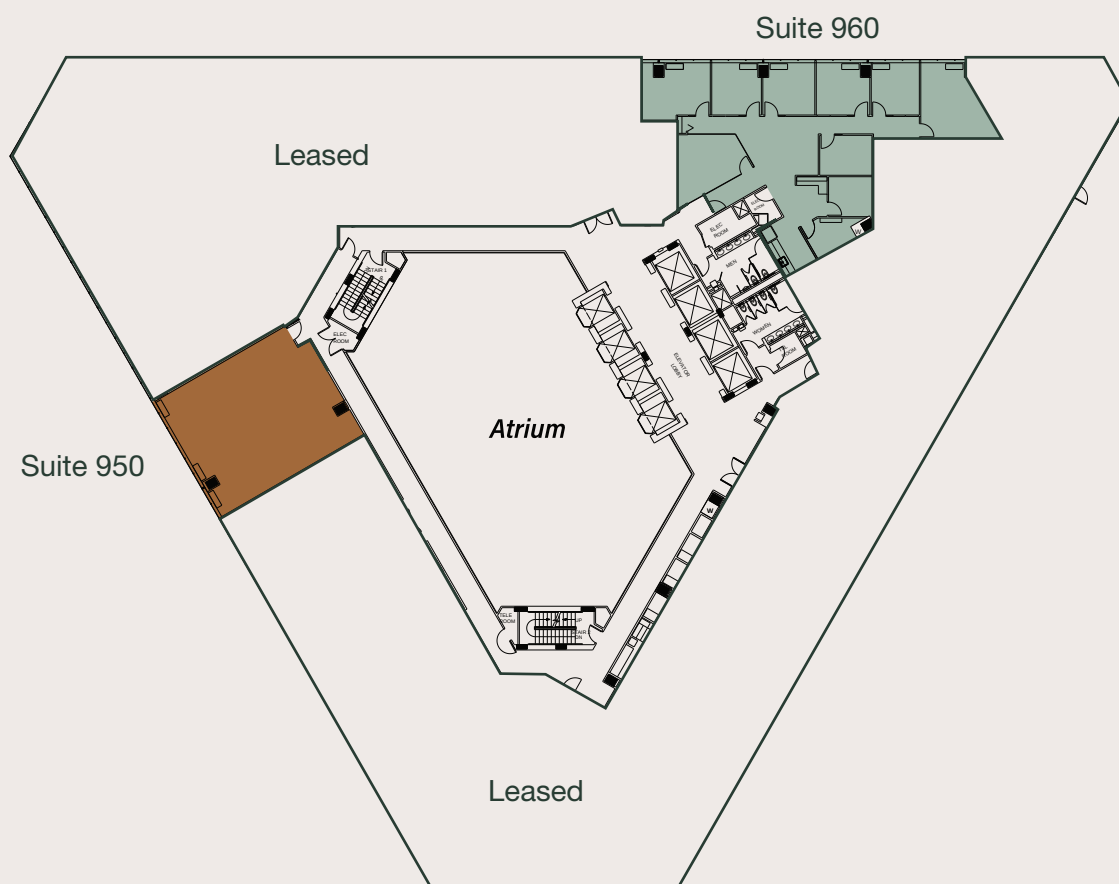


9TH FLOOR

3BMC

Suite 950 | 1,573 SF

Suite 960 | 3,057 SF



Available Leased

10TH FLOOR

3BMC

Suite 1000 | 28,883 SF

Suite 1000

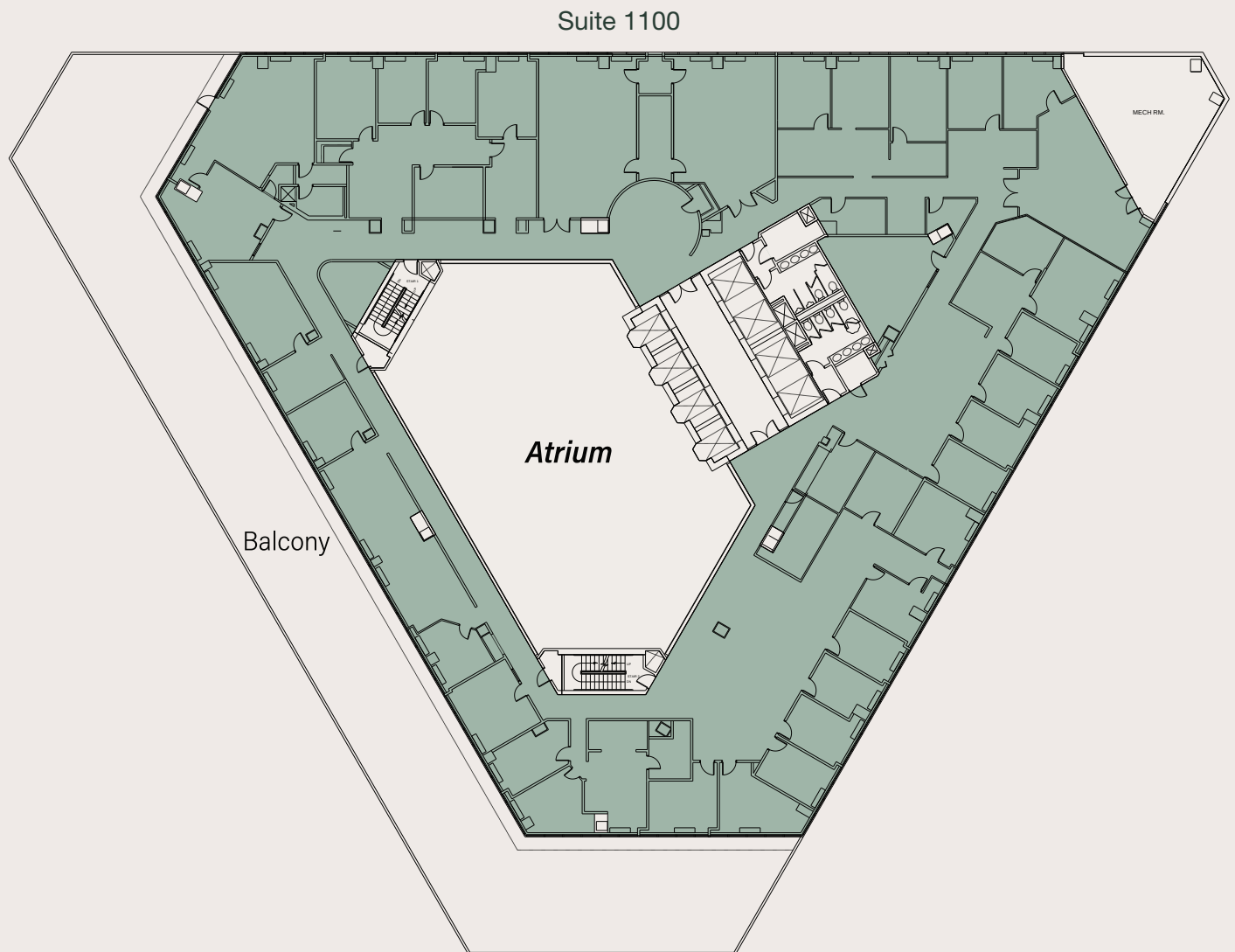


Available Leased

11TH FLOOR

3BMC

Suite 1100 | 21,667 SF | Private terrace

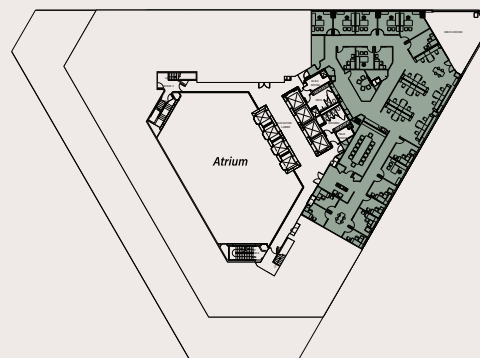
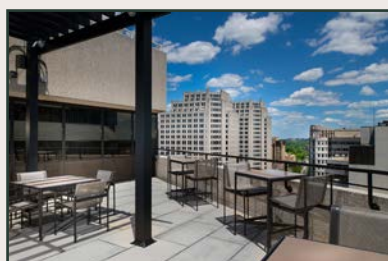
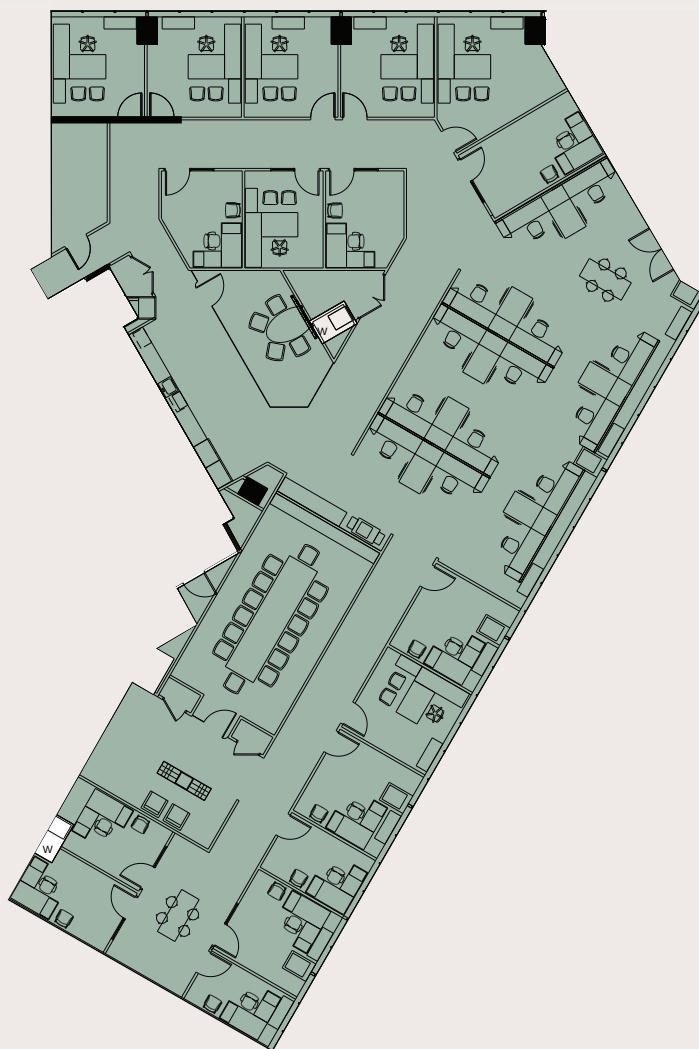


Available Leased

12TH FLOOR

3BMC

Suite 1200 | 9,111 SF | Turn-key spec suite | Furnished | Private terrace

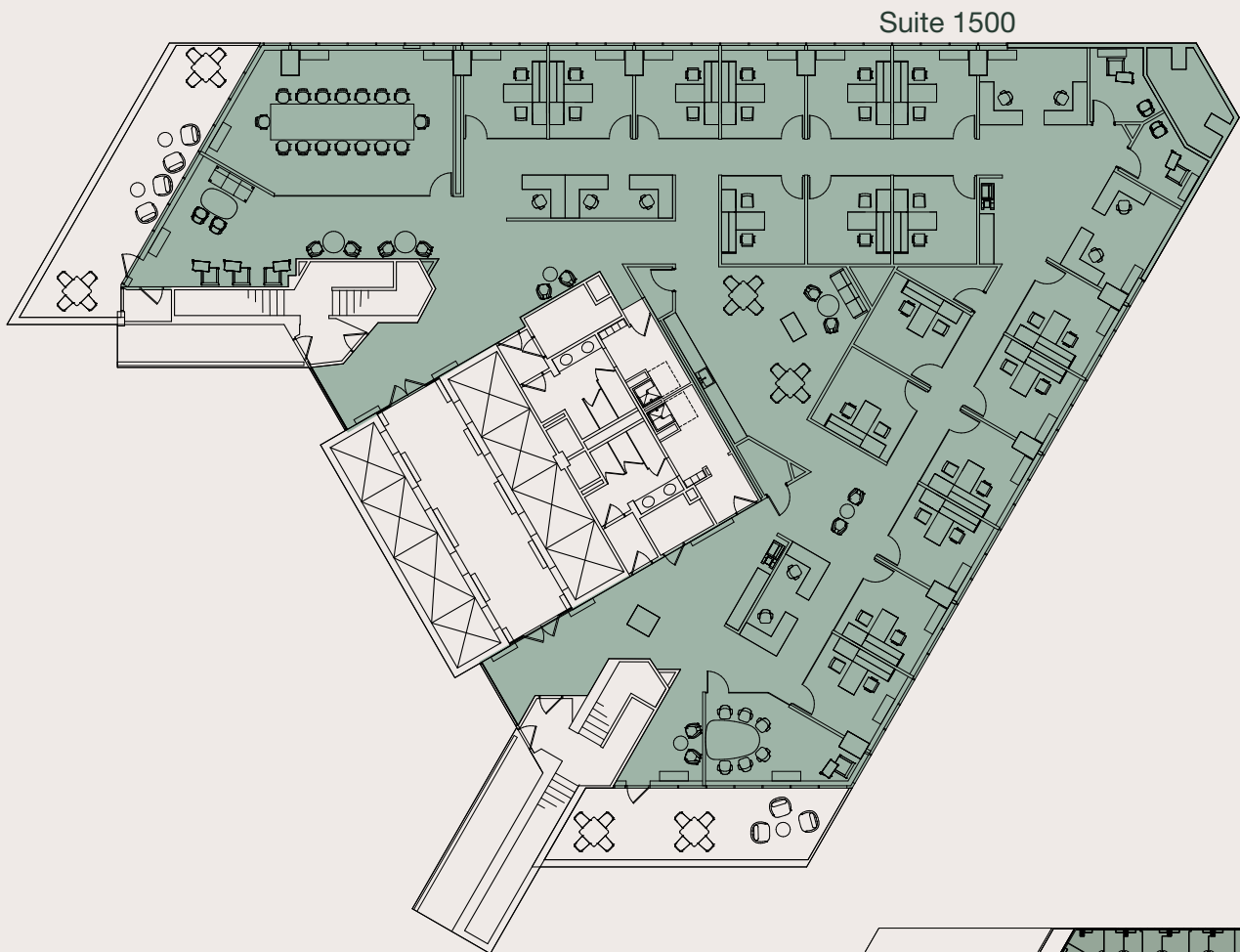


Available Leased

15TH FLOOR

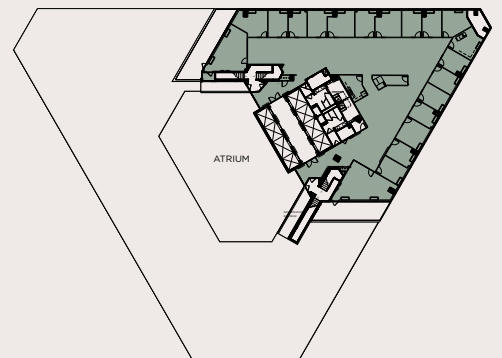
3BMC

Suite 1500 | 10,729 SF | Private terrace



*Sample test fit

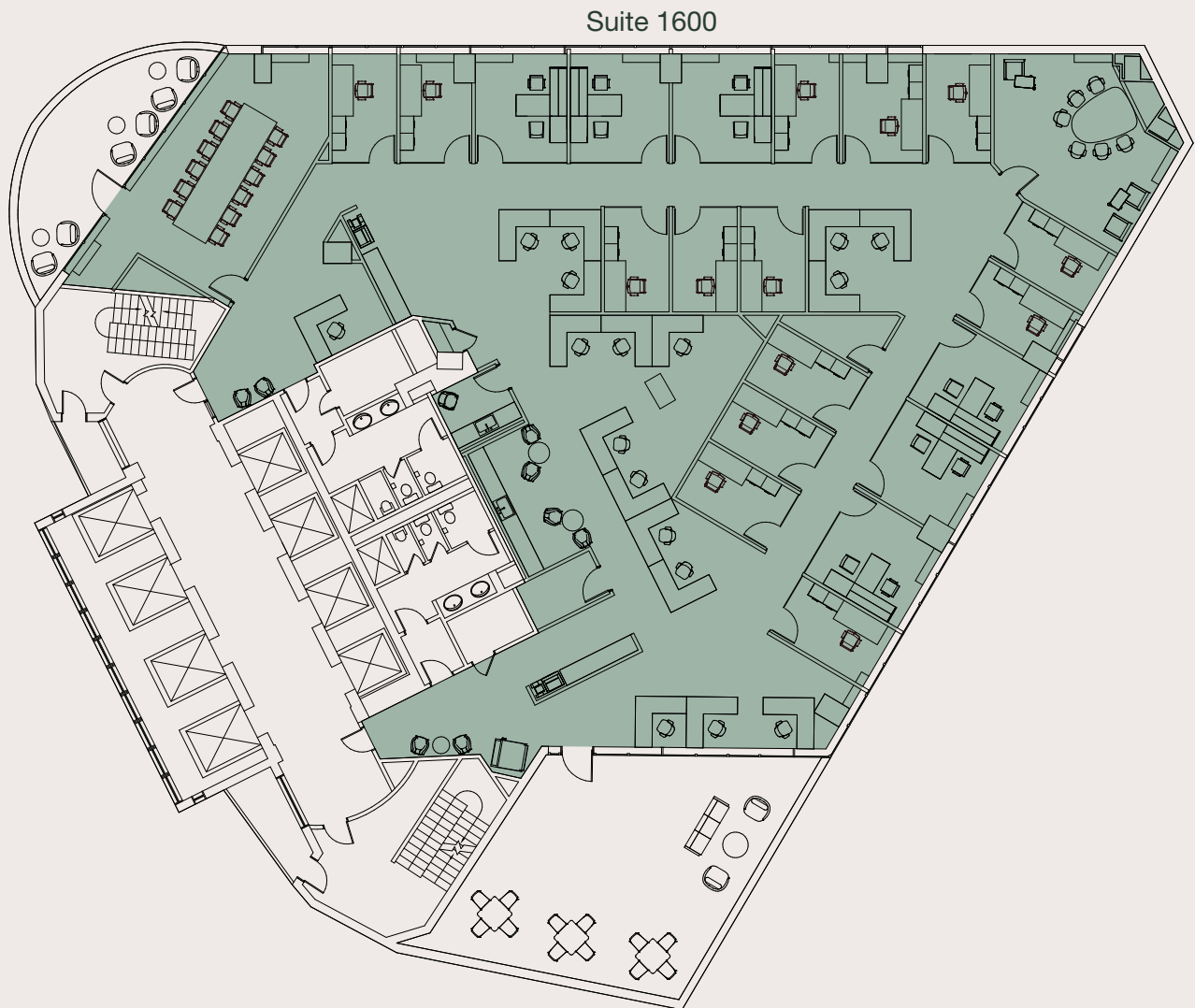
Available Leased



16TH FLOOR

3BMC

Suite 1600 | 9,436 SF | Private terrace



*Sample test fit

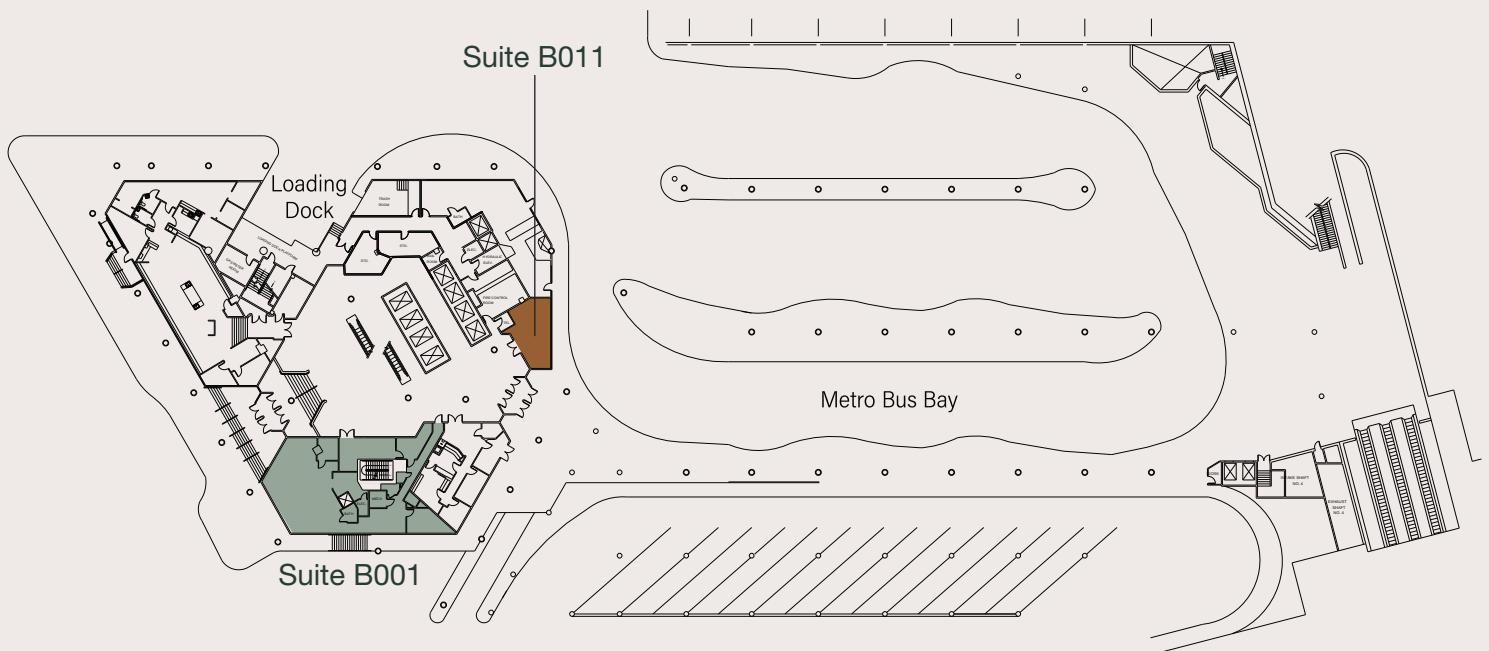
Available Leased

METRO LEVEL

3BMC

Suite B001 | 2,649 SF

Suite B011 | 474 SF

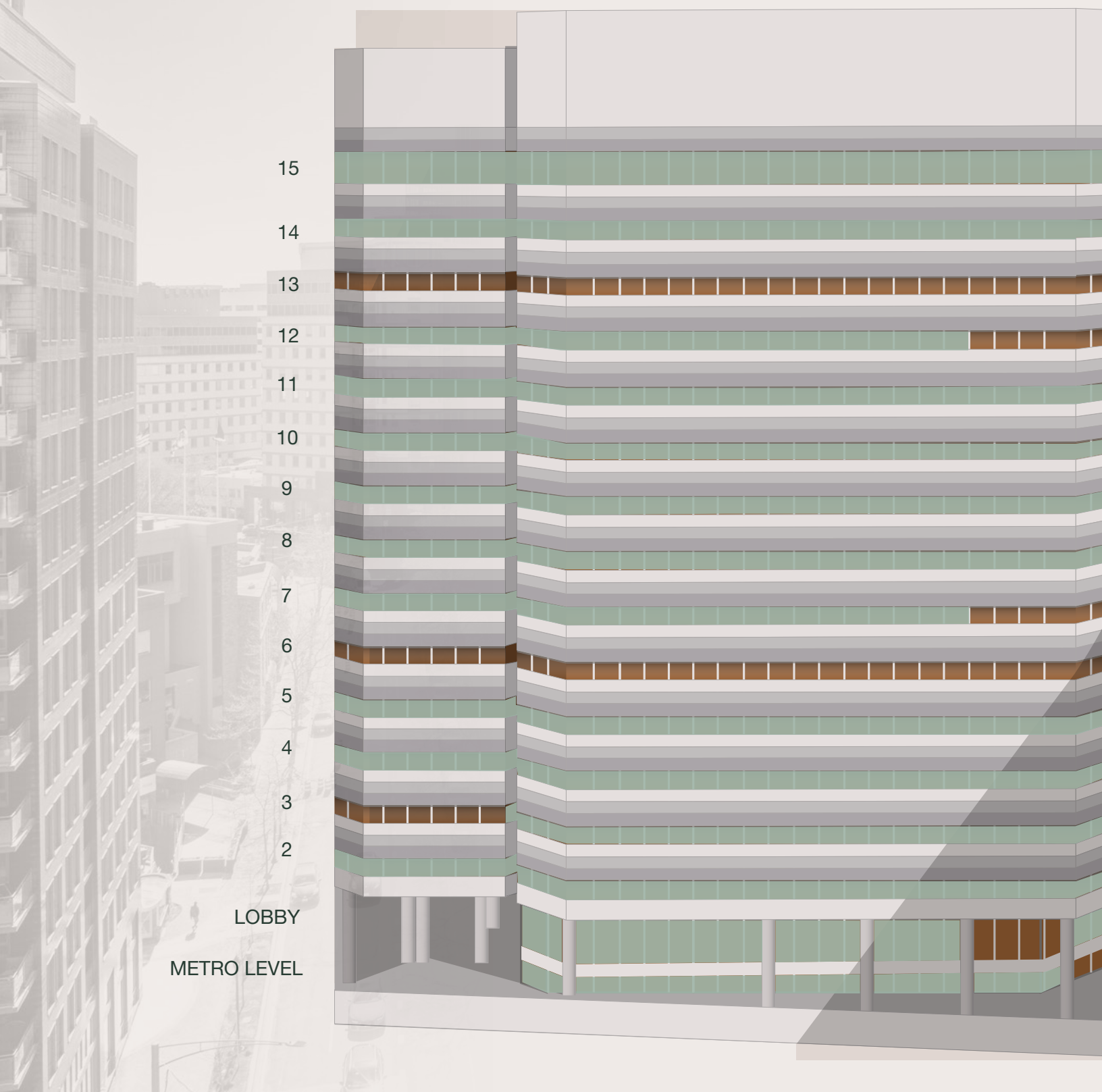


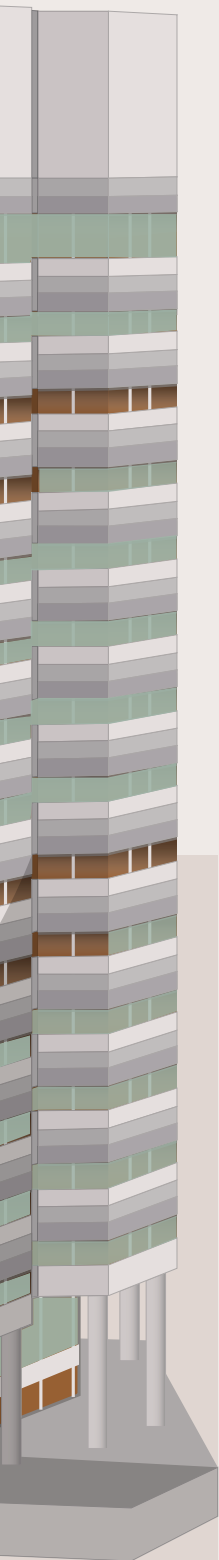
Available Leased

63,000 SF Available

7500 Old Georgetown Road blends modern workplace functionality with elevated design, featuring recently renovated, highly flexible workspace environments supported by expansive conferencing capabilities, collaborative tenant lounges, and integrated wellness amenities.

Available Leased





7500 OGR

Availabilities



Click on Suite to view floor plan

	Suite 1300	21,702 SF	
	Suite 1204	1,365 SF	Spec Suites Coming Soon
	Suite 1202	2,389 SF	
	Suite 701	1,528 SF	
	Suite 700	5,819 SF	
	Suite 600	19,794 SF	
	Suite 301	3,260 SF	
Retail →	Suite 103	4,705 SF	
	Suite 04	7,772 SF	

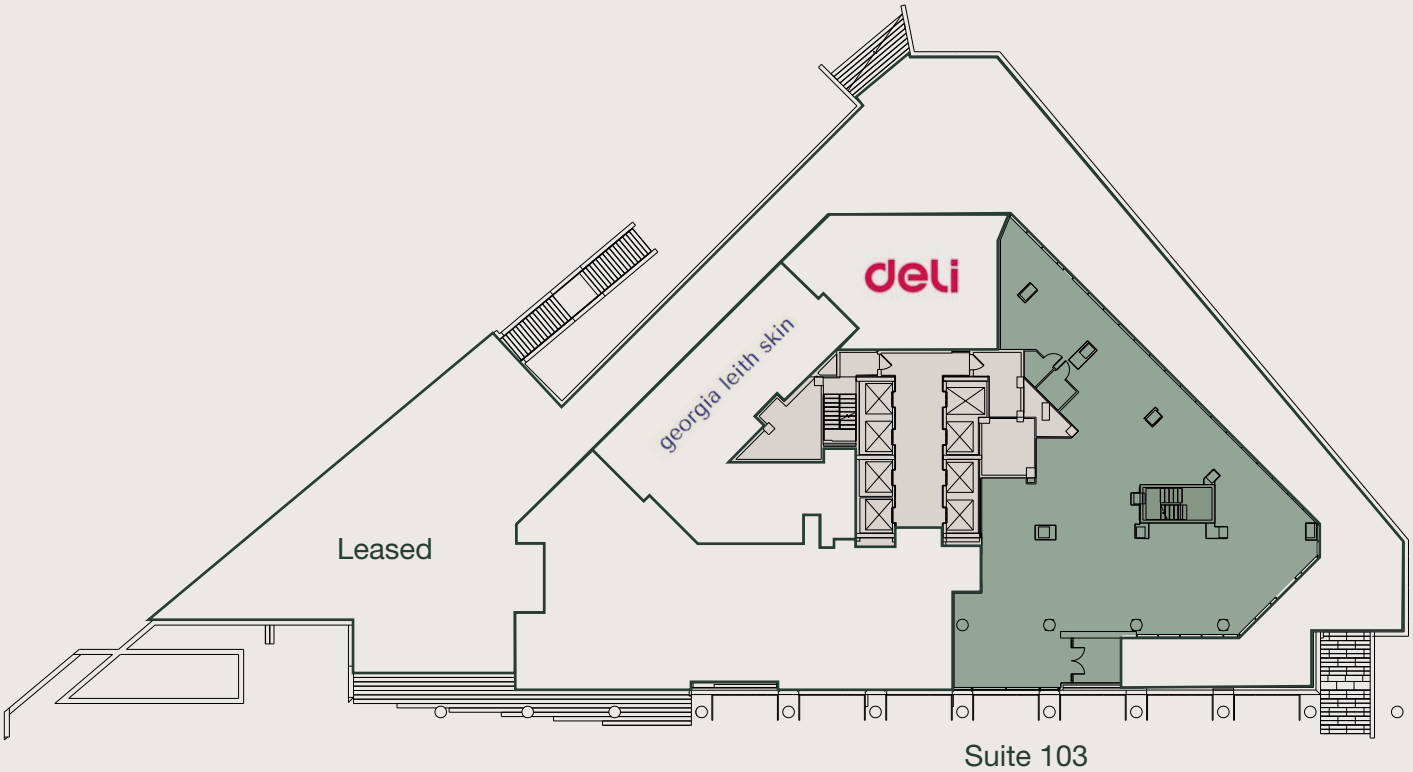


LOBBY / PLAZA LEVEL

7500 OGR

Suite 103 | 4,705 SF

Deli | 1,297 SF

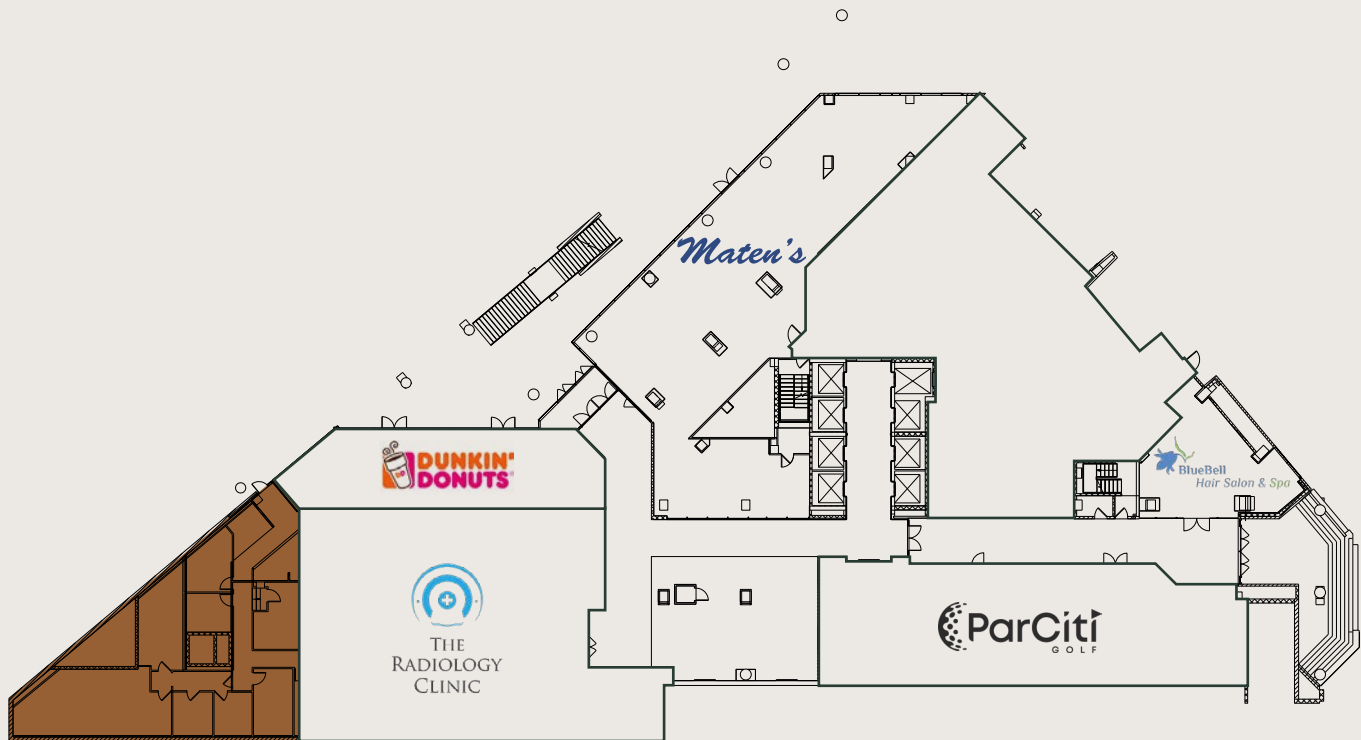


Available Leased

METRO LEVEL

7500 OGR

Suite 04 | 7,772 SF



Suite 04

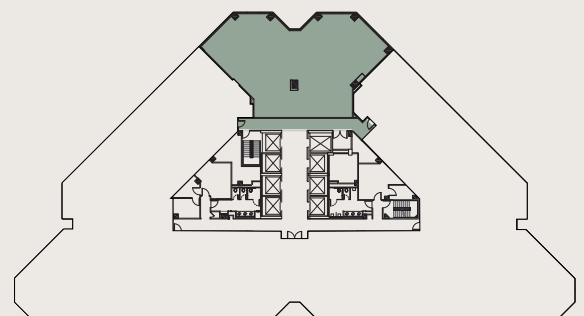
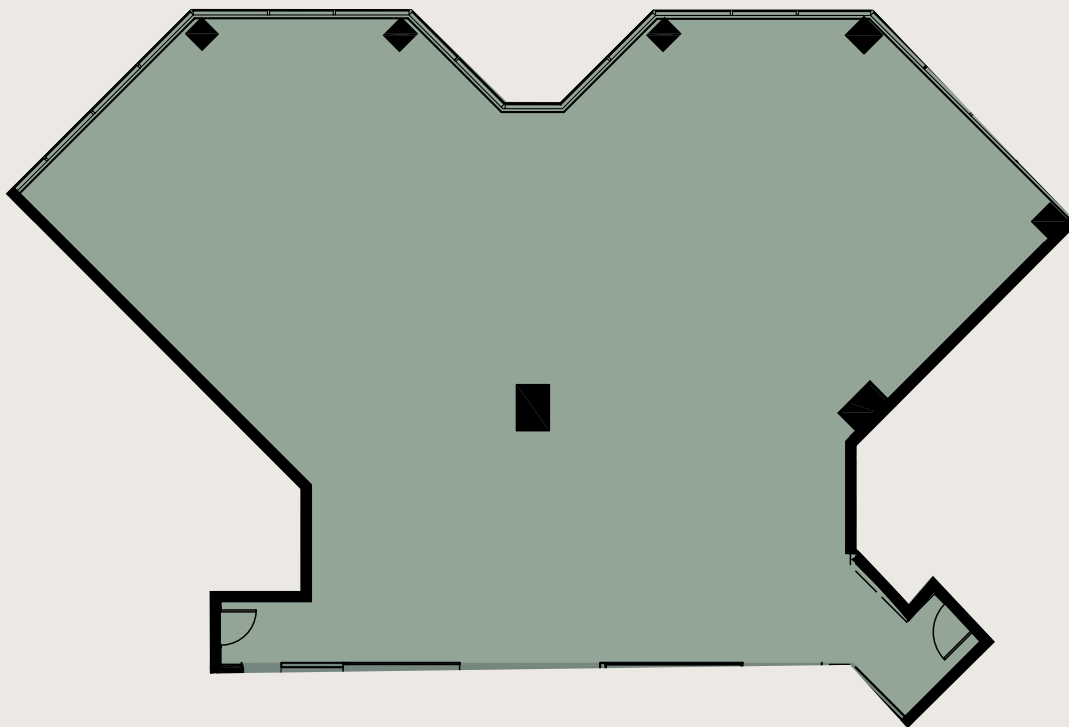
Available Leased

3RD FLOOR

Suite 301 | 3,260 SF

7500 OGR

Suite 301

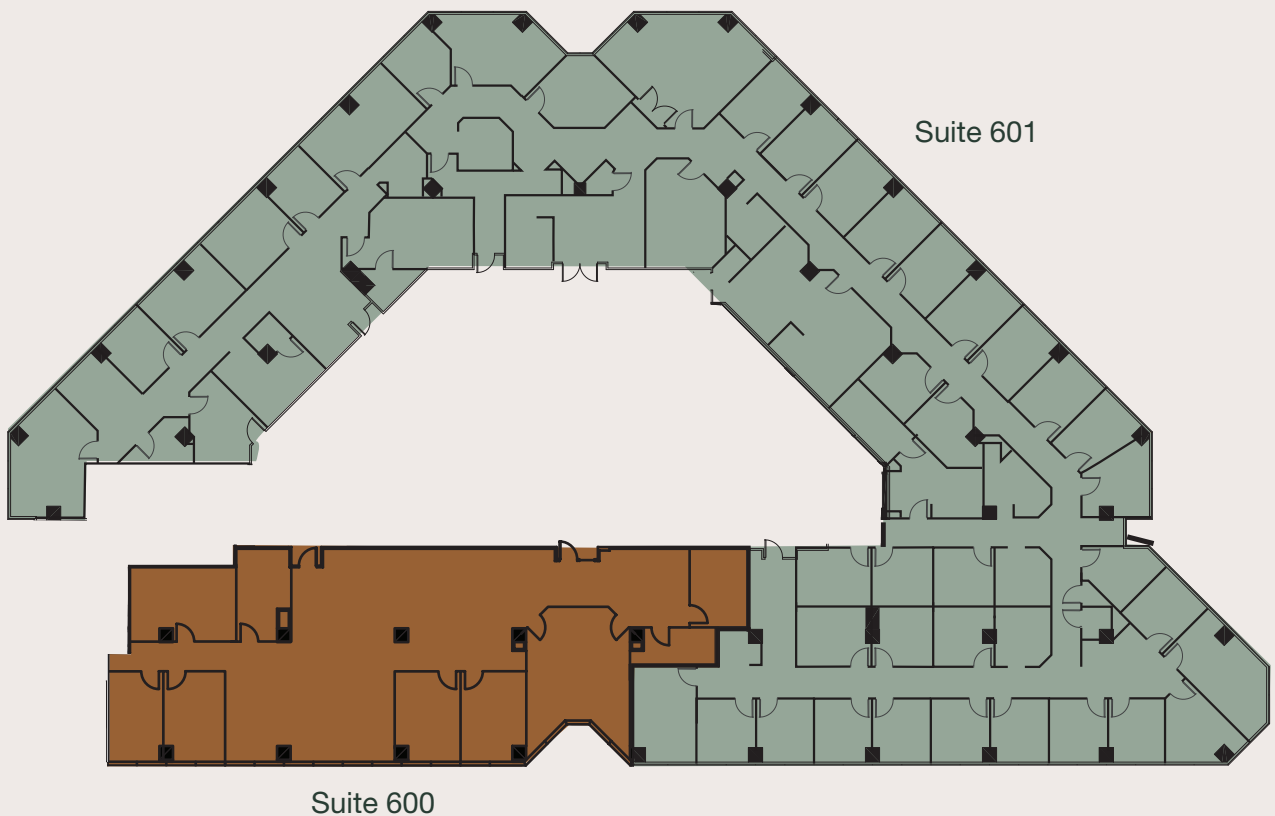


Available Leased

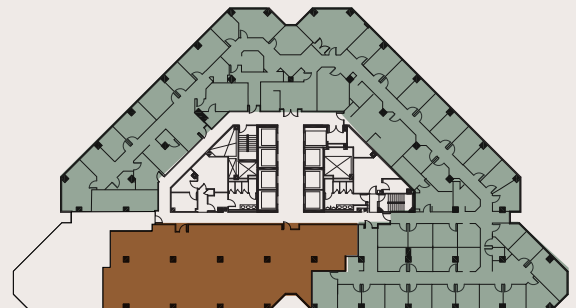
6TH FLOOR

7500 OGR

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



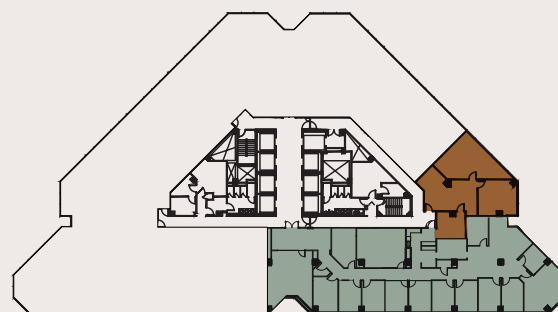
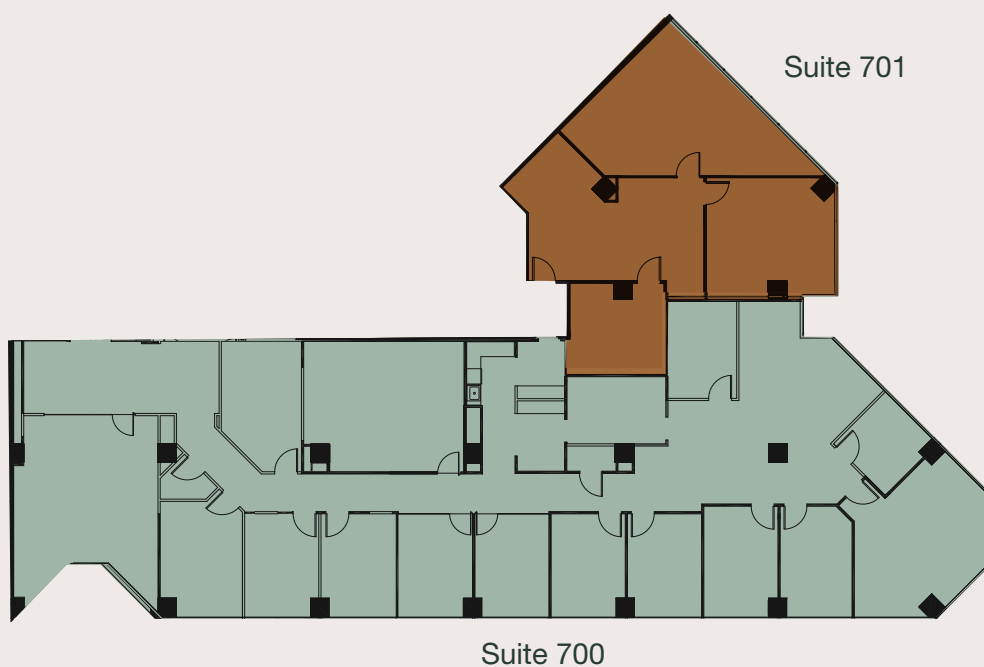
Available Leased



7TH FLOOR

7500 OGR

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

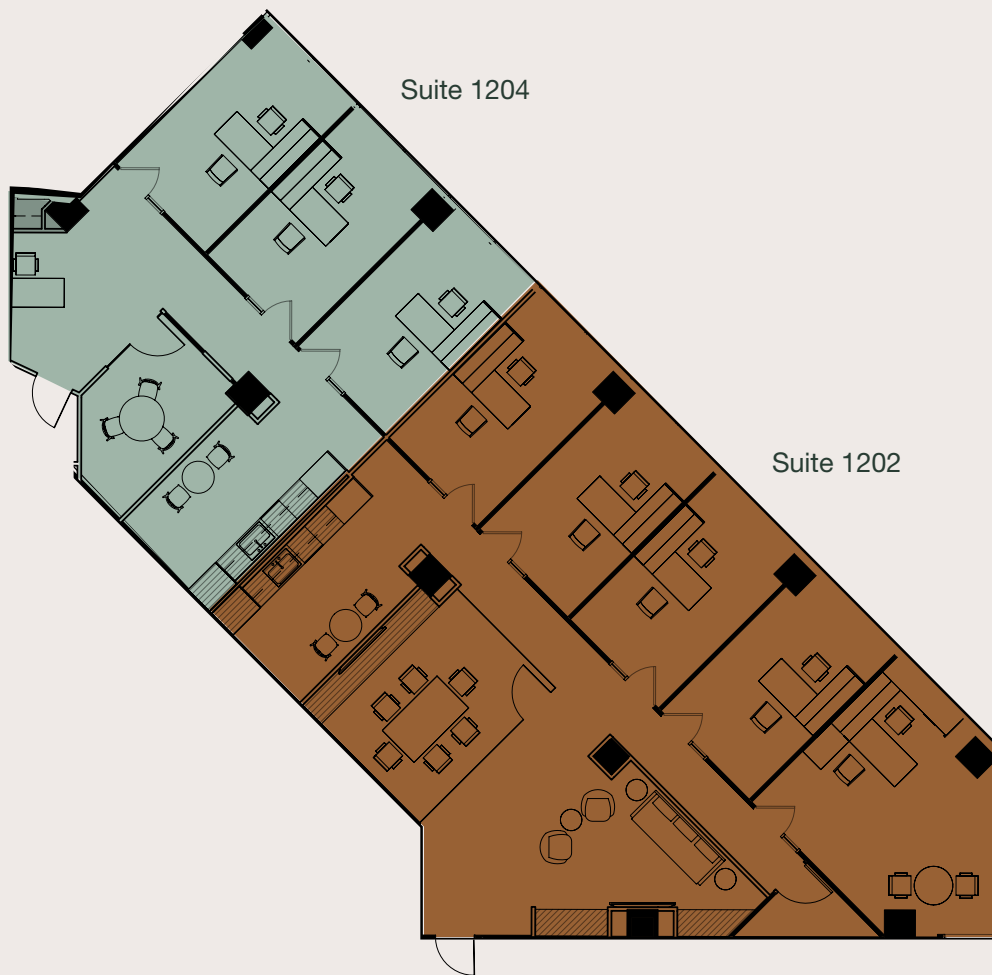


Available Leased

12TH FLOOR

7500 OGR

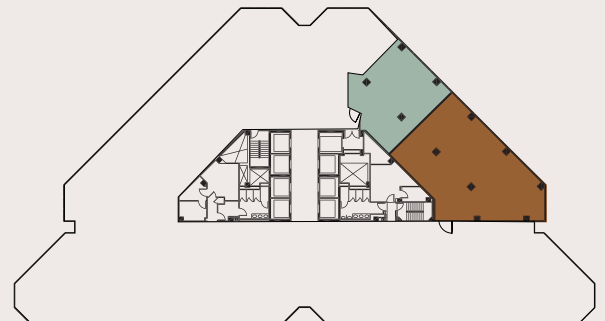
Suite 1202 | 2,389 SF
Suite 1204 | 1,365 SF } 3,754 SF



Suite 1202

Suite 1204

Available Leased

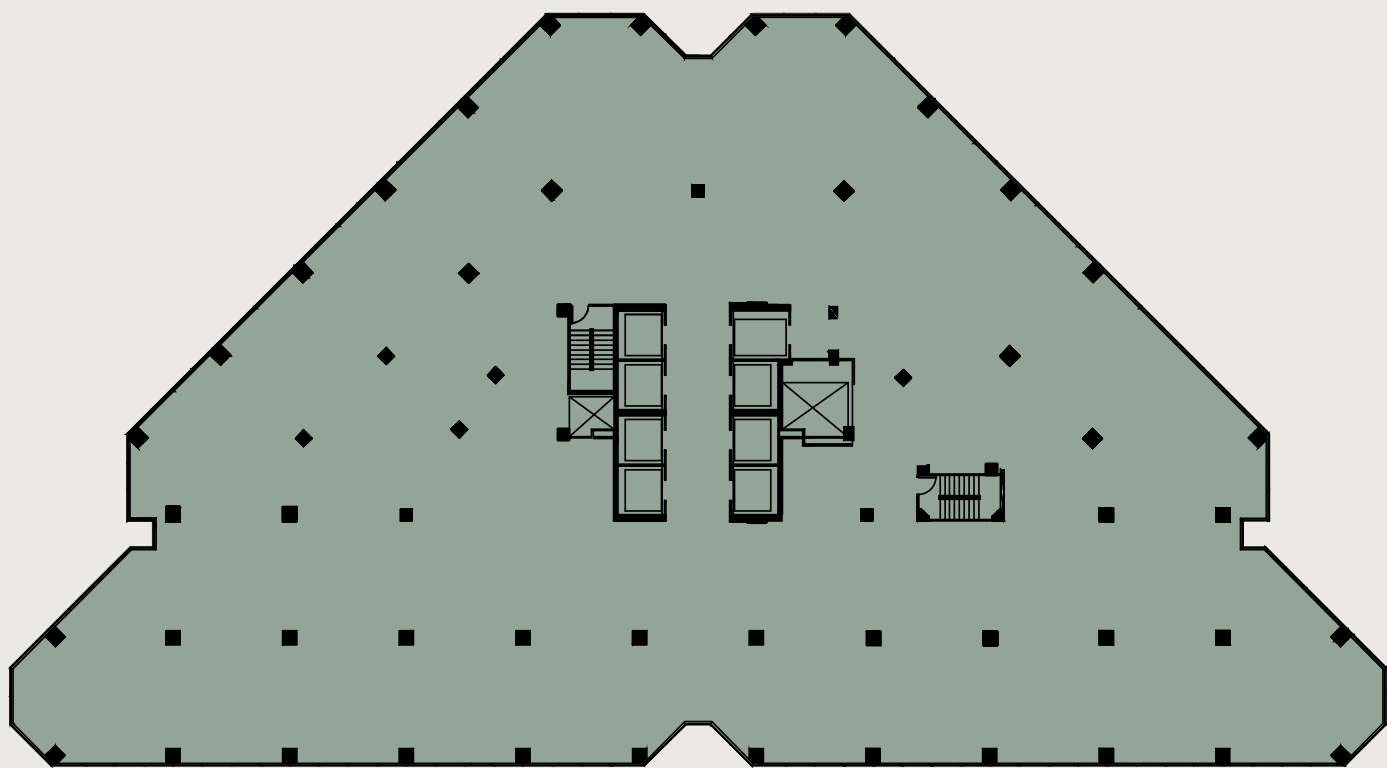


13TH FLOOR

7500 OGR

Suite 1300 | 21,702 SF

Suite 1300



Available Leased





DRIVE TIMES

→ 12 min I-270

→ 12 min I-95

✈ 30 min DULLES INTERNATIONAL AIRPORT

✈ 30 min REAGAN NATIONAL AIRPORT

4 MIN WALK
**WOODMONT
TRIANGLE**

7500 **OGR**
3BMC

2 MIN WALK
**BETHESDA
ROW**



EAST WEST HIGHWAY

MONTGOMERY AVE

Purple Line

ELM
STREET
PARK

DIRECT ACCESS TO
WASHINGTON DC
VIA WISCONSIN AVE

BETHESDA'S NEW CENTER OF GRAVITY.



Where Bethesda Connects

Surrounded by one of the region's most vibrant amenity bases, In-Rel Plaza places tenants within immediate walking distance of countless restaurants, cafés, hotels, fitness studios, and more, including premier retail destinations like Bethesda Row and Woodmont Triangle.

Located directly above the Bethesda Metro Station with immediate access to Wisconsin Avenue, Old Georgetown Road, and the Capital Beltway, the portfolio offers exceptional regional connectivity for commuters across the DMV

30+ Retail

50+ Dining & Entertainment





With a name that stands for “Intelligent Real Estate,” In-Rel Properties has been buying and managing properties for more than four decades, earning a strong reputation for thoughtful ownership, long-term investment strategy, and hands-on property management across premier commercial real estate assets.

Focused on acquiring properties on attractive terms, operating them efficiently and adding value through upgrades, repositioning, rehabilitation, re-tenanting, and solid management, In-Rel maintains a diverse tenant portfolio – from Main Street to Wall Street - including family-run businesses, regional companies, and nationally recognized publicly traded corporations.

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