



5425

WISCONSIN AVE
CHEVY CHASE, MARYLAND



 CCLC

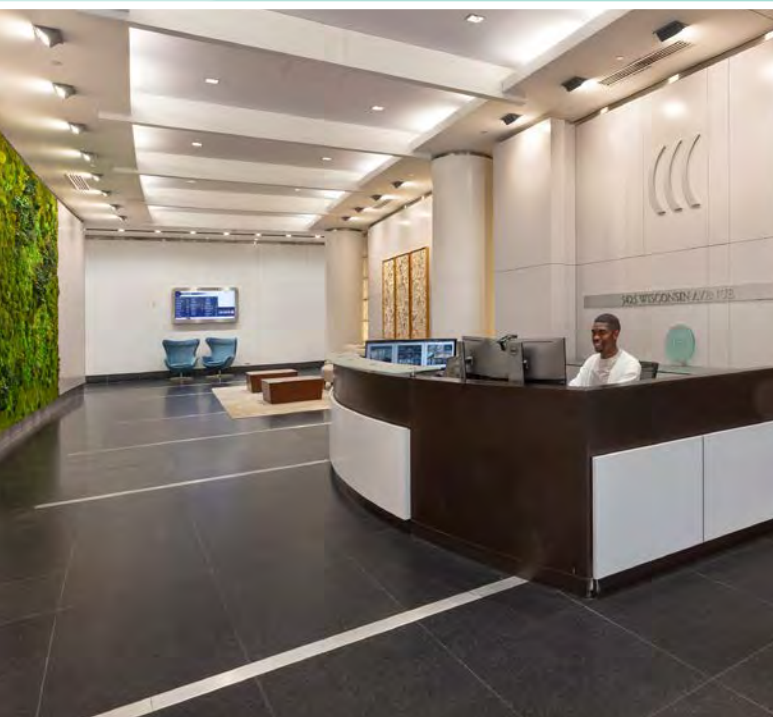
 CUSHMAN &
WAKEFIELD

[CCLCPORTFOLIO.COM](https://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



Watch property
video!



Located in Chevy Chase

18+

DINING 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

25+

RETAIL OPTIONS
WITHIN .25 MILES

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

the
collection

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

ENJOY TIME OUTSIDE AT ONE OF FOUR NEARBY PARKS

Western Grove Urban Park, Johnston Park, Farr Park & The Green





5425

WISCONSIN AVE
CHEVY CHASE, MARYLAND

AMAZON FRESH

the
collection

the
collection

the
collection

WISCONSIN AVE

CLYDE'S

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



FRIENDSHIP
HEIGHTS
METRO

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.



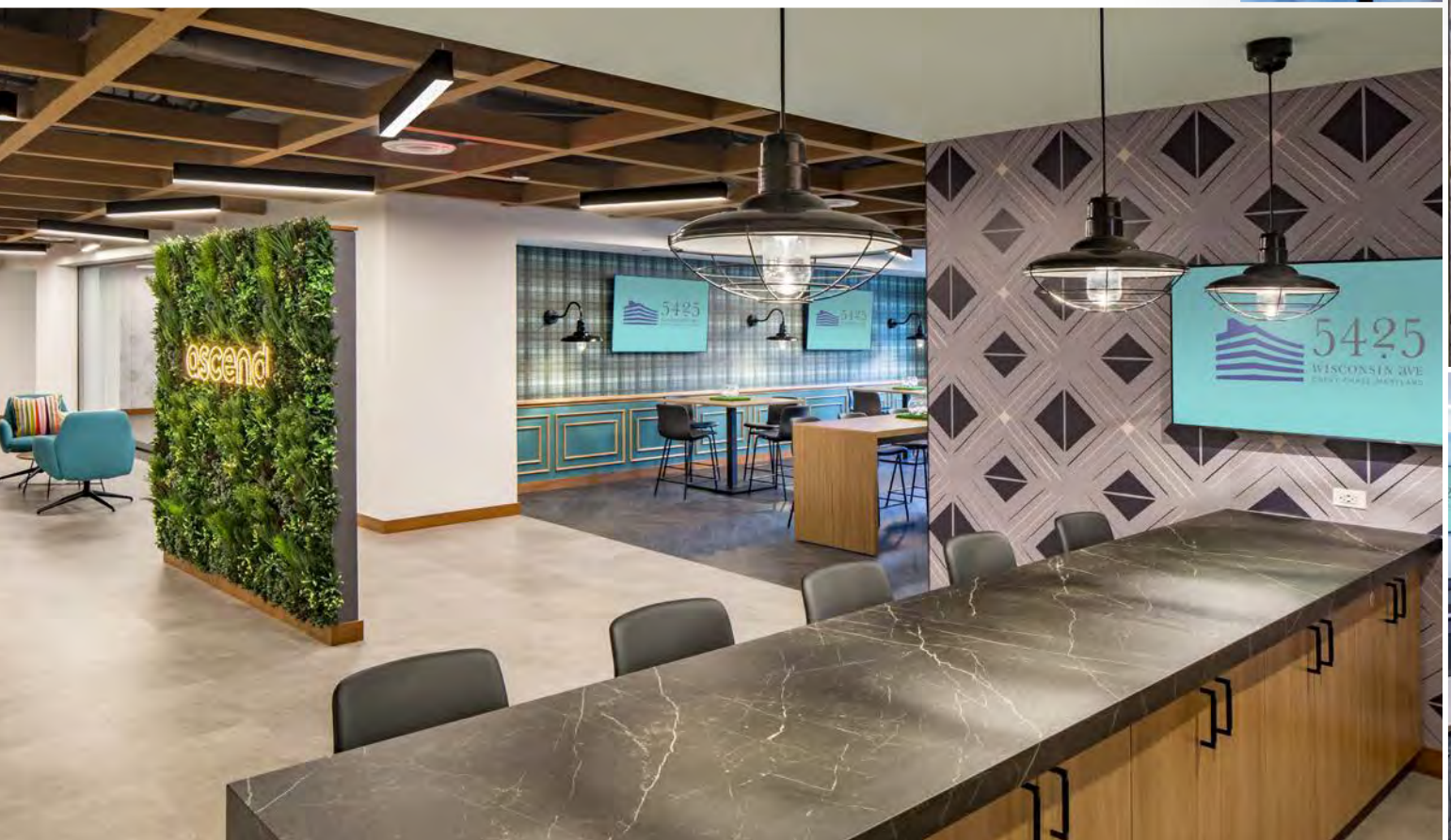
**CONFERENCE
CENTER**



**TENANT
LOUNGE**



**ARCADE &
GAMING
ZONE**





TAKE THE 360° TOUR

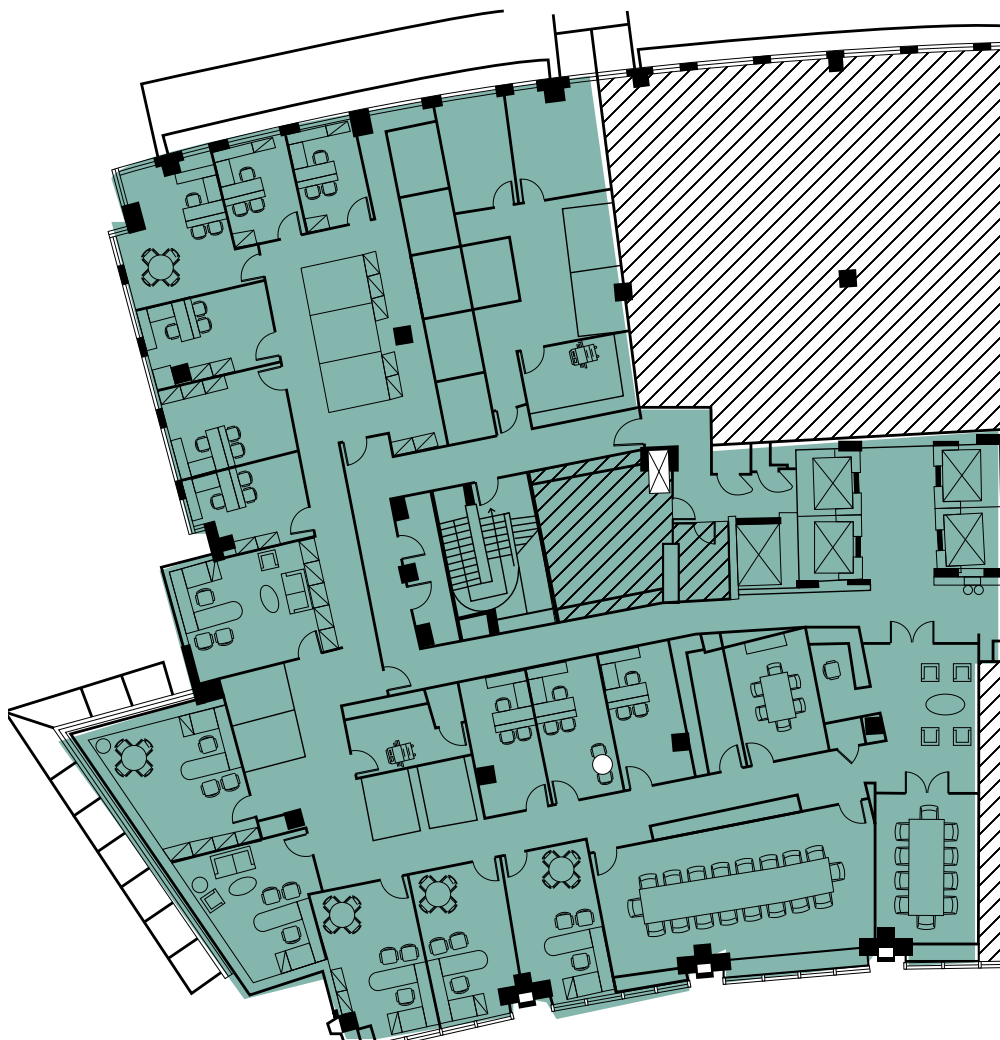


Availabilities

2nd Floor

Suite 200

12,007 SF





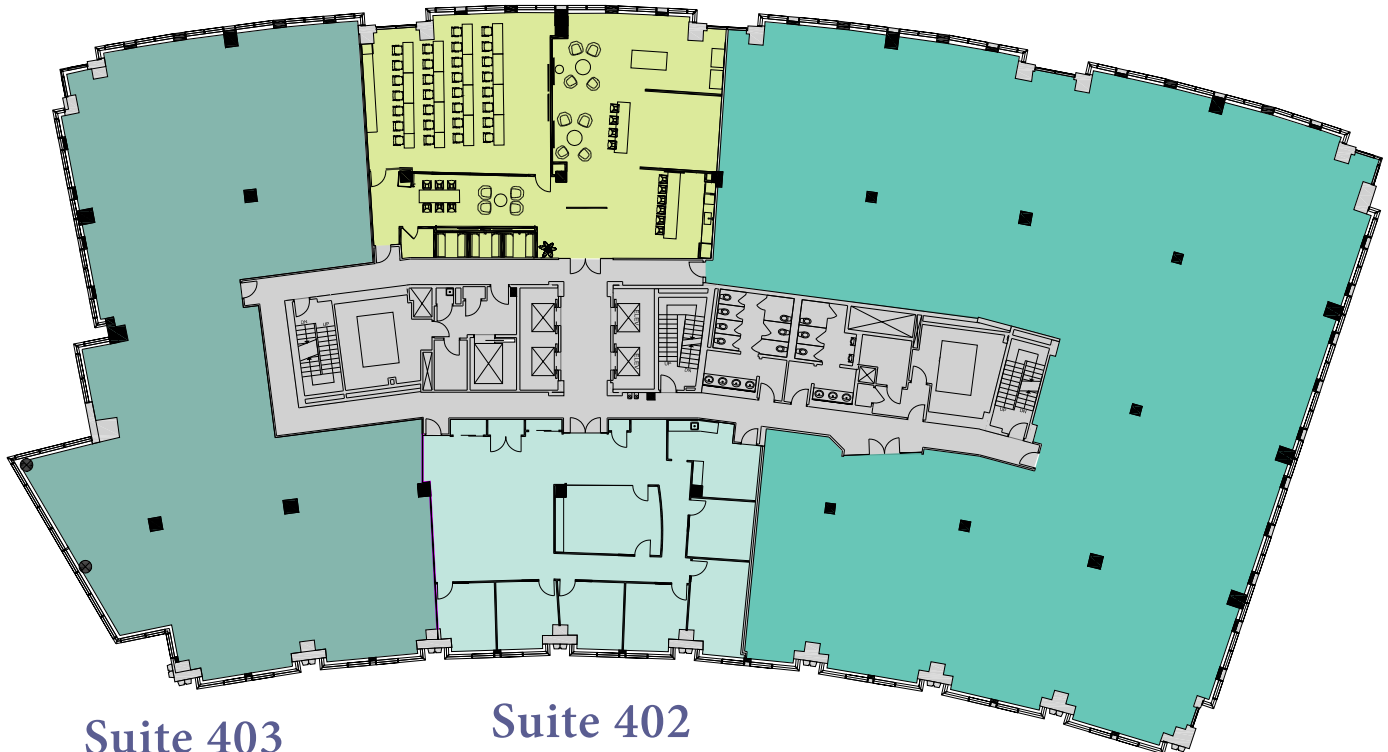
5425
WISCONSIN AVE
CHEVY CHASE, MARYLAND

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

SPEC SUITES

3,103 - 7,413 SF



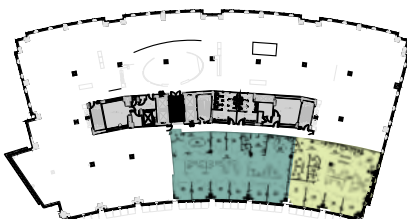
Suite 601

4,310 SF



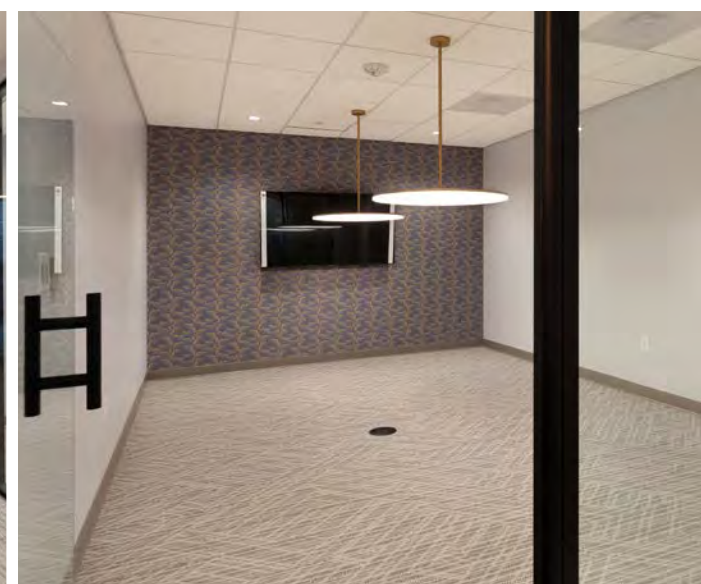
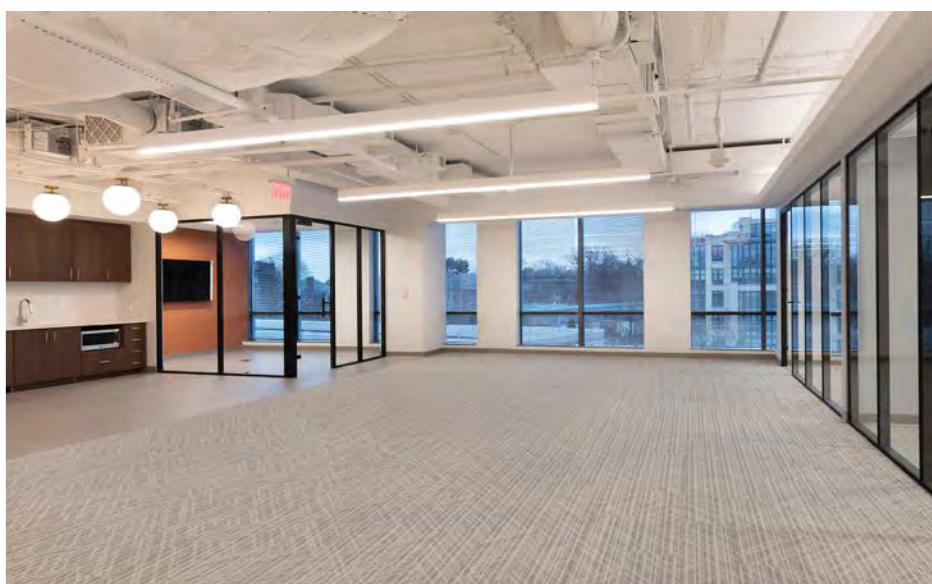
Suite 602

3,103 SF





5425
WISCONSIN AVE
CHEVY CHASE, MARYLAND



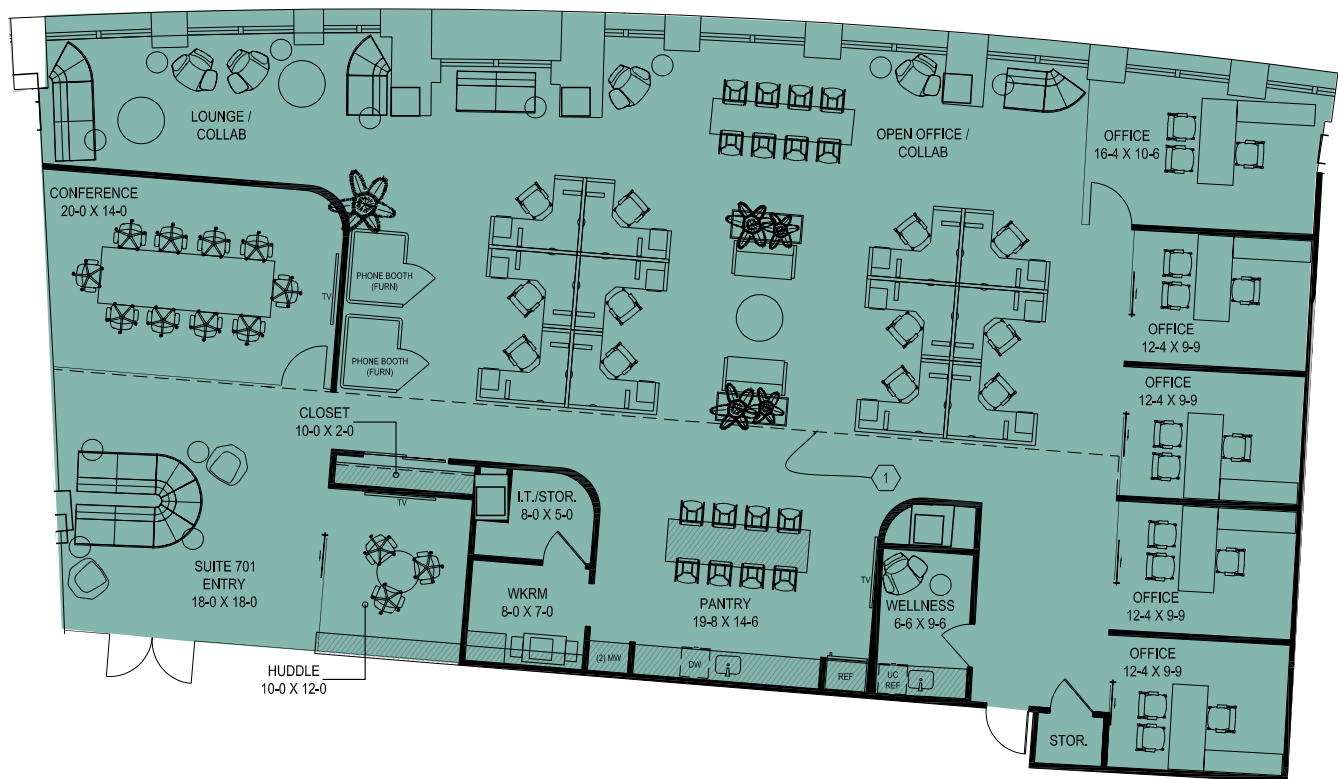
Availabilities

7th Floor

Spec Suite 701

5,429 SF

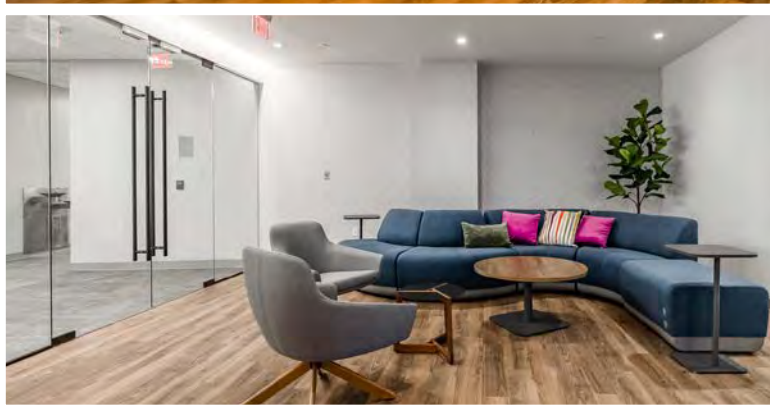
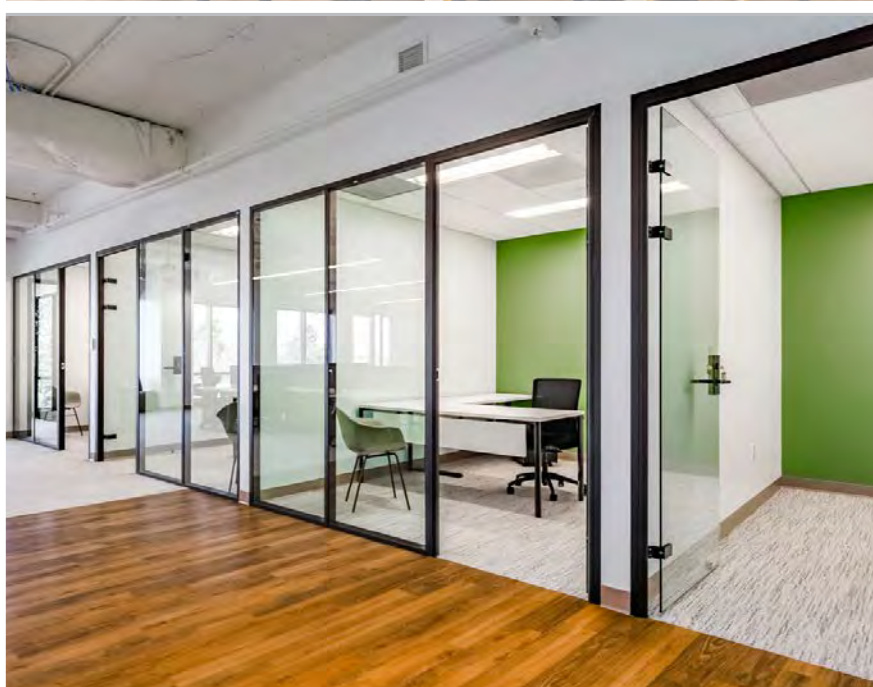
Fully Wired & Furnished





5425

WISCONSIN AVE
CHEVY CHASE, MARYLAND



Suite 701





5425
WISCONSIN AVE
CHEVY CHASE, MARYLAND



Availabilities

8th Floor

6,642 SF - 32,192 SF

Suite 801

9,893 SF



Suite 800

15,567 SF

Suite 802

6,642 SF



5425

WISCONSIN AVE
CHEVY CHASE, MARYLAND





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.

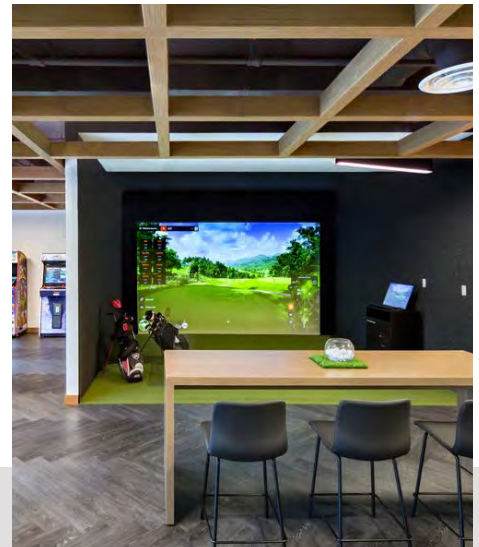
With Ascend, employees have access to a variety of events and environments that promote creativity, wellness, and collaboration. From state-of-the-art fitness centers to tranquil rooftop retreats, every aspect of Ascend spaces are crafted to elevate the team's performance and enjoyment within—and outside 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**

the ascend network



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



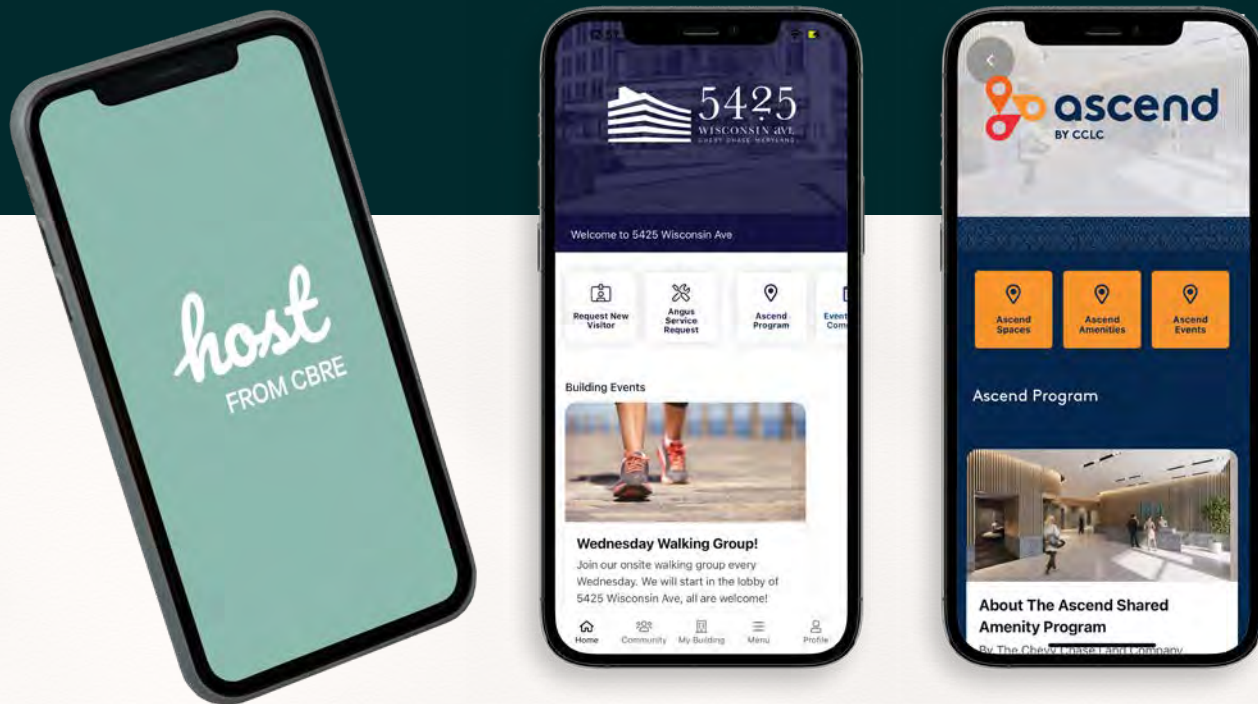
5471 wisconsin ave



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.





5425

WISCONSIN AVE
CHEVY CHASE, MARYLAND



CCLCPORTFOLIO.COM

KEVIN MCGLOON

kevin.mcglooon@cushwake.com

PETER ROSAN

peter.rosan@cushwake.com

KATIE GORMLEY

katie.gormley@cushwake.com

GWEN DOMINGUEZ

gwen.fraker@cushwake.com

+1 301 654 9700

