

CONLEYMANAGEMENT. INC
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Unbeatable Location &
Parking in the Heart of
Bethesda



7813 Old Georgetown Road

Secure this rare downtown
opportunity today!

Key Features & Highlights

Premium Location: Situated on the active North side of Old Georgetown Road.

High Foot Traffic: Steps away from the intersection of Old Georgetown Road, St. Elmo Avenue, and Arlington Road.

Turnkey Interior: Fully updated with a sleek, top-to-bottom renovation completed just two years ago.

Flexible Layout: Spans 1,556 total square feet, featuring 806 sq. ft. on the ground floor and 750 sq. ft. on the second floor, connected by an elegant interior stairway.

Don't miss the opportunity to position your brand in one of Montgomery County's most desirable business corridors.

Ready to book a tour? Give us a call!



Effortless Parking: Directly abuts a public 5-story parking garage, easily accessible from St. Elmo or Cordell Avenue.

Exceptional Value: Offered at an incredibly competitive blended rate of just **\$32.50 per square foot**.

Flexible Timeline: Move-in ready as of January 1, 2026, with potential for earlier occupancy.