



5425

WISCONSIN AVE
CHEVY CHASE, MARYLAND



 CCLC

 CUSHMAN &
WAKEFIELD

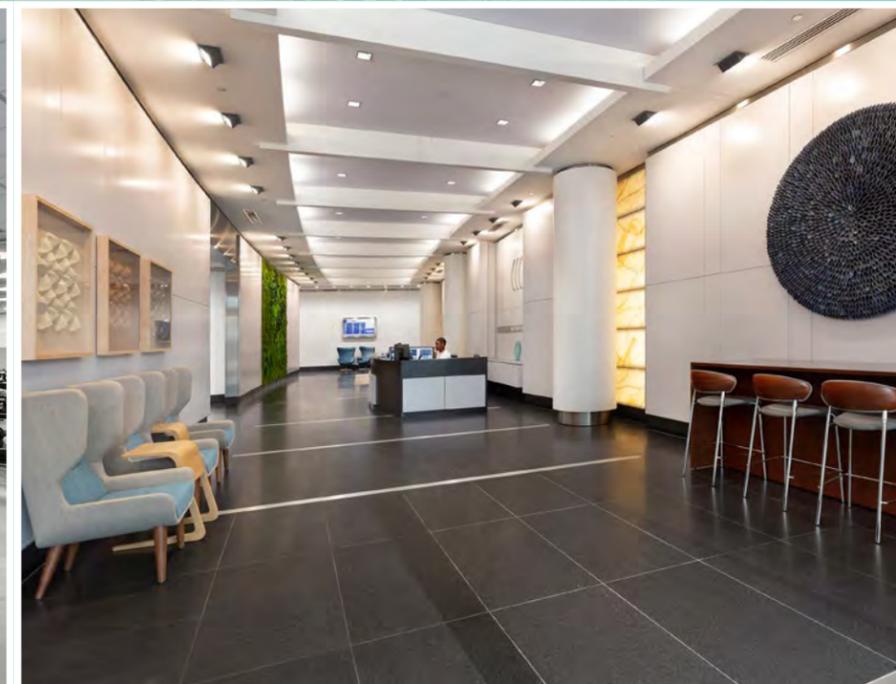
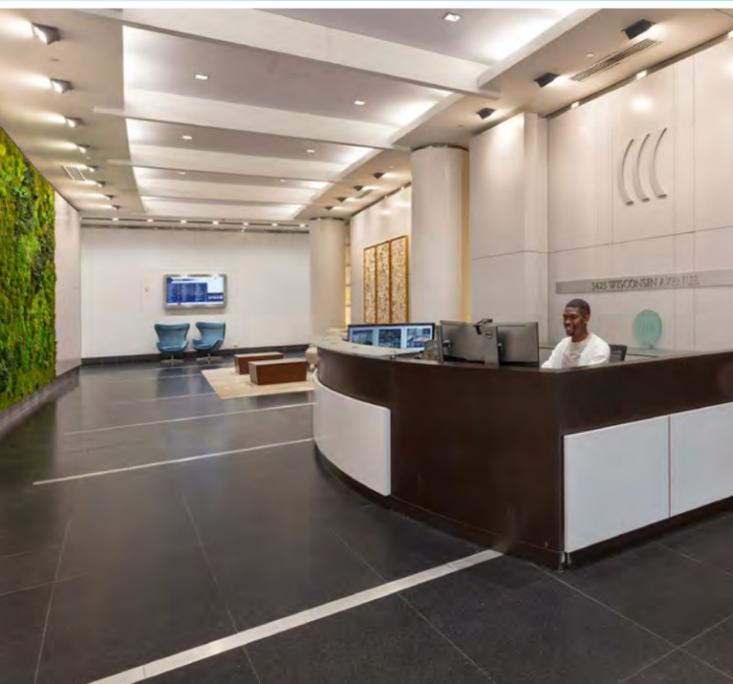
[CCLCPORTFOLIO.COM](https://www.cclcportfolio.com)



Get To Know Our Building

210,000 SF of Trophy Office Space

- Trophy class finishes & services including on-site concierge
- State of the art fitness center
- Covered and surface parking available at 2:1,000 sf
- Adjacent to the Friendship Heights Metro
- In the heart of The Collection at Chevy Chase, steps from dozens of shops and restaurants
- Conveniently located at the intersection of Western & Wisconsin Ave
- Everything you need on-site: Amazon Fresh, Westwood Cleaners, Hunter's Hound, Capital One & more



Located in Chevy Chase

18+
DINING OPTIONS
WITHIN .25 MILES

25+
RETAIL OPTIONS
WITHIN .25 MILES

the collection

- Amazon Fresh
- Arthur Murray Dance Studio
- Brooks Brothers
- Capital Laser & Skin Care
- Capital One Bank
- Chevy Chase Florist
- CityVet
- Clyde's
- Compass
- DePandi
- Giorgetti
- Hunter's Hound
- Joy by Seven Reasons
- Junction's Bistro, Bar & Bakery
- Luxoptics
- Merritt Gallery
- Porsch Studio
- Potomac Pizza
- Red Panda Art Studio
- Saks Fifth Avenue
- Salon Lofts
- Sareh Nouri
- Sushiko
- Tiffany & Co.
- Westwood Cleaners
- Whyte House Monograms
- Zen Acupressure

THE SHOPS AT WISCONSIN PLACE

- AcquaLuxe Nails Spa
- Bloomingdale's
- The Capital Grille
- Eileen Fisher
- J. Jill
- Le Pain Quotidien
- Lia's
- Nina McLemore
- RTR Pilates
- Sephora
- Tabandeh
- Talbots
- Whole Foods

CHEVY CHASE PAVILION

- Cheesecake Factory
- Embassy Suites
- Sunrise Newsstand
- T-Mobile

S. PARK AVE

5425
WISCONSIN AVE
CHEVY CHASE, MARYLAND

AMAZON FRESH

the collection

WESTERN AVE NW

the collection

the collection

the collection

WISCONSIN AVE

CLYDE'S

- TIFFANY & CO.
- SALON LOFTS
- ARTHUR MURRAY DANCE STUDIO
- DEPANDI
- RED PANDA ART STUDIO
- SAREH NOURI
- BROOKS BROTHERS

- HUNTER'S HOUND
- JOY BY SEVEN REASONS
- JUNCTION BISTRO
- CAPITAL LASER & SKIN CARE
- COMPASS
- PORSCHE STUDIO
- GIORGETTI

WILLARD AVE

- CAPITAL ONE
- CHEVY CHASE FLORIST
- CITYVET
- LUXOPTICS
- MERRITT GALLERY
- POTOMAC PIZZA
- SUSHIKO
- WESTWOOD CLEANERS
- WHYTE HOUSE MONOGRAMS
- ZEN ACUPUNCTURE

M
FRIENDSHIP
HEIGHTS
METRO

ENJOY TIME OUTSIDE AT ONE OF FOUR NEARBY PARKS
Western Grove Urban Park, Johnston Park, Farr Park & The Green



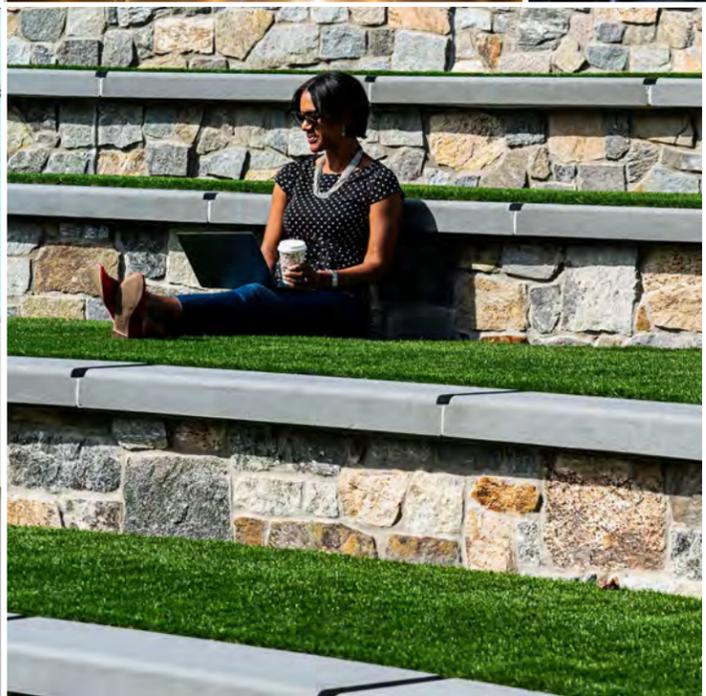
Easily Accessible

BY ALL MAJOR
MODES OF TRANSIT



The Heart of Chevy Chase

the collection



Introducing The Collection, a curated anthology of shops and restaurants steps from the Friendship Heights Metro. This is Chevy Chase's vibrant new focal point - a venue for unforgettable experiences, from farmers markets in the plaza and concerts in the amphitheater to neighborhood dining and bespoke destination shopping. Whether you're looking for new accessories or new go-to dinner spots, it's time to start your collection.

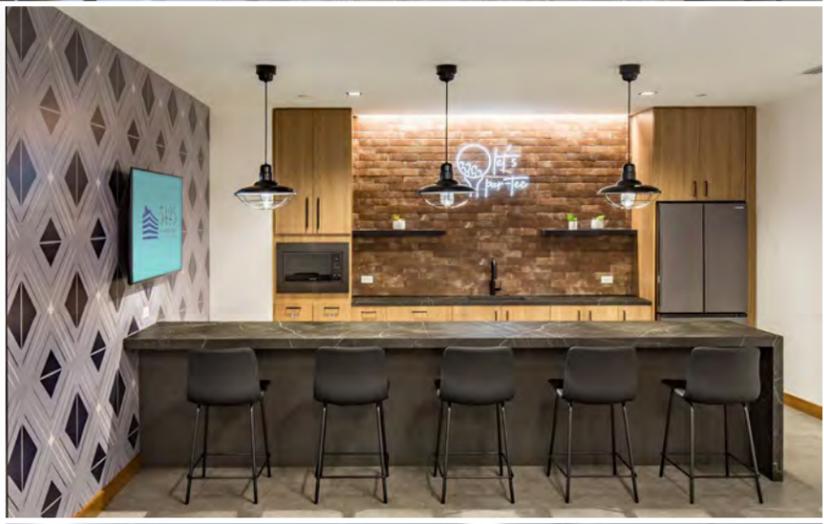
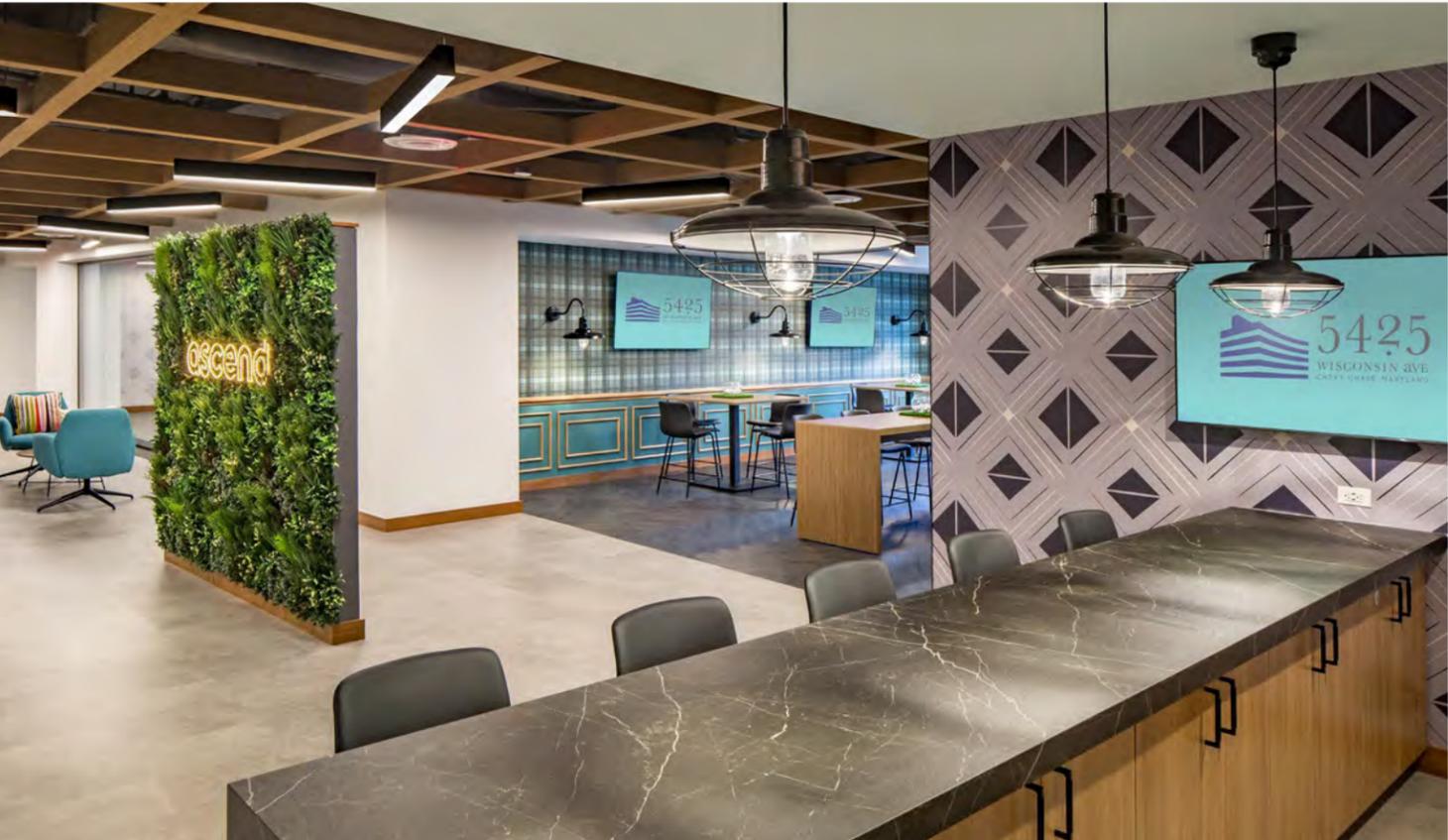
Let's Par-tee

at  **5425**
WISCONSIN AVE
CHEVY CHASE, MARYLAND

Introducing our brand new tenant oasis. This cutting-edge space is a one-stop destination for professionals seeking both productivity and relaxation, equipped with a state-of-the-art conference center, tenant lounge and gaming zone complete with an arcade, golf simulator, pool table and more! 5425 Wisconsin is raising the "par" on workspace offerings, creating a dynamic environment that caters to the diverse needs and interests of its esteemed tenants.



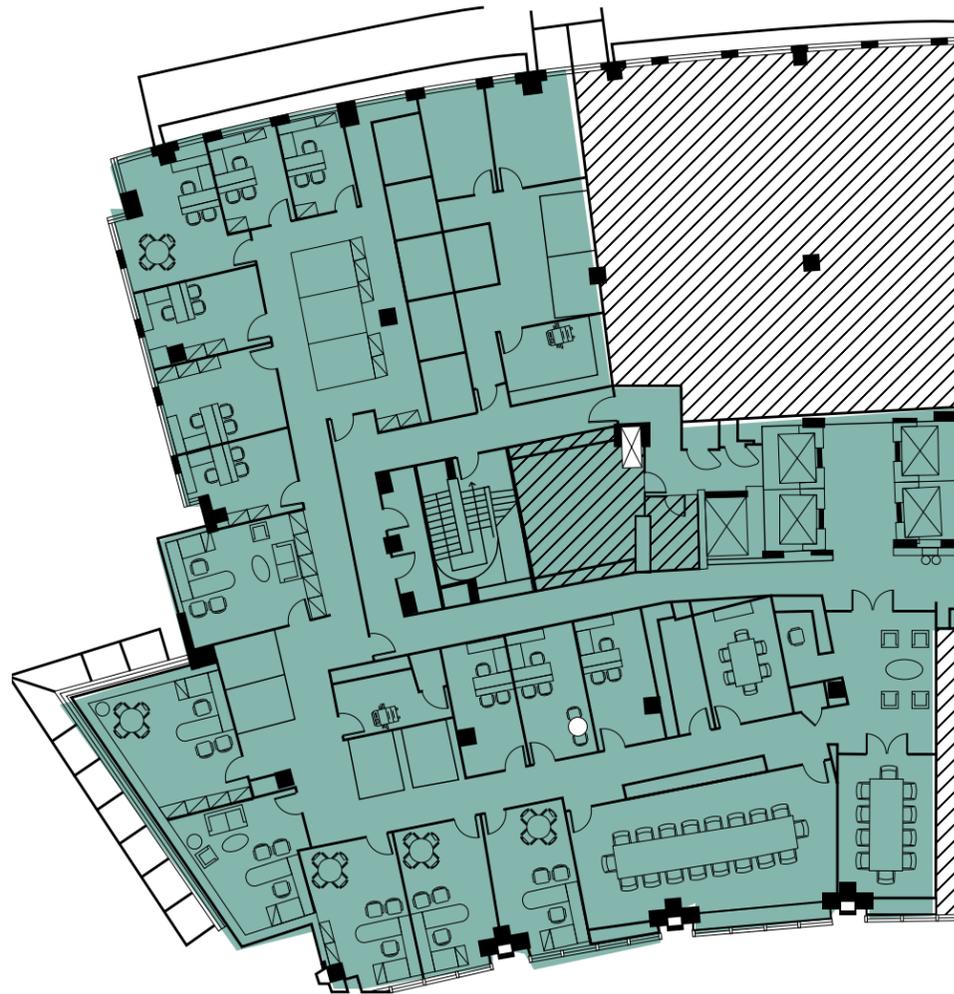
-  CONFERENCE CENTER
-  TENANT LOUNGE
-  ARCADE & GAMING ZONE



2nd Floor

12,007 SF

Suite 200
12,007 SF

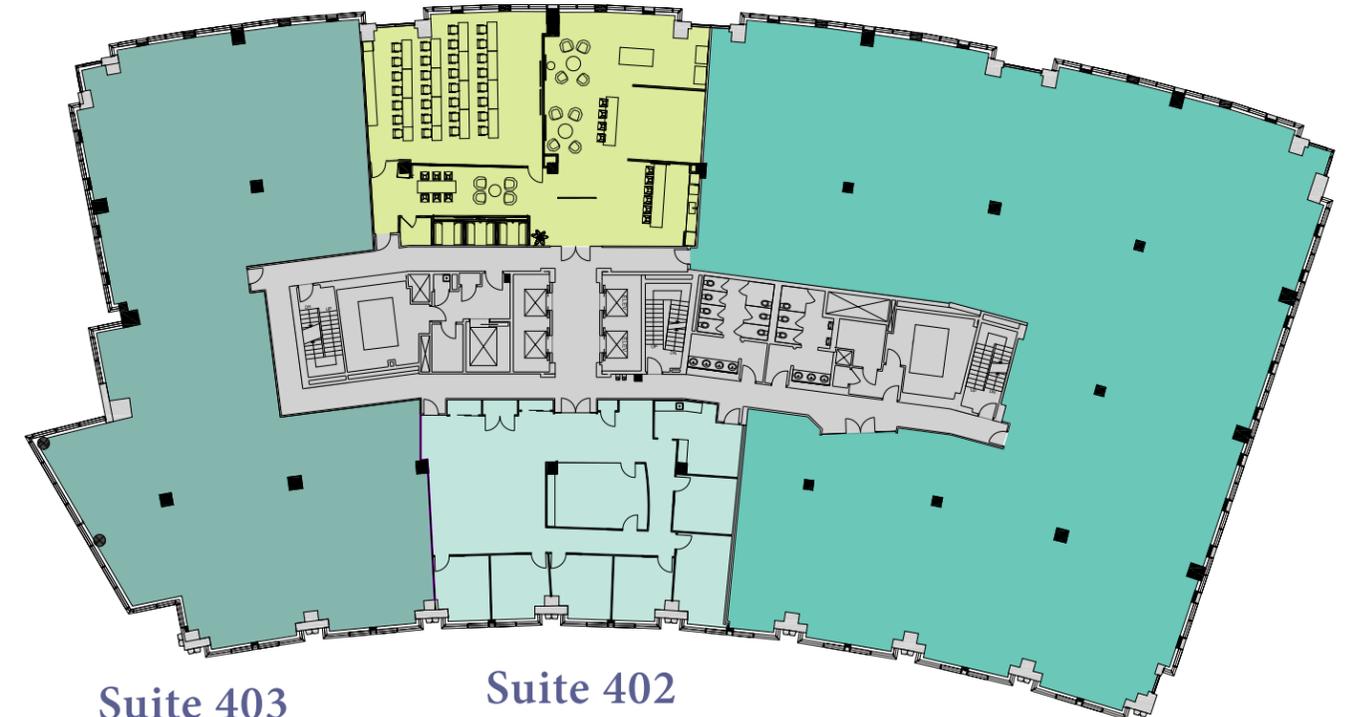


4th Floor

3,780 SF - 28,533 SF



Tenant
Lounge



Suite 403
9,121 SF

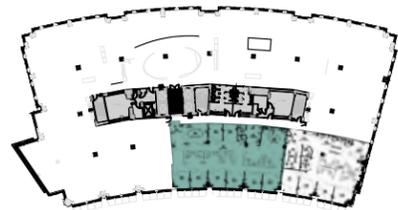
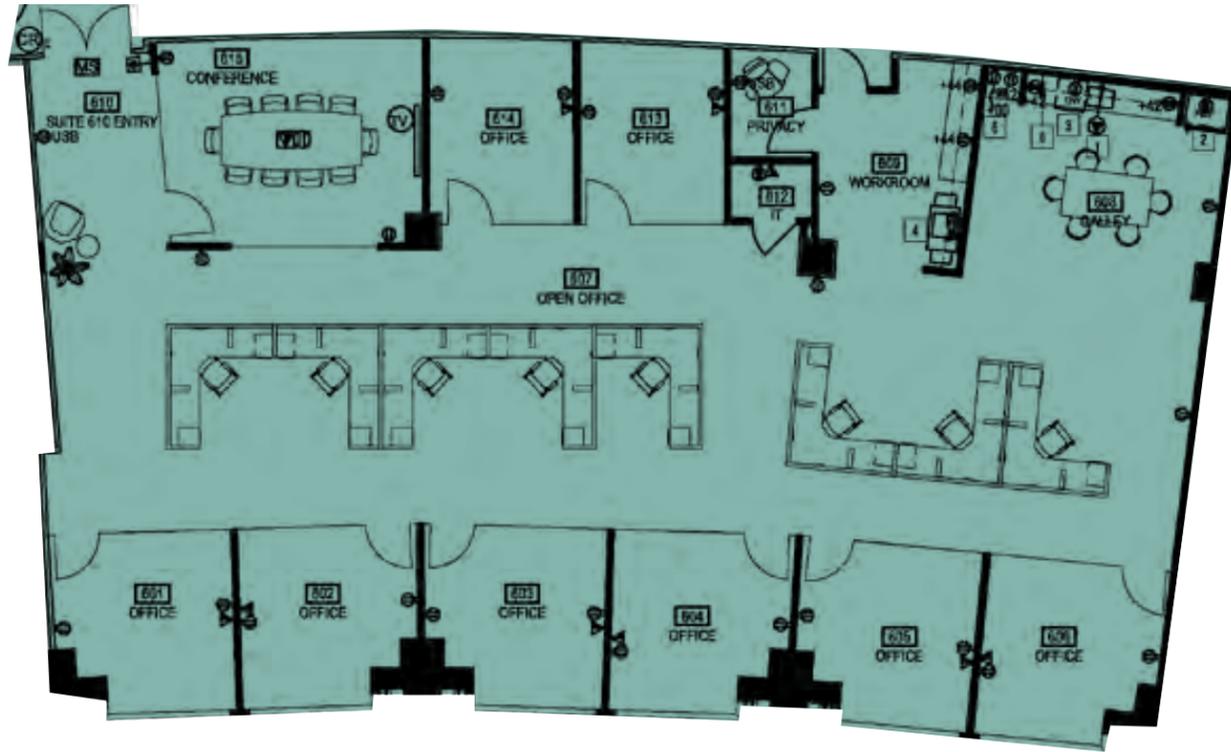
Suite 402
3,780 SF

Suite 401
15,632 SF

Availabilities

6th Floor
4,310 SF

Spec Suite 601
4,310 SF



Availabilities

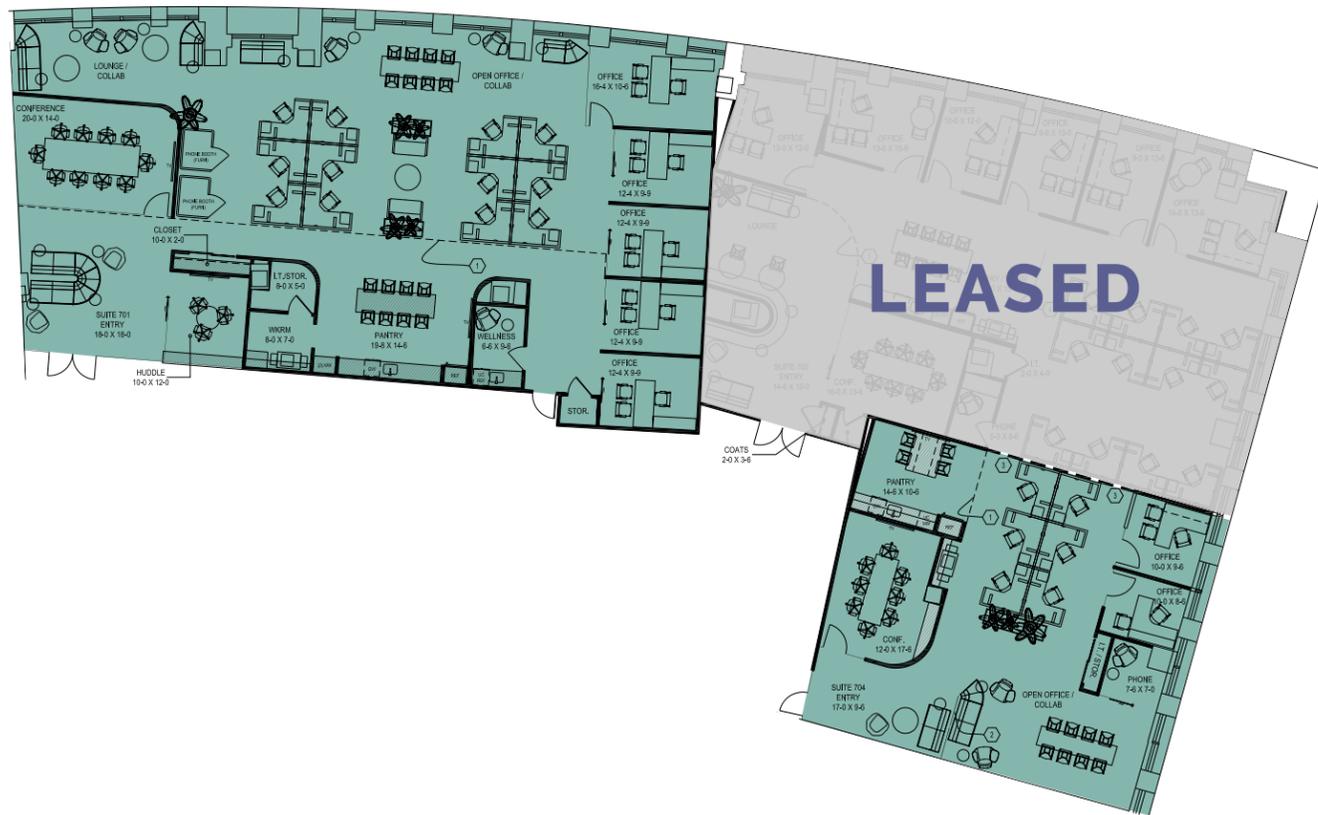
7th Floor

2,257 SF - 5,429 SF

Spec Suite 701

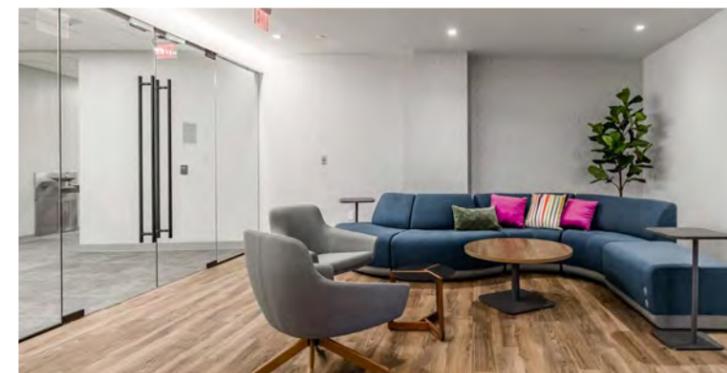
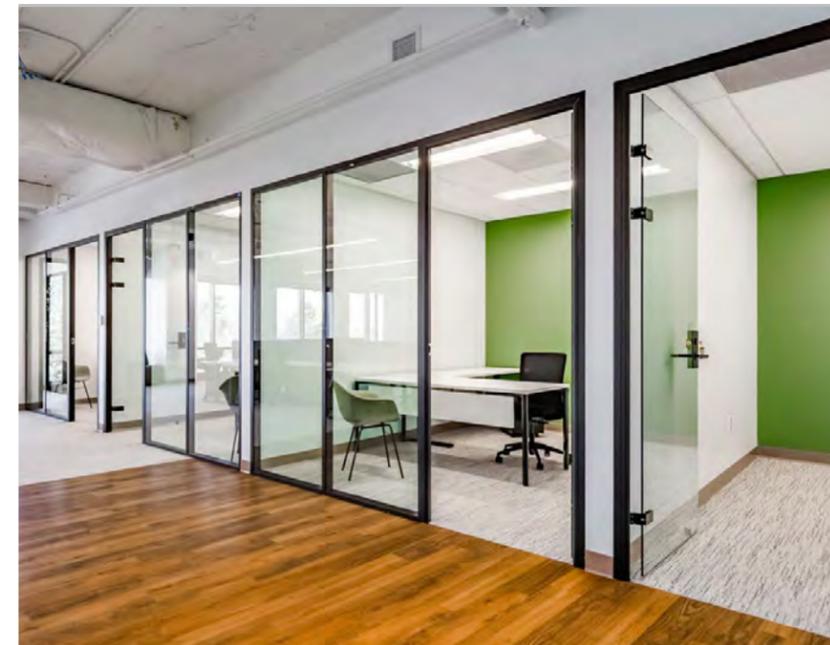
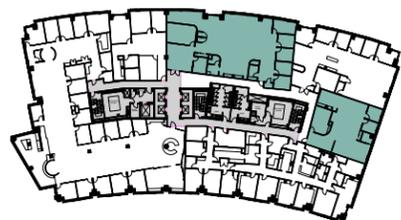
5,429 SF

Fully Wired & Furnished



Spec Suite 705

2,257 SF

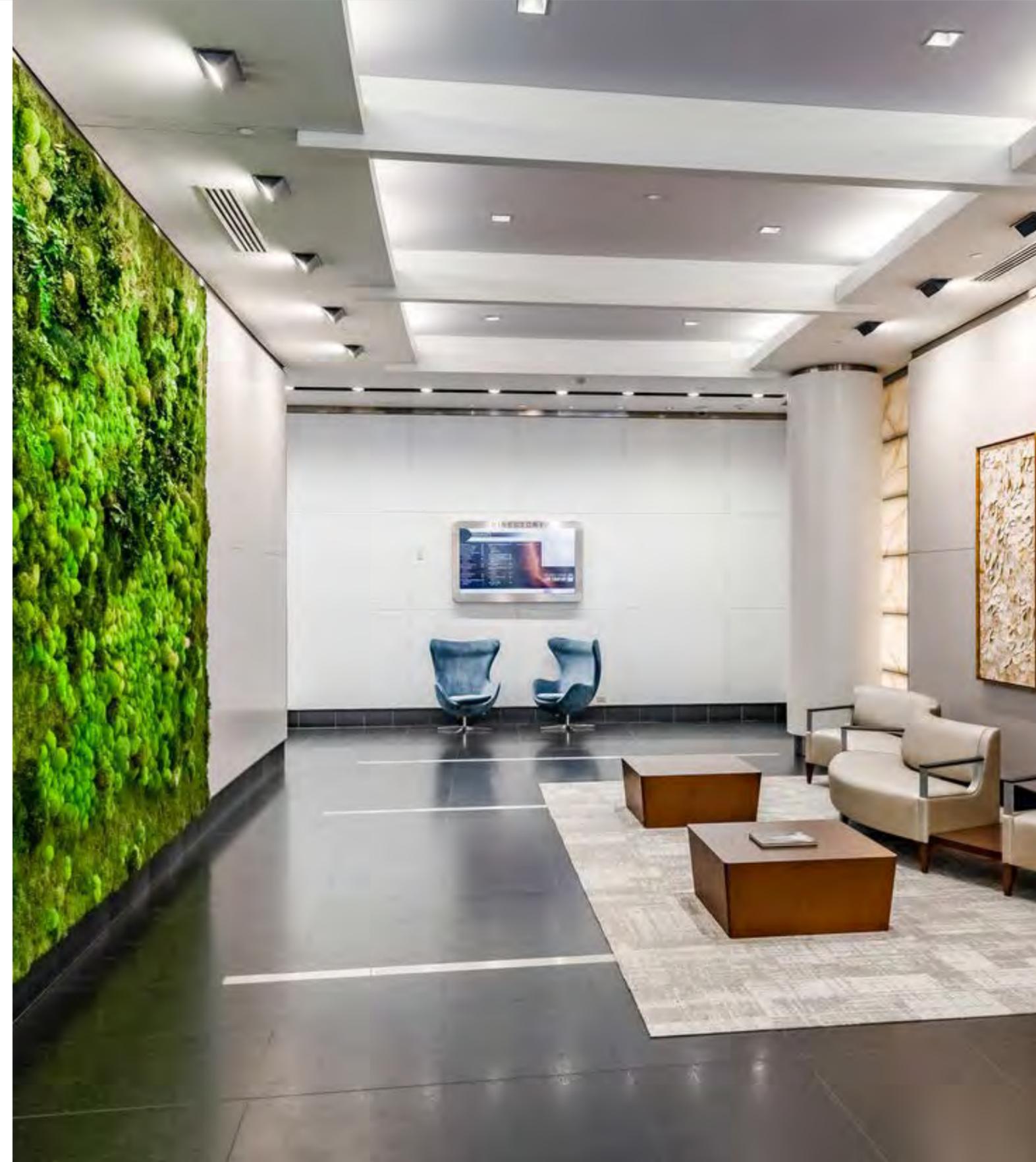
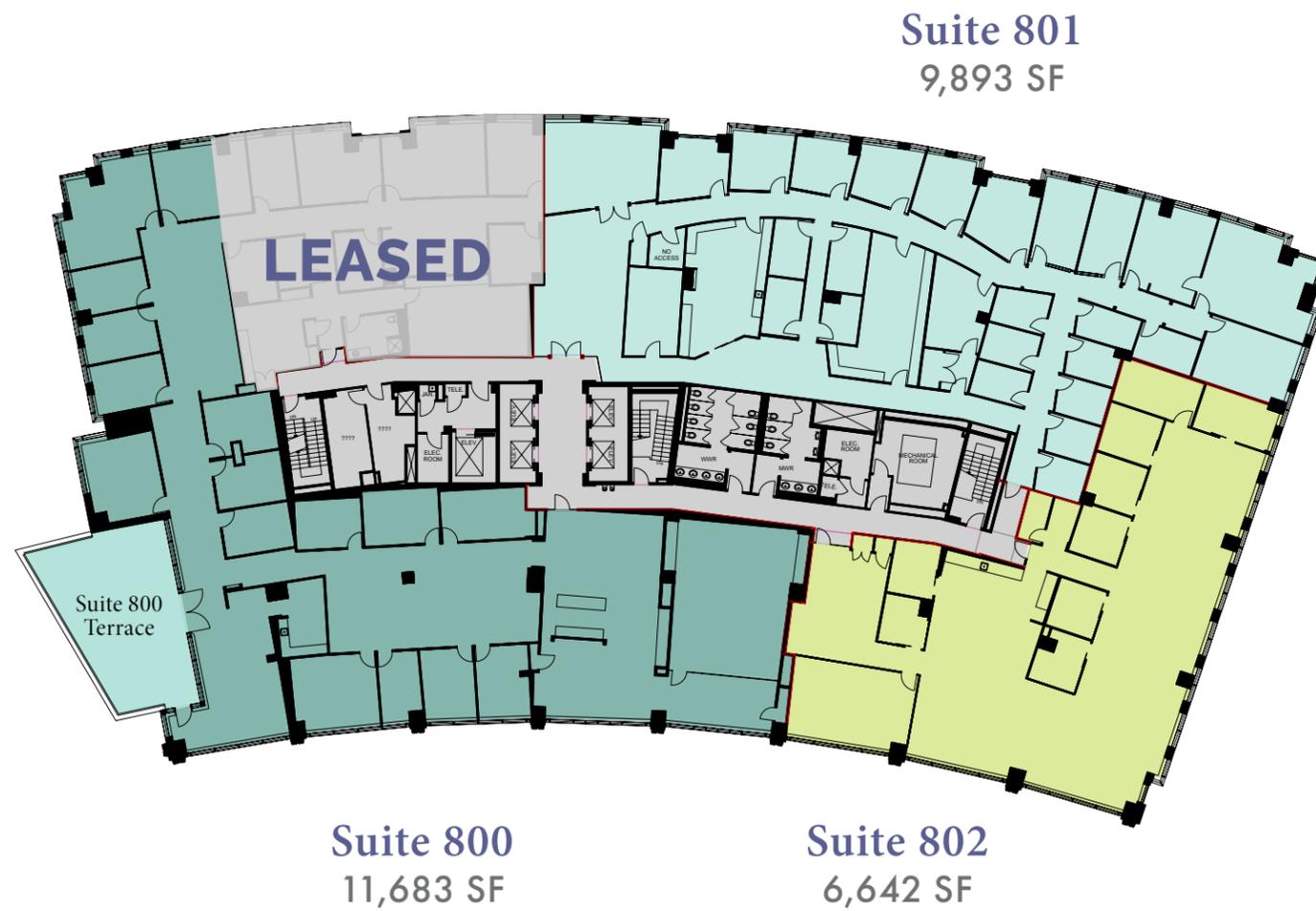


Suite 701



8th Floor

6,642 SF - 28,308 SF





the ascend network

elevate every day

Ascend, created by CCLC, is a shared amenity program designed to enhance the work environment and provide convenient access to various amenities and experiences across the DC metro area.

With Ascend, employees have access to a variety of events and environments that promote creativity, wellness, and collaboration. From state-of-the-art fitness centers to tranquil rooftop retreats, every aspect of Ascend spaces are crafted to elevate the team's performance and enjoyment within—and outside of—the office. Powered by the CBRE Host app, Ascend provides workspaces that are more than just places to work.



WORKPLACE AMENITIES



FITNESS & WELLNESS



COMMUNITY ACTIVATIONS



2 wisconsin circle

- New Fitness Center with Pelotons
- Outdoor Seating
- Host Concierge Services
- Seasonal Community Events



5425 wisconsin avenue

- Conference Center with 60-Person Training Room
- Tenant Lounge with Golf Simulator
- Fitness Center
- Outdoor Seating
- Host Concierge Services
- Seasonal Community Events



2 bethesda metro

- 20-Person Conference Room
- Tenant Lounge with Pool Table
- Fitness Center with Yoga Room and Pelotons
- Expansive Rooftop Terrace
- Host Concierge Services



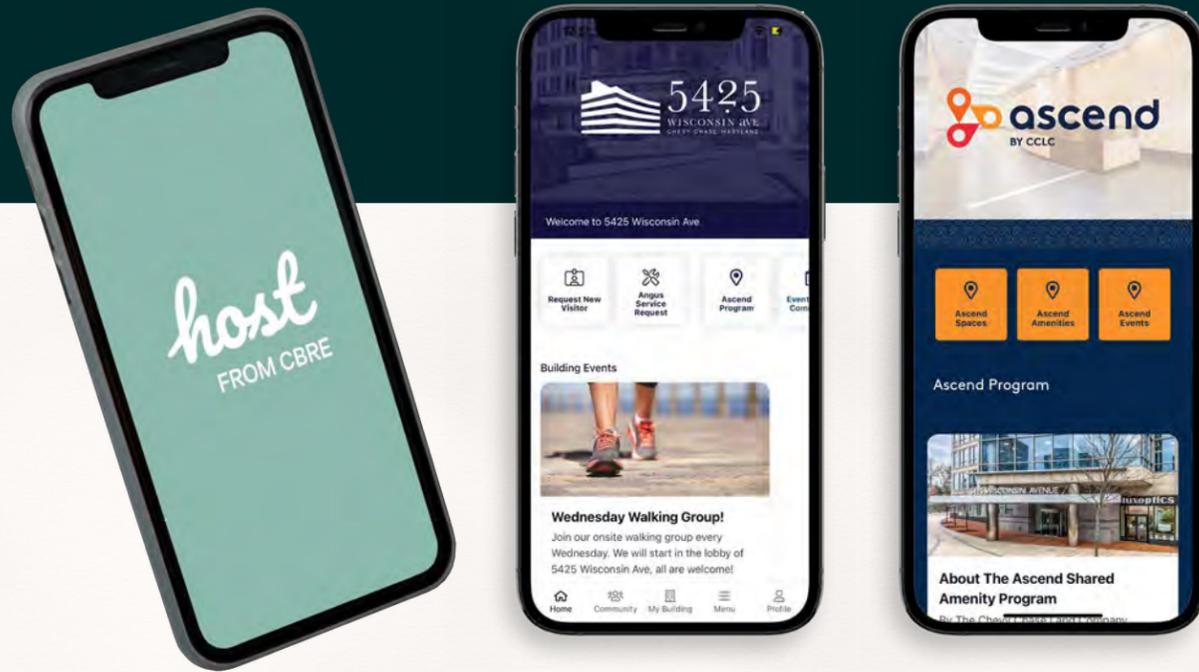
5471 wisconsin ave



8401 connecticut ave

Enhancing the workplace experience

Seamlessly connect with properties in CCLC's Company portfolio through Host.



+



+



Host, from CBRE, is an enterprise-grade platform and mobile app that connects workplace spaces, services, amenities and building systems through an intuitive, hospitality-driven interface. Driven by people and technology at 2 Bethesda Metro, 2 Wisconsin Circle and 5425 Wisconsin Avenue, Host helps transform the workplace to help people perform, collaborate, and thrive.



Click or Scan to Learn More About CBRE Host



CCLC is an experienced real estate investment and asset management firm with a rich history dating back over a century. We strive to improve the communities that our company helped shape over 135 years ago.

135+ Years
IN BUSINESS

2+ Million SF
OF OFFICE, RETAIL AND RESIDENTIAL

1.4 Million SF
OF LEED CERTIFIED PROJECTS

500+
CHARITIES SUPPORTED

Our Approach to the Environment and Sustainability

We have worked and will continue to develop company-wide environmental standards to achieve the goal of promoting a healthy and flourishing community.



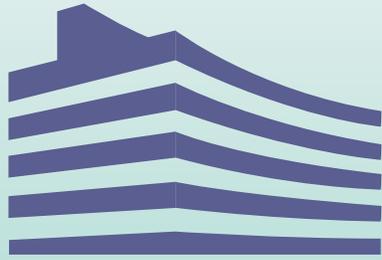
Diversity, Inclusion, and Contributing to Our Community

We choose to give our time to organizations and initiatives aligned with impacting education, health, shelter, and the environment.

Corporate Governance

We place the utmost importance in the integrity of our work, as we understand it is the foundational piece that helps build trust with investors and the local community.





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