

8401 CONNECTICUT

**EXCEPTIONAL OFFICE & MEDICAL SPACE
AVAILABLE IN THE HEART OF CHEVY CHASE**



CCLCPORTFOLIO.COM



8401 CONNECTICUT

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CCLCPORTFOLIO.COM

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THE CHEVY CHASE

LAND COMPANY

 **CUSHMAN &
WAKEFIELD**

PROPERTY DESCRIPTION



8401 Connecticut Avenue offers an exceptional amenity base and sits adjacent to Chevy Chase Lake, a retail, dining and multifamily development.

- Recently renovated lobby and common areas, and currently in the process of renovating elevators
- Tremendous residential demographics surrounding building, including new high-end Chevy Chase Lake development
- Extended building hours to 8:00PM
- Immediate access to I-495
- Covered garage parking at a ratio of 2.0/1,000 SF
- Sweeping views of Chevy Chase & Bethesda
- Restaurant on-site
- 24/7 Fitness center with showers & locker rooms

Available Immediately

1 ST FLOOR	820 SF - SUITE 106
3 RD FLOOR	5,902 SF - SUITE 300
4 TH FLOOR	4,094 SF - SUITE 400
5 TH FLOOR	12,642 SF - FULL FLOOR
6 TH FLOOR	4,877 SF
7 TH FLOOR	1,192 SF - SHELL SPACE
9 TH FLOOR	6,505 SF
10 TH FLOOR	4,344 SF
12 TH FLOOR	APPROX. 5,000 SF - SUITE 1202 + 1260 CONTIGUOUS



Close to shopping,
restaurants, and banks



Next to future purple
line Metro station

LOCATION & ACCESS



CHEVY CHASE LAKE

Discover Chevy Chase Lake, an elegant, mixed-use community blending nature, history and style. Offerings include luxury condominiums and modern apartments, a bustling town square and a stunning mix of retail, grocery and restaurants. The selection continues to grow, with CVS, The Charmery, Playa Bowls, Uncorked, Truist Bank, Elena James, and more.



CHEVY CHASE LAKE REDEVELOPMENT



CHEVY CHASE LAKE

Exciting things are happening right now. The redevelopment is a brand new, mixed-use community that features luxury housing units, high end retail, and dining options.

The new addition adds to the vibrancy of Chevy Chase, Maryland, one of the most affluent neighborhoods not only in the DC Metro Area, but the country.



ENJOY A NIGHT OUT ON THE TOWN IN CENTRAL CHEVY CHASE



100,000 SF
Retail



65 Luxury
Condo Units



466 Luxury
Apartment Units



Future Connecticut Ave
Purple Line Station
Delivering 2026

AMENITY MAP



Lake West Shopping Center

- Einstein Bros Bagels
- Manoli Canoli
- Starbucks
- SunTrust



Chevy Chase Lake

- The Charmery
- Elena James Restaurant
- Uncorked Wine Shop
- Playa Bowls
- Truist
- CVS Pharmacy
- Amazon Fresh
- RTR Pilates
- SEV Laser



The Brownstones at Chevy Chase Lake



The Lindley at Chevy Chase Lake

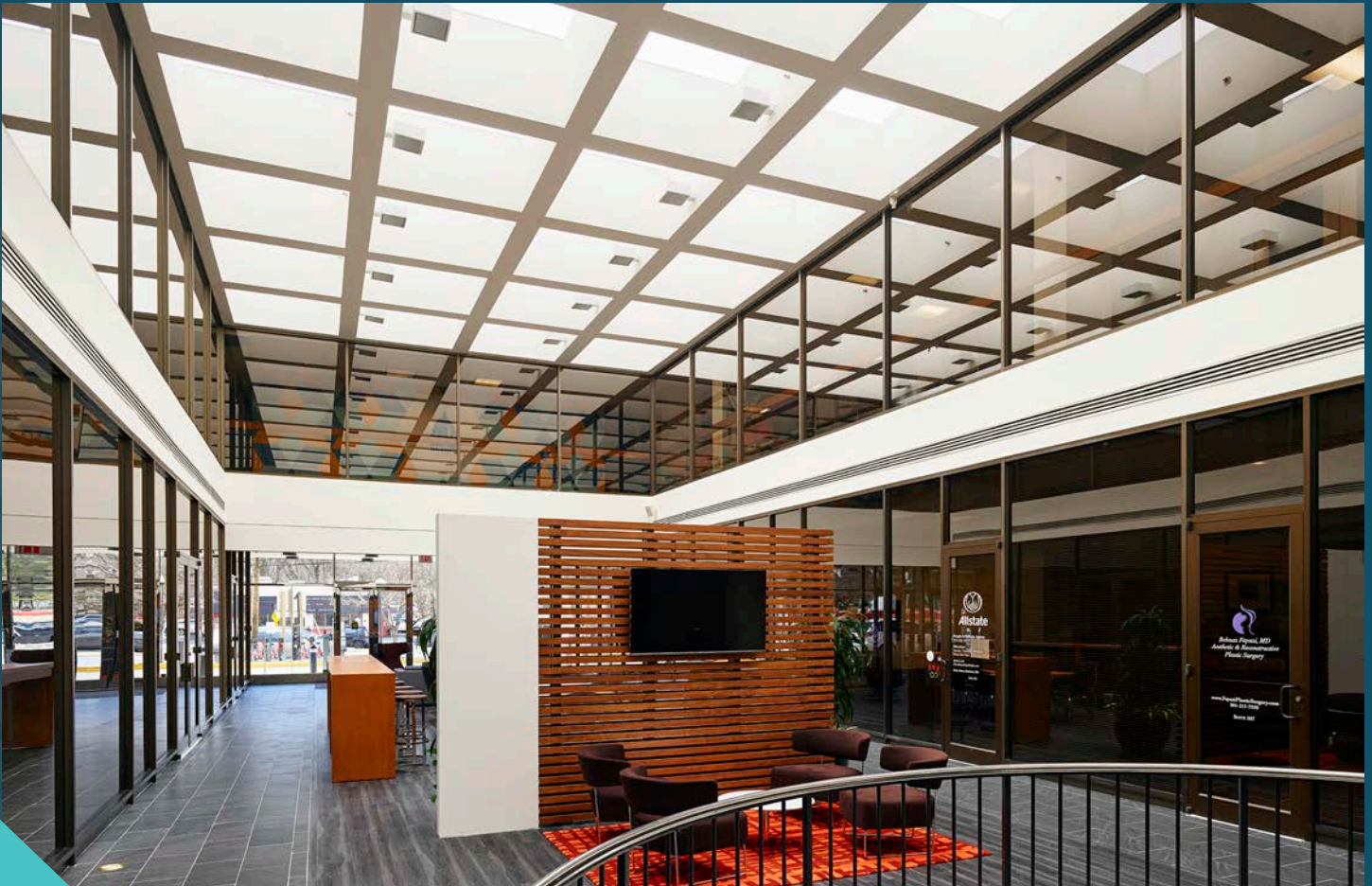


BUILDING PHOTOS



BUILDING PHOTOS

TENANT LOBBY

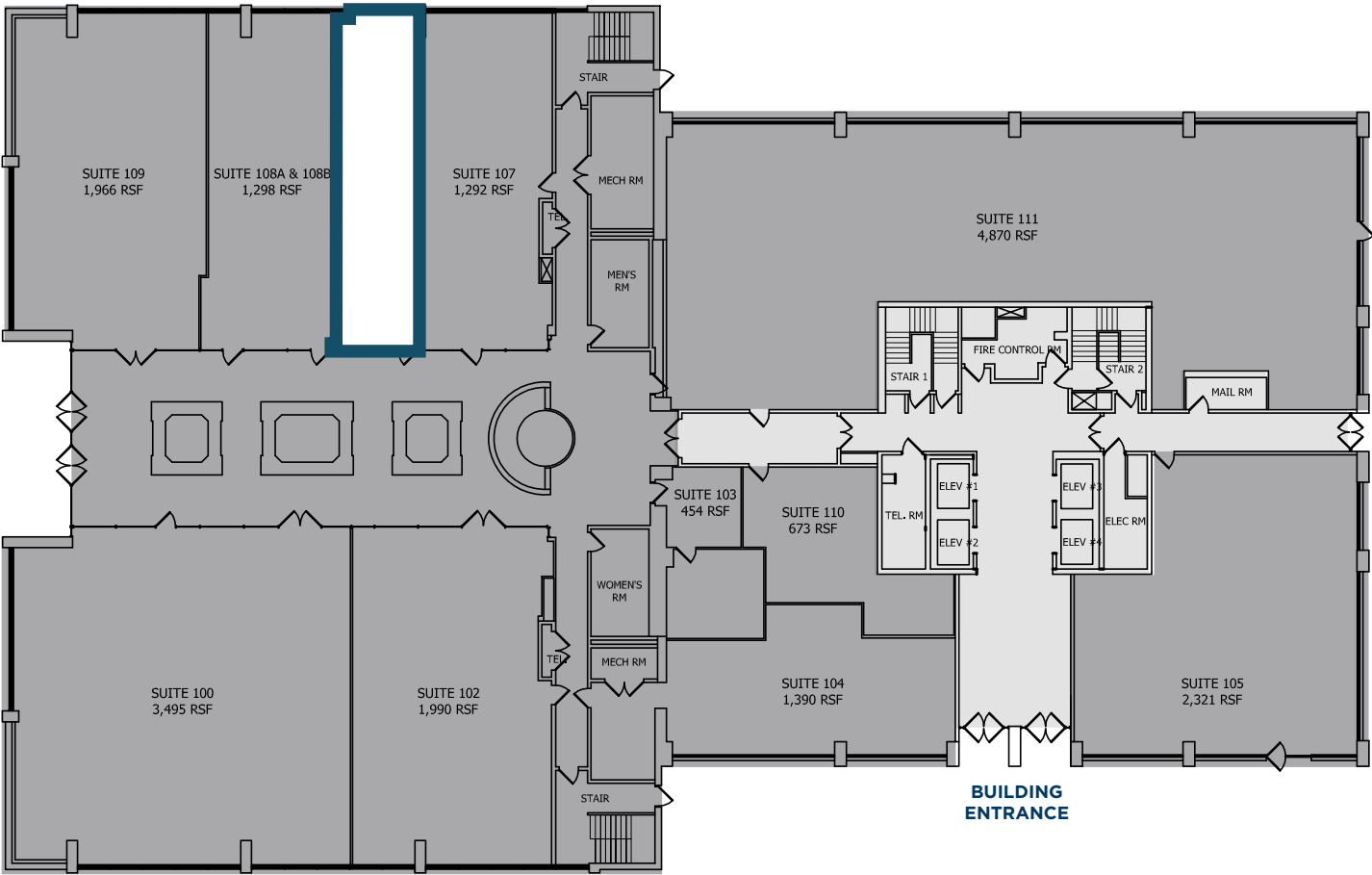


FLOOR PLANS

1 FIRST FLOOR
820 RSF

SUITE 106
820 RSF

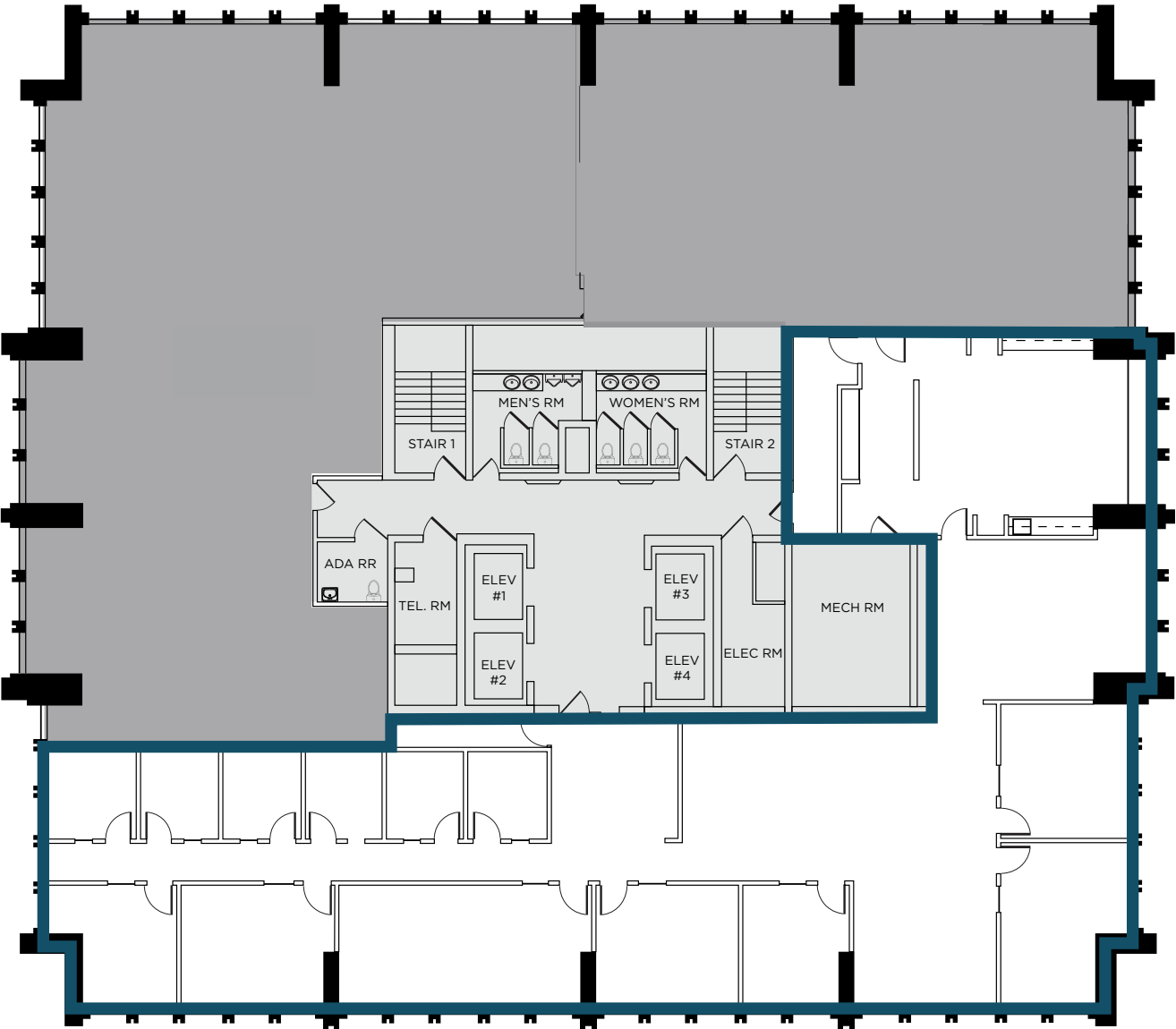
CONNECTICUT AVE



SURFACE PARKING

BUILDING
ENTRANCE

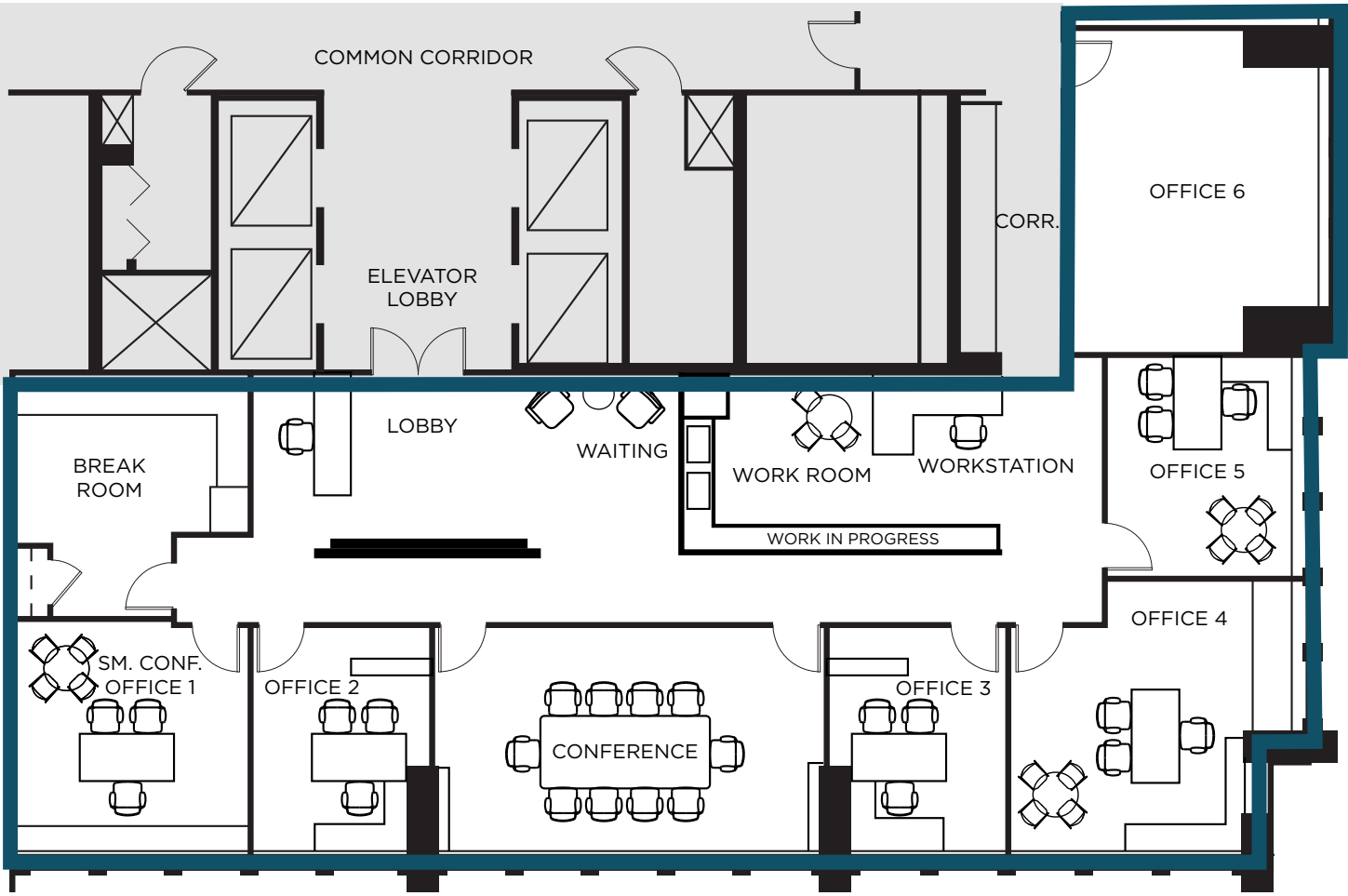
DRIVE-THRU ENTRY TO PARKING DECK



Suite 300
5,902 RSF

FLOOR PLANS

4 FOURTH FLOOR
4,094 RSF



4,094 RSF

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FIFTH FLOOR

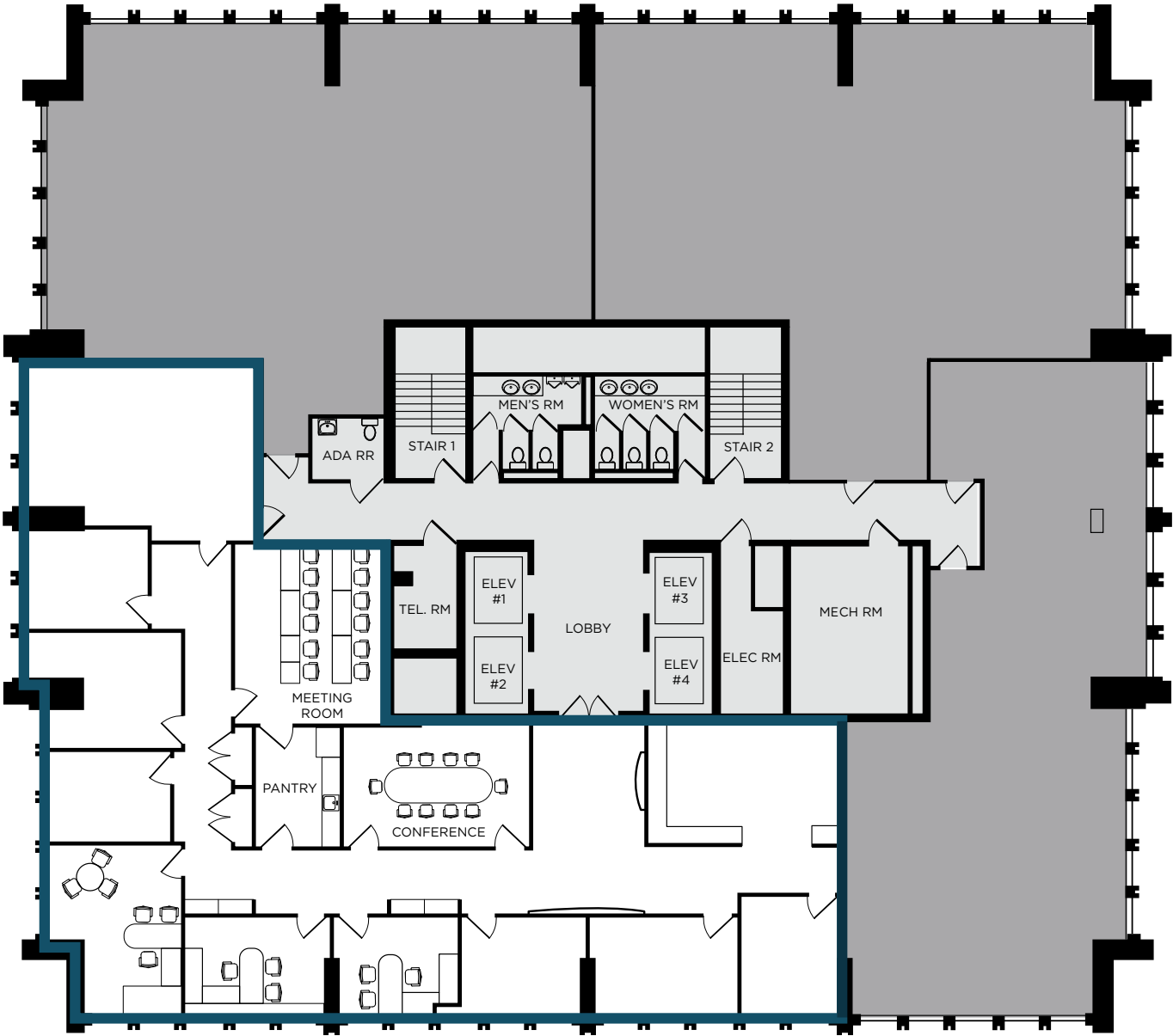
5,682 – 12,642 RSF

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6,960 RSF

FLOOR PLANS

6 SIXTH FLOOR
4,877 RSF



4,877 RSF

FLOOR PLANS

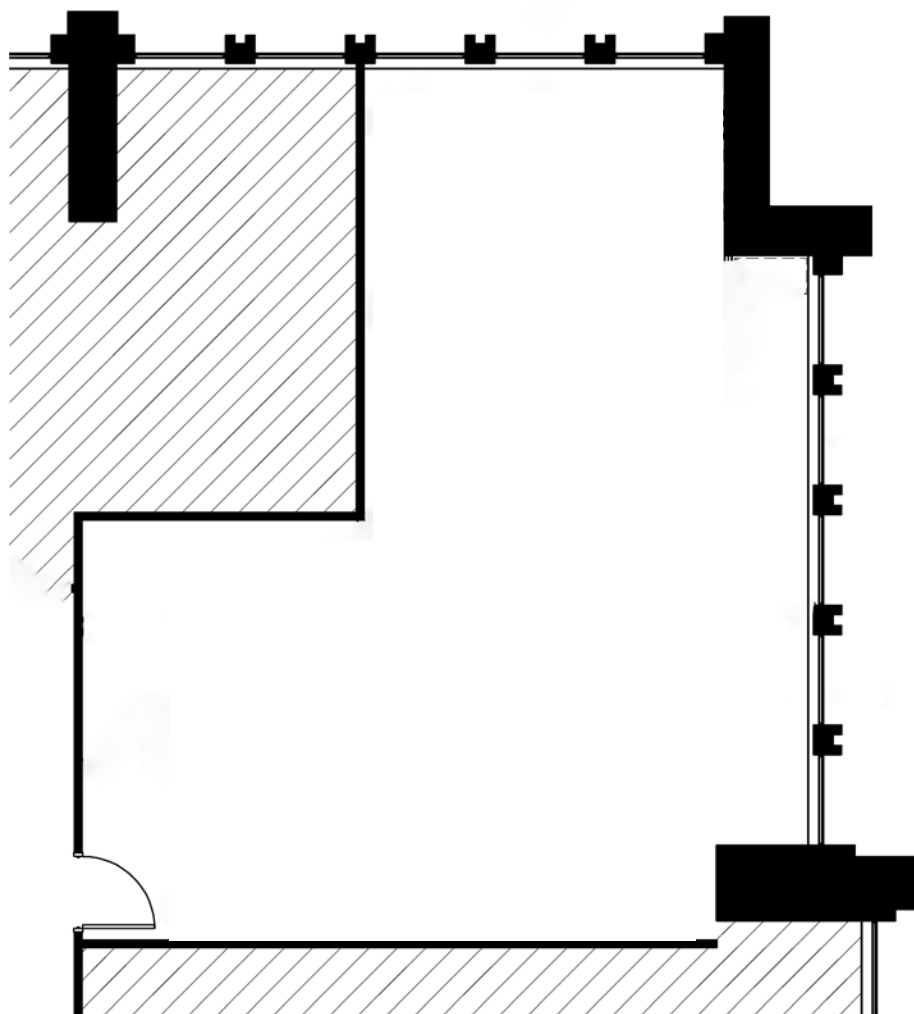


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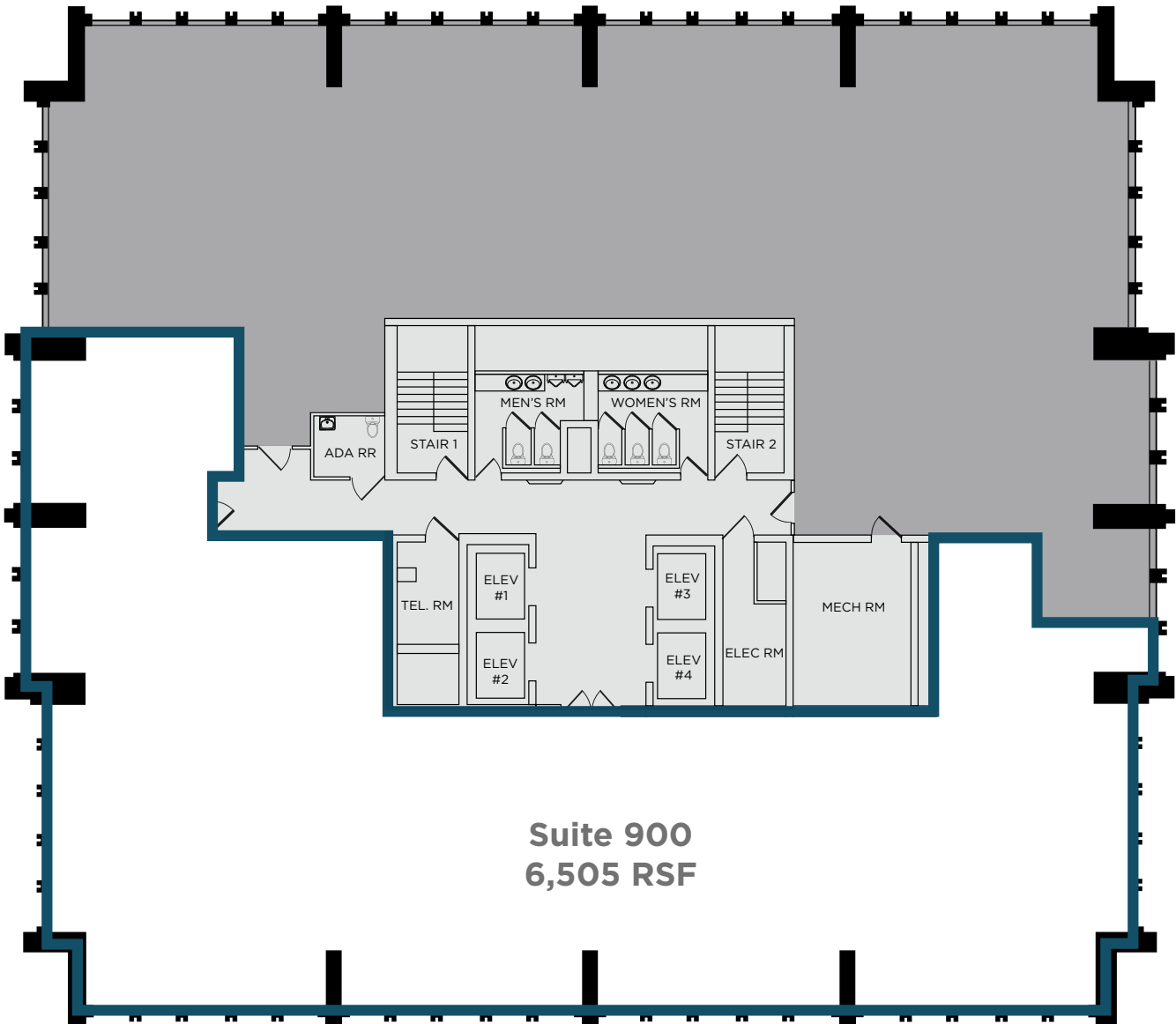
SEVENTH FLOOR

1,192 RSF

SHELL SPACE



1,192 RSF





10 TENTH FLOOR
4,344 RSF

4,344 RSF



4,344 RSF

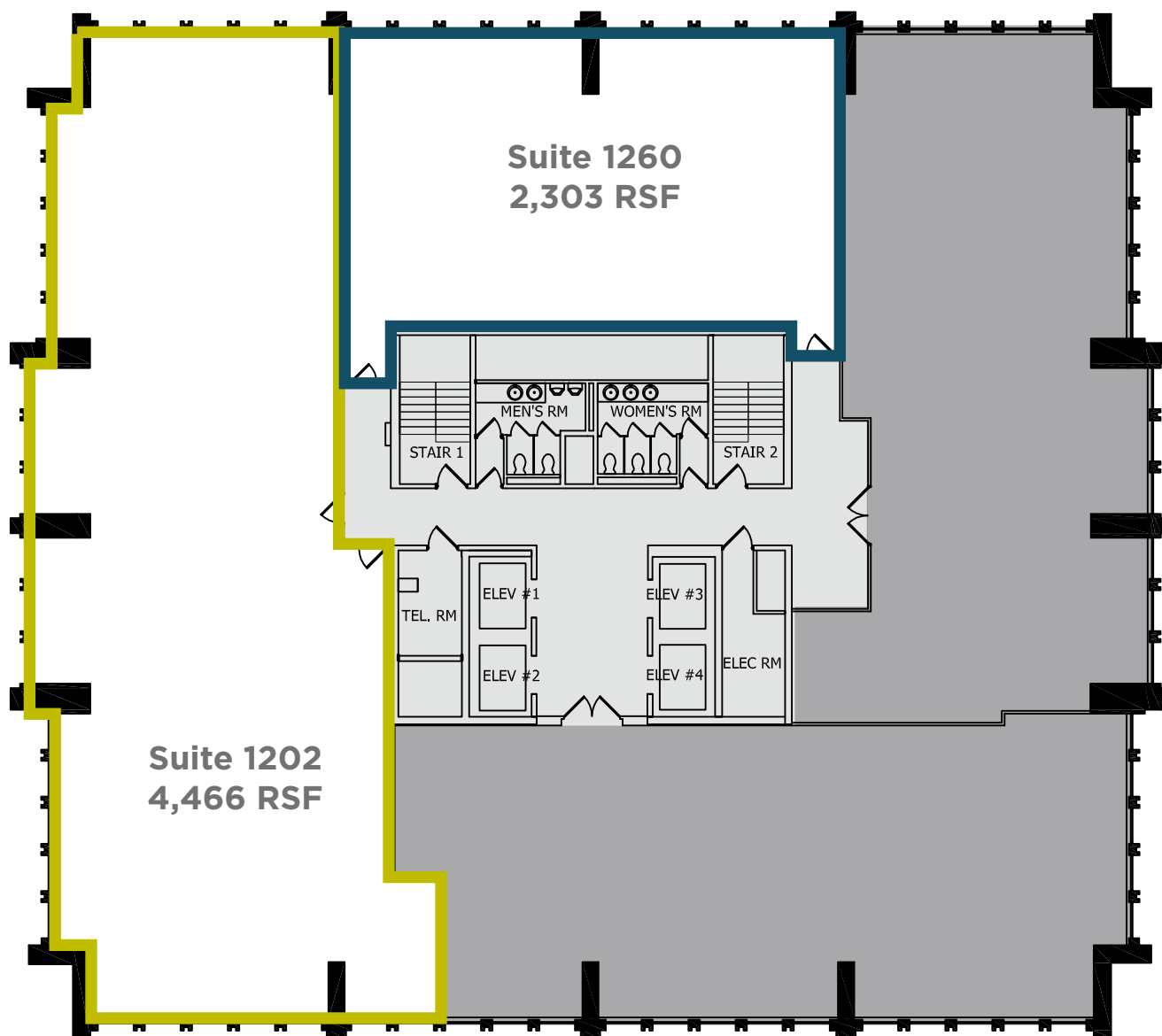
FLOOR PLANS



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TWELFTH FLOOR

6,769 RSF
CONTIGUOUS



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