



# 5425

WISCONSIN AVE  
CHEVY CHASE, MARYLAND



THE CHEVY CHASE  
LAND COMPANY 

 CUSHMAN &  
WAKEFIELD

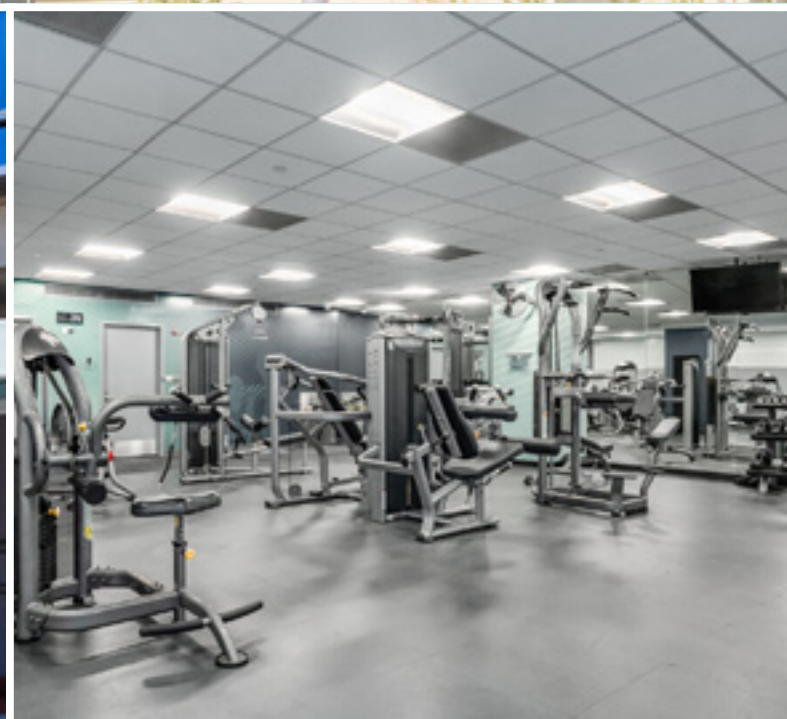
[CCLCPORFOLIO.COM](http://CCLCPORFOLIO.COM)

# 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
- Capital Laser & Skin Care
- Capital One Bank
- Chevy Chase Florist
- Clyde's
- Compass
- DePandi
- Hunter's Hound
- Joy by Seven Reasons
- Junction's Bistro, Bar & Bakery
- Luxoptics
- Merritt Gallery
- Potomac Pizza
- Red Panda Art Studio
- Renaldi Dental Arts
- Saks Fifth Avenue
- Salon Lofts
- 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

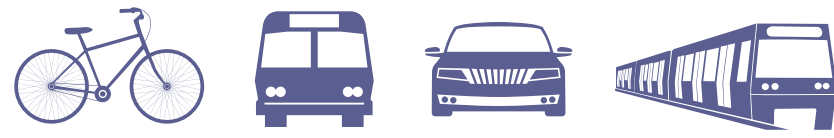
- CHEVY CHASE PAVILION
- Cheesecake Factory
  - Embassy Suites
  - Sunrise Newsstand
  - T-Mobile



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

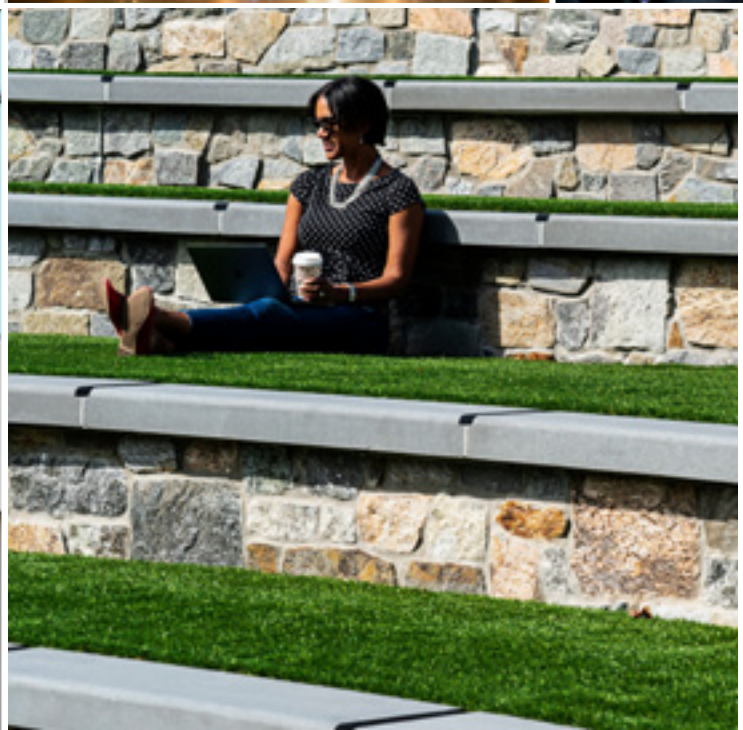


**Easily Accessible** BY ALL MAJOR MODES OF TRANSIT



# 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



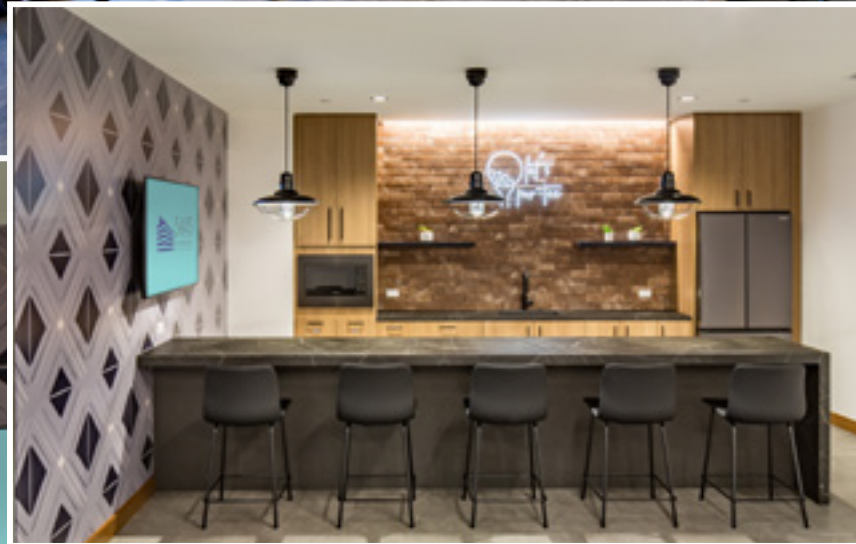
TENANT LOUNGE



ARCADE & GAMING ZONE



TAKE THE 360° TOUR

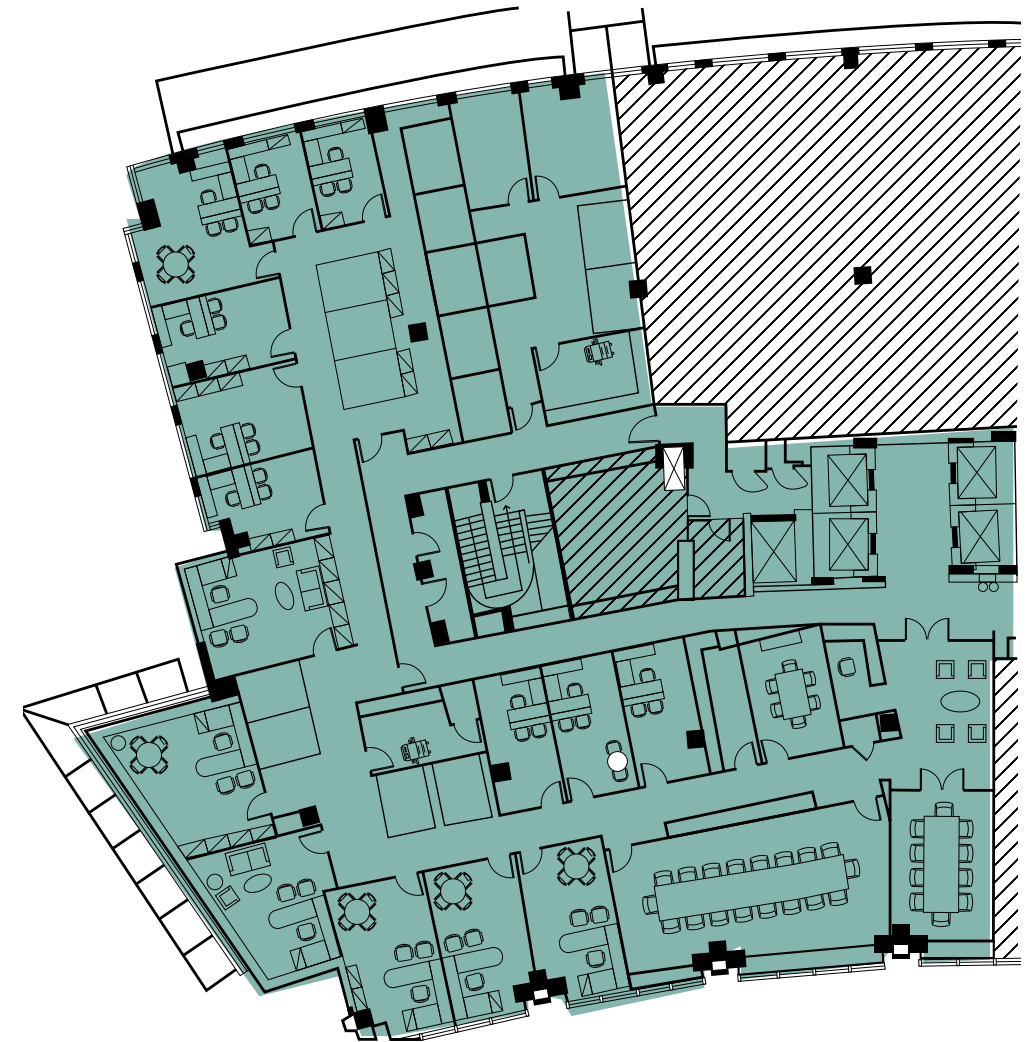




## 2nd Floor

Suite 200

12,007 SF



# Availabilities

## 4th Floor

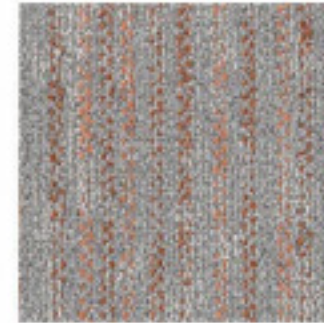
FUTURE SPEC SUITES

3,203 SF - 7,366 SF

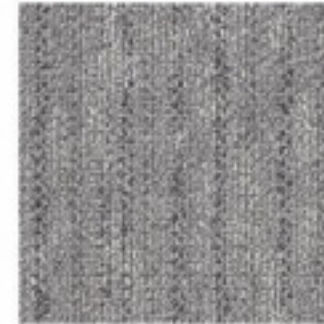
Tenant  
Lounge

Suite 405  
3,203 SF

Suite 403  
4,164 SF



CARPET TILE 2



CARPET TILE 1



CARPET TILE 1 INSTALLATION IMAGE



LUXURY VINYL TILE



WALLCOVERING



WALLCOVERING



BACKSPLASH

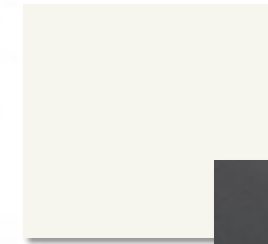


COUNTERTOP



MILLWORK

LAMINATE:  
SNOW



ACCENT  
LAMINATE:  
ANTHRACITE  
GRAY OR FROST



TASK CHAIR  
MESH: ONYX  
3RIC: SPICE- PEPPERCORN  
BASE: BLACK  
(HARD-FLOOR CASTERS)



# Availabilities

## 6th Floor

SPEC SUITES

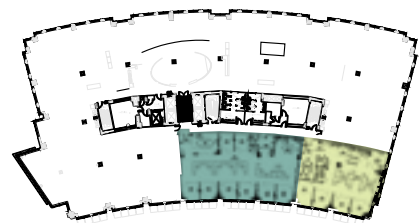
3,103 - 7,413 SF



**Suite 601**  
4,310 SF



**Suite 602**  
3,103 SF





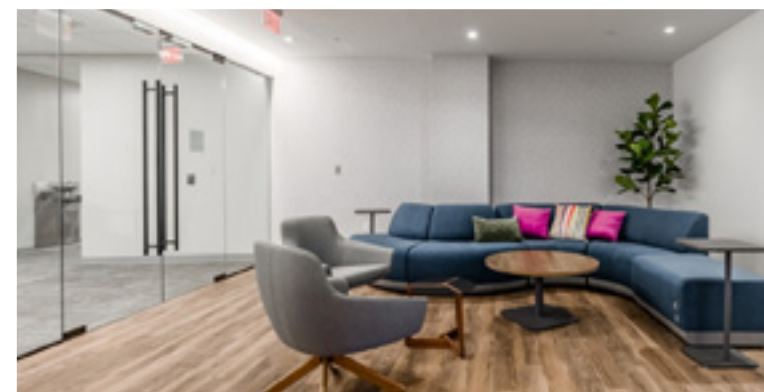
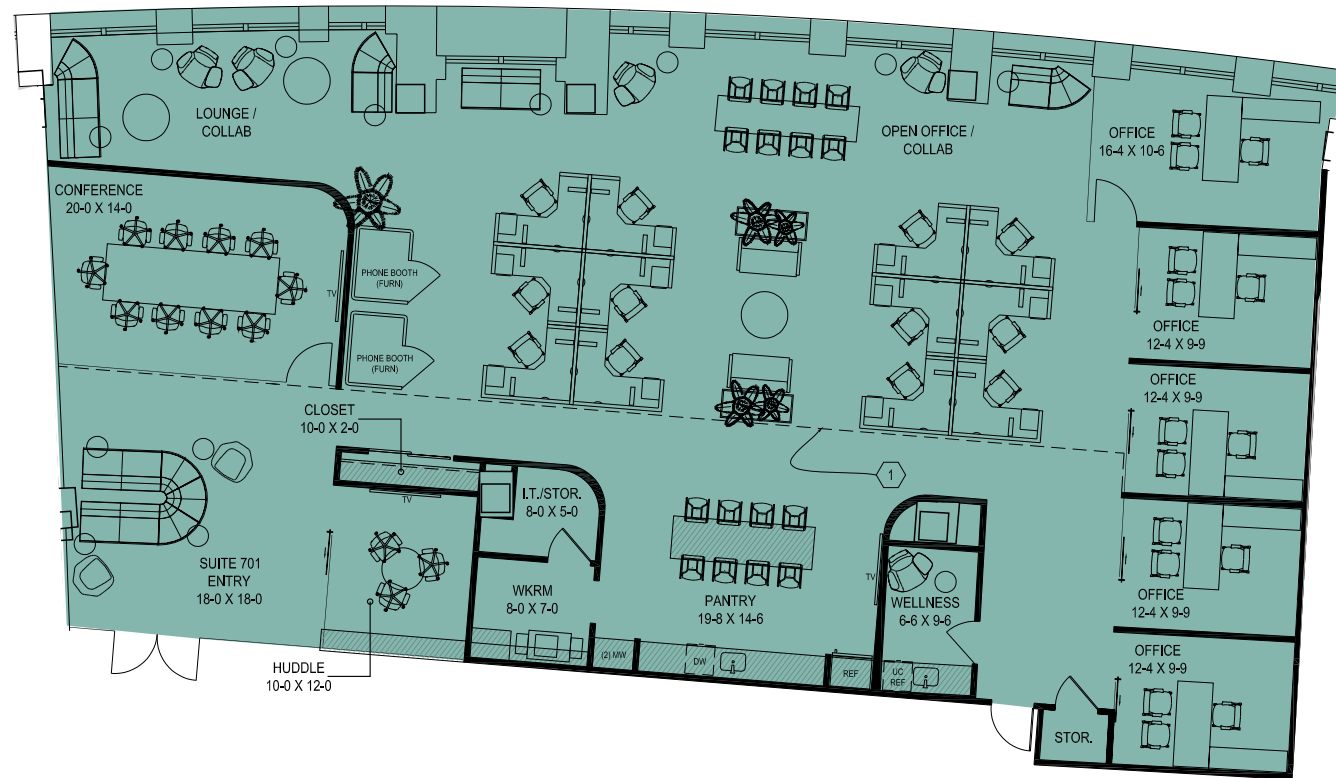
# Availabilities

## 7th Floor

Spec Suite 701

5,429 SF

Fully Wired & Furnished

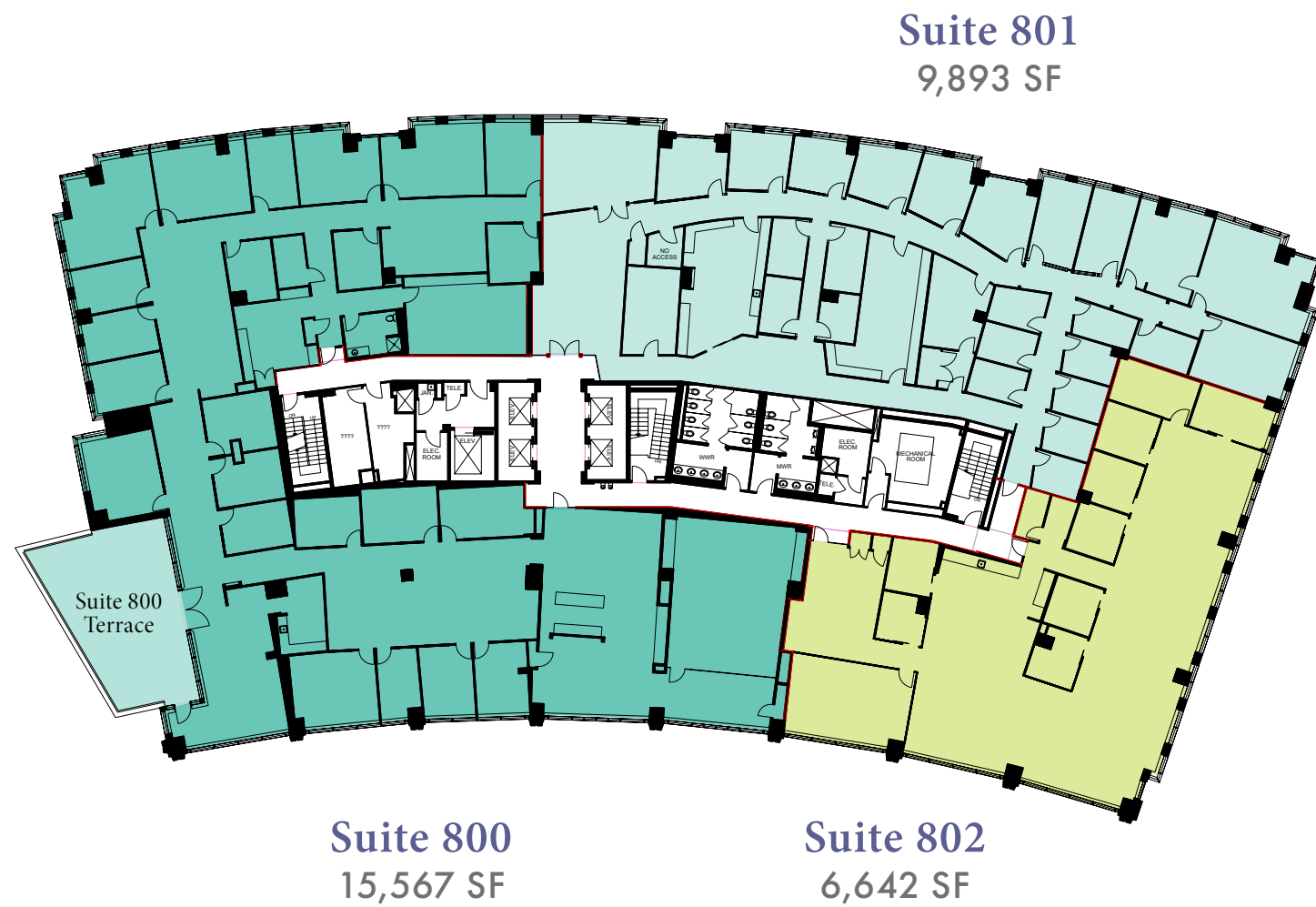


# Suite 701



## 8th Floor

6,642 SF - 32,192 SF





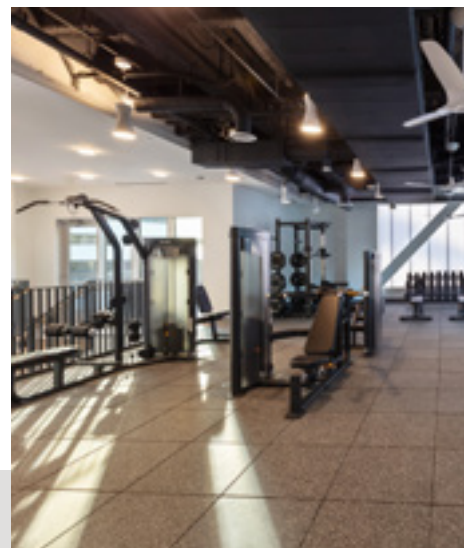
## elevate every day

Ascend, created by The Chevy Chase Land Company, 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 The Chevy Chase Land Company portfolio through Host.



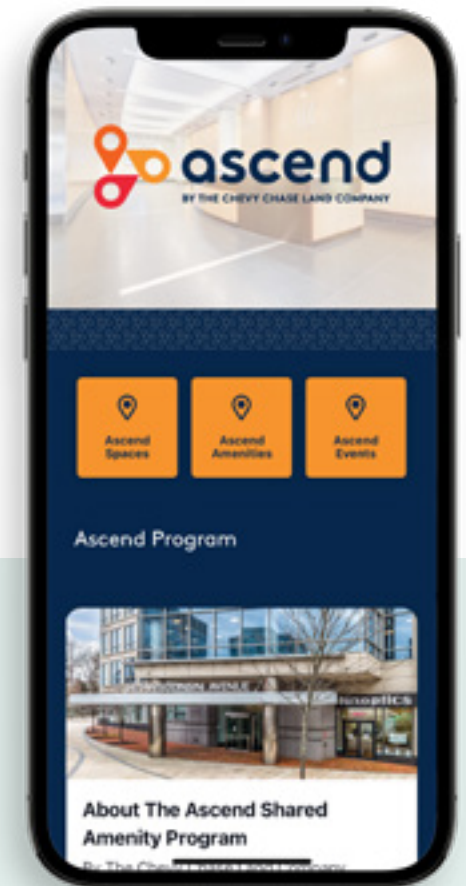
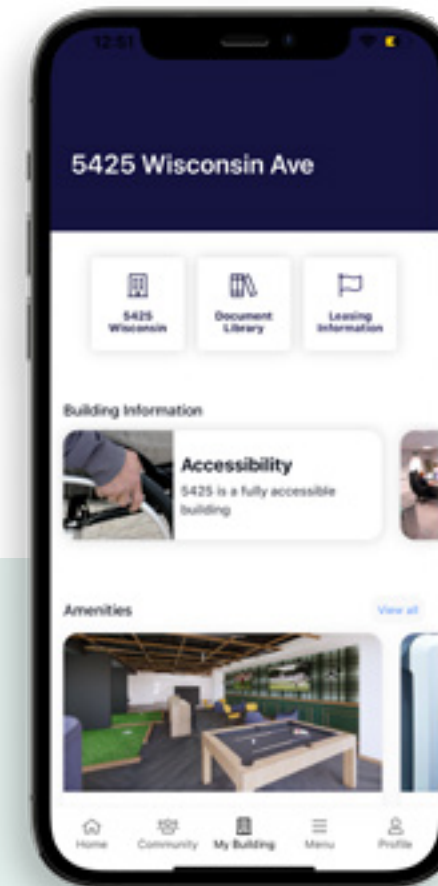
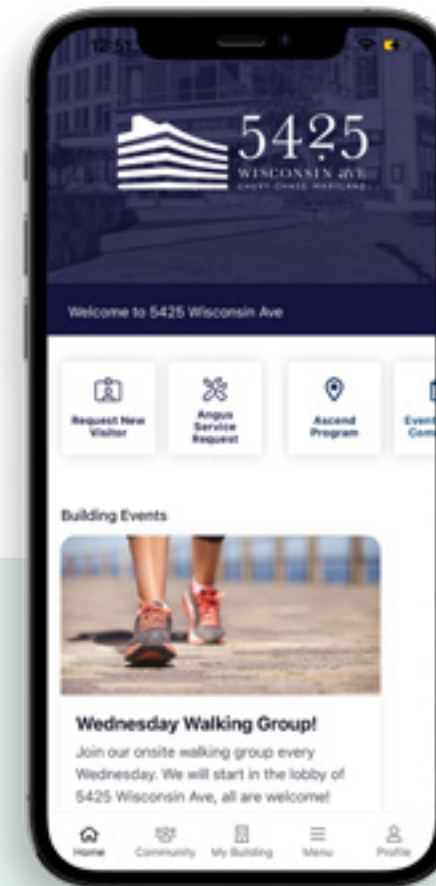
Host, from CBRE, is an enterprise-grade platform and mobile app that connects workplace spaces, services, amenities and building systems through an intuitive, hospitality-driven interface. Driven by people and technology at 2 Bethesda Metro, 2 Wisconsin Circle and 5425 Wisconsin Avenue, Host helps transform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



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Click or Scan to Learn More About CBRE Host



Click or Scan to Learn More About 5425 Wisconsin



# 5425

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CHEVY CHASE, MARYLAND



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