

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	2,662 SF - SUITE 400
5 TH FLOOR	12,642 SF - FULL FLOOR
6 TH FLOOR	3,377 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, Playa Bowls, Uncorked, Truist Bank, Elena James, and more.





CHEVY CHASE LAKE

Chevy Chase Lake is a 1.4 million-square-foot mixed-use development that redefines multifamily living in the Washington, D.C. region. Developed by The Chevy Chase Land Company and Bozzuto, the project features 530 residences and over 100,000 square feet of retail across three architecturally distinct buildings, The Barrett, The Claude, and The Ritz-Carlton Residences.

Rooted in the area's rich history as a transit hub, the development incorporates a new Purple Line station and a 13,000-square-foot pedestrian plaza that serves as a modern town square. Delivered in 2023 with exceptional craftsmanship, Chevy Chase Lake not only honors its past with design elements inspired by Connecticut Avenue but also strengthens the local economy through more than 200 local contracts, creating a vibrant and connected community for generations to come.



ELEGANT LIVING AND RETAIL CONVERGE



100,000 SF
Retail



65 Luxury
Condo Units



465 Luxury
Apartment Units



Future Connecticut Ave
Purple Line Station

AMENITY MAP



Lake West Shopping Center

- Einstein Bros Bagels
- Manoli Canoli
- Starbucks
- SunTrust



Chevy Chase Lake

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

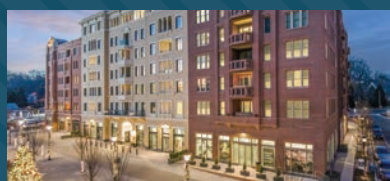
The Barrett



The Claude



Ritz-Carlton Residences

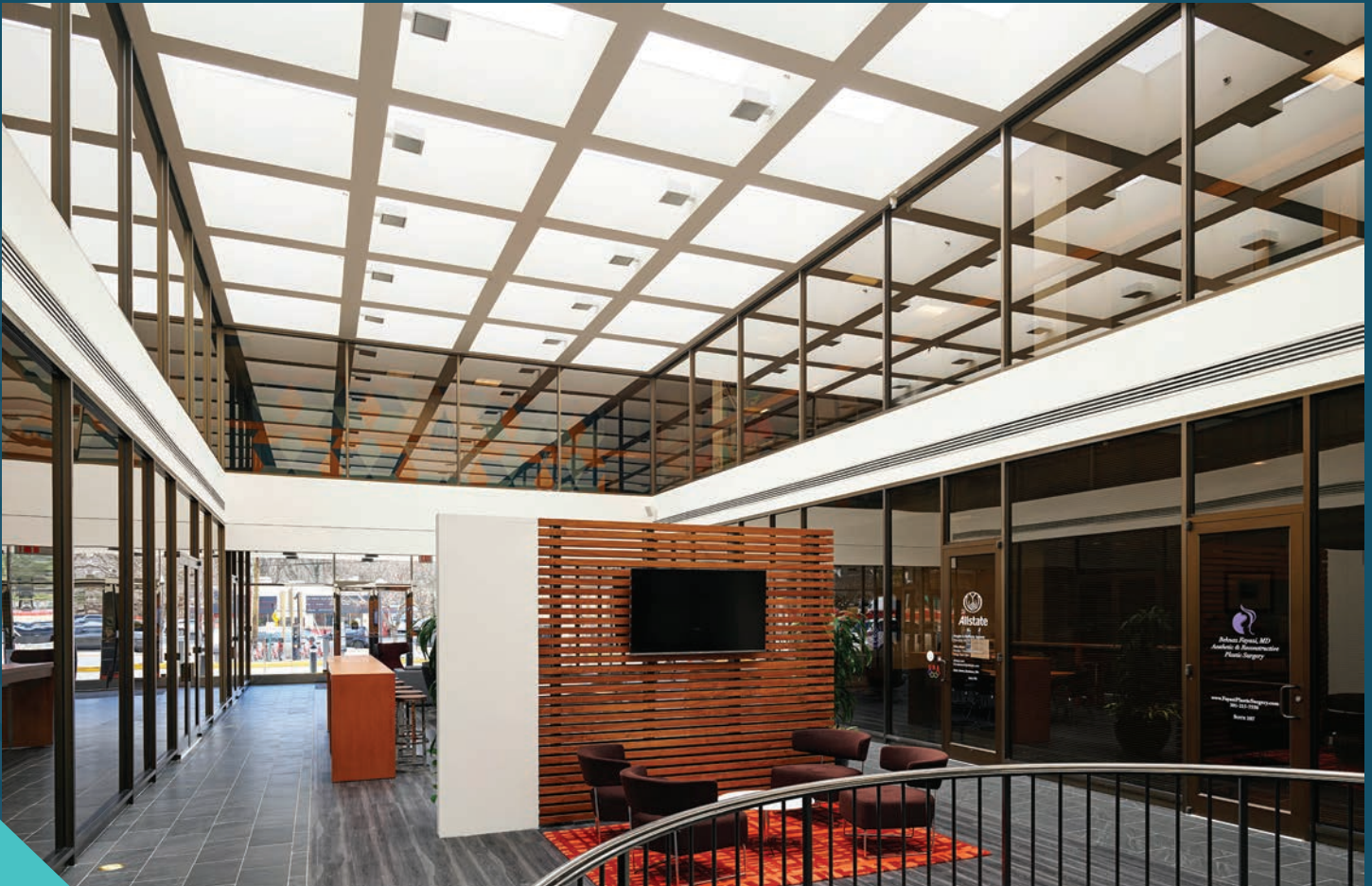


BUILDING PHOTOS



BUILDING PHOTOS

TENANT LOBBY

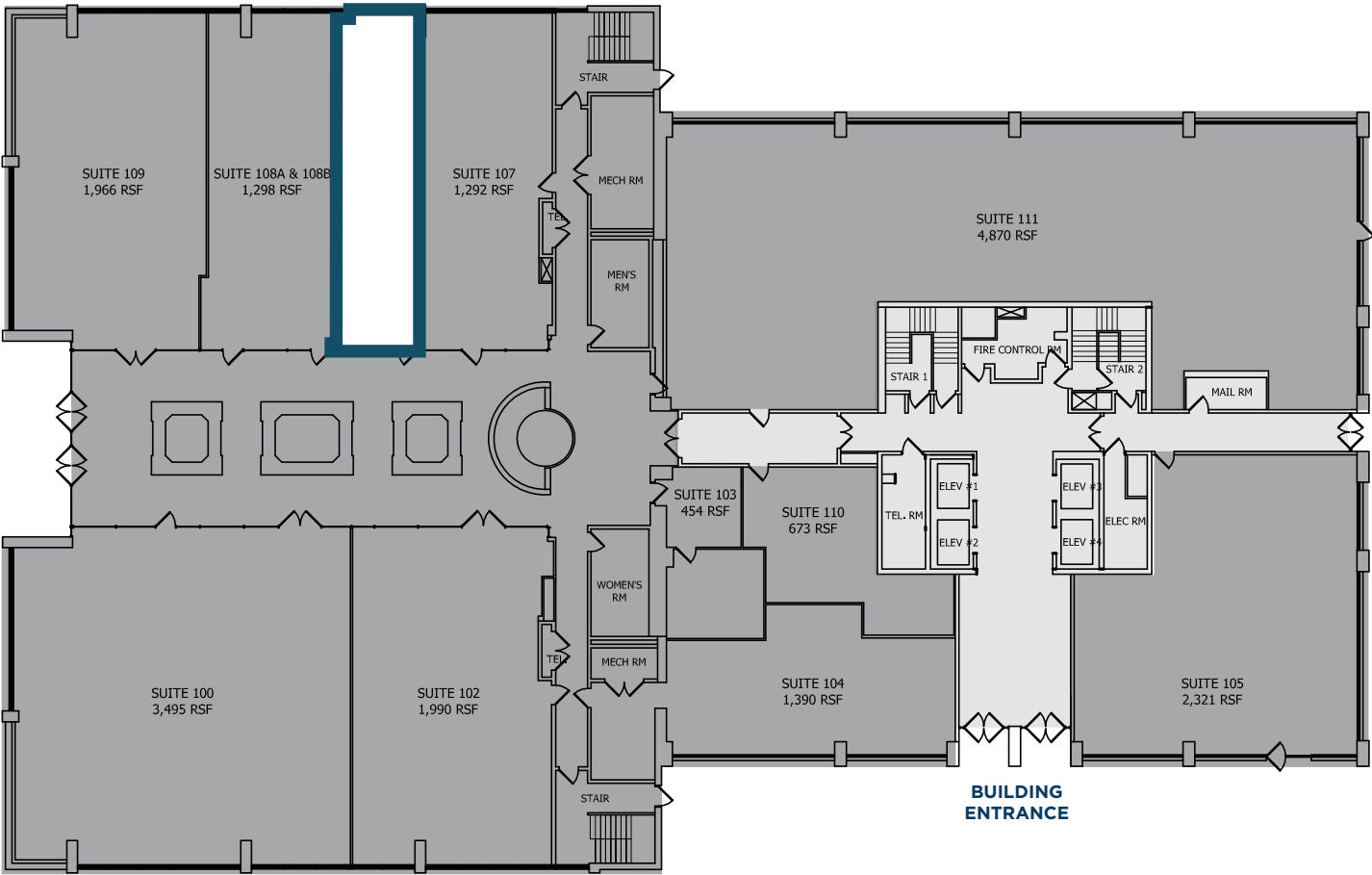


FLOOR PLANS

1 FIRST FLOOR
820 RSF

SUITE 106
820 RSF

CONNECTICUT AVE

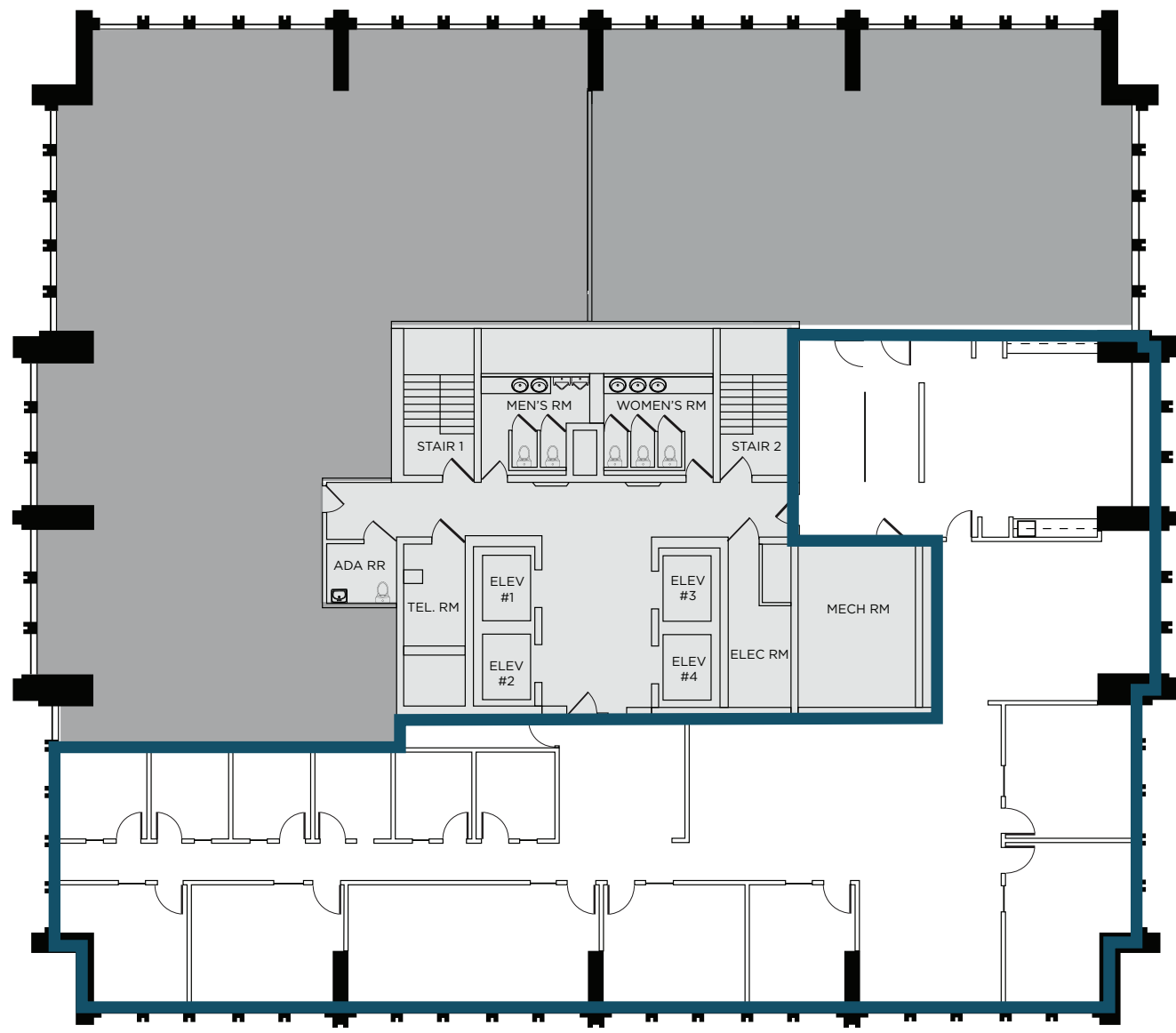


SURFACE PARKING

DRIVE-THRU ENTRY TO PARKING DECK

FLOOR PLANS

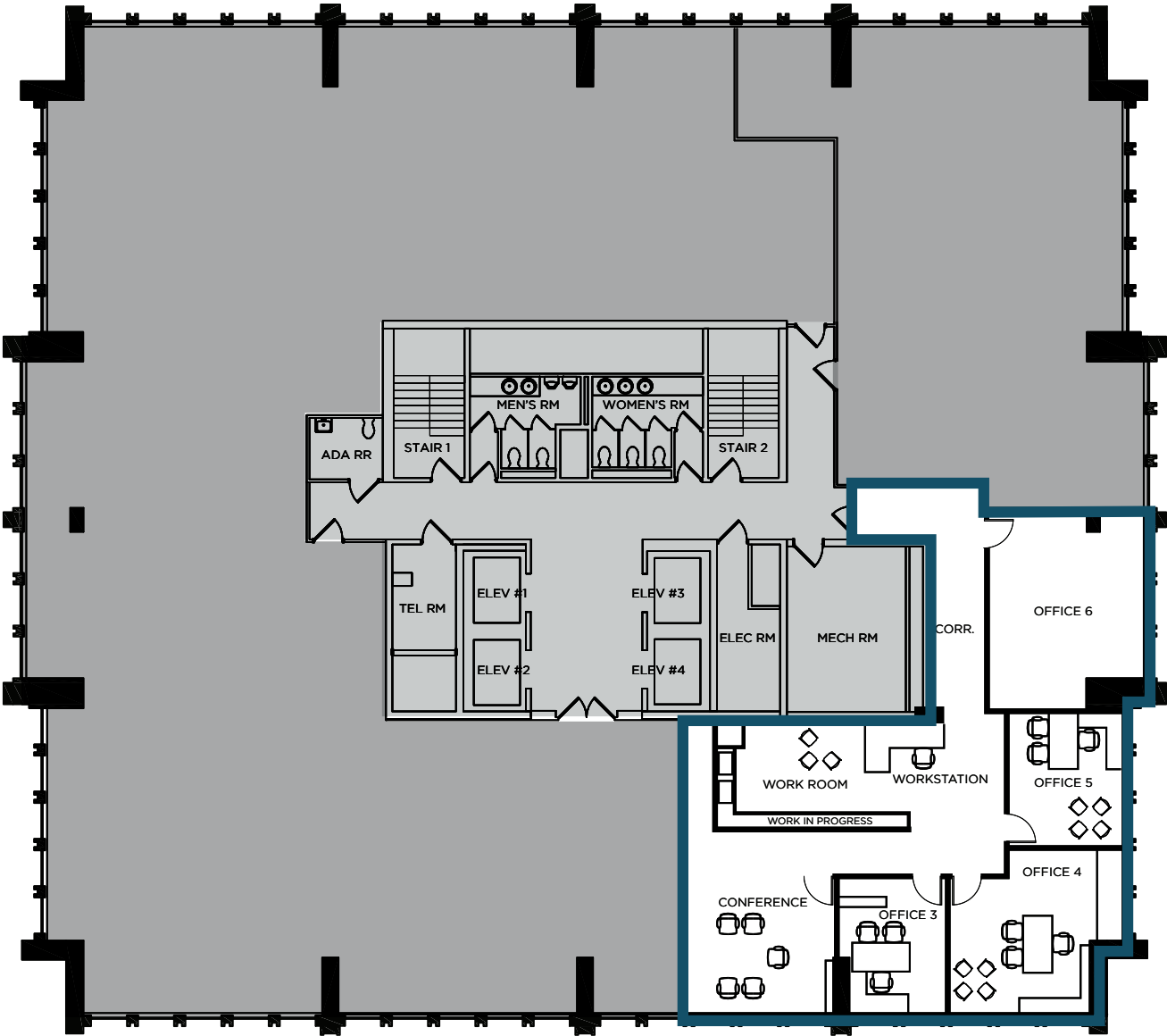
3 THIRD FLOOR
5,902 RSF



Suite 300
5,902 RSF

FLOOR PLANS

4 FOURTH FLOOR
2,662 RSF



2,662 RSF

FLOOR PLANS

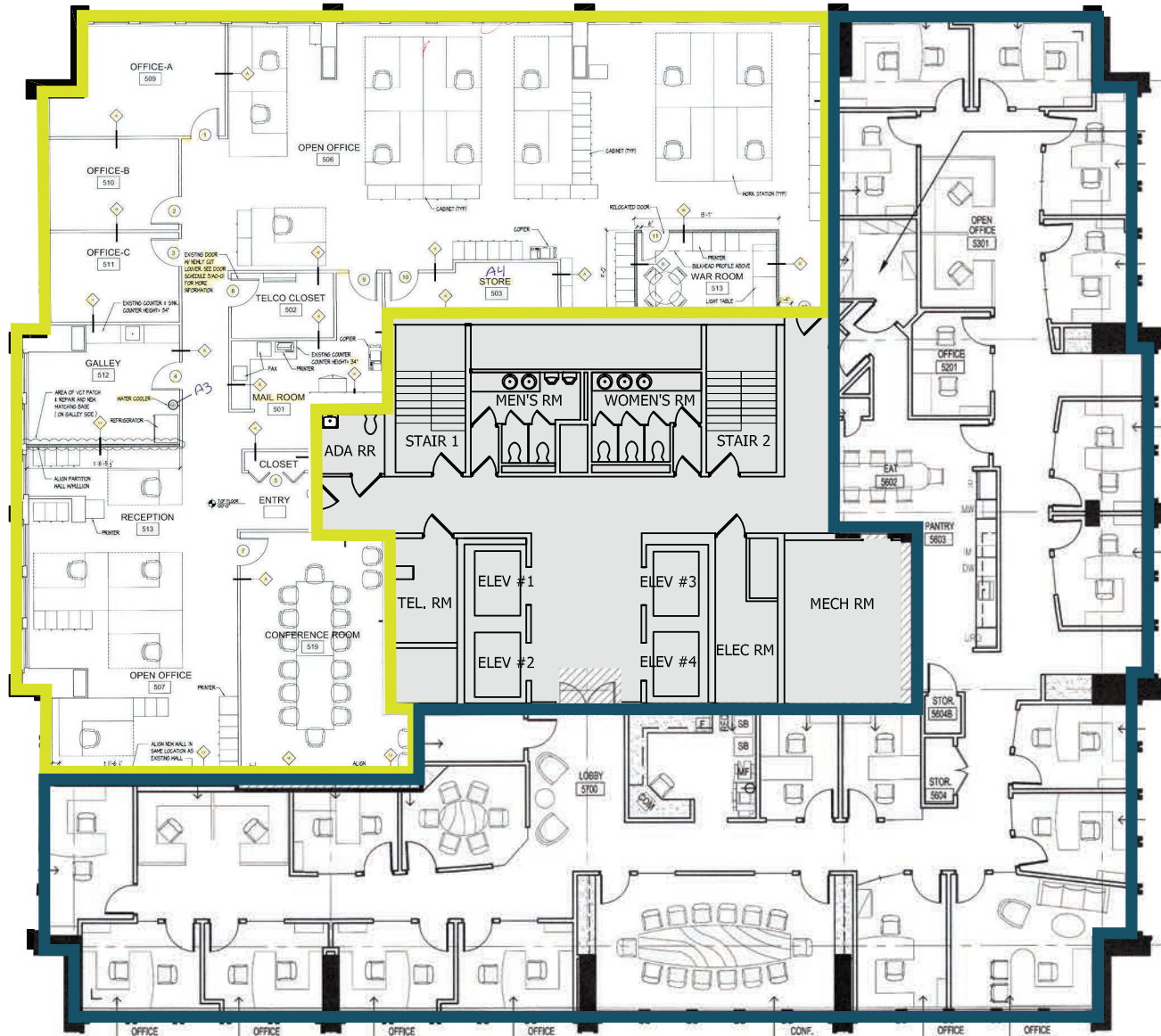


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FIFTH FLOOR

5,682 – 12,642 RSF

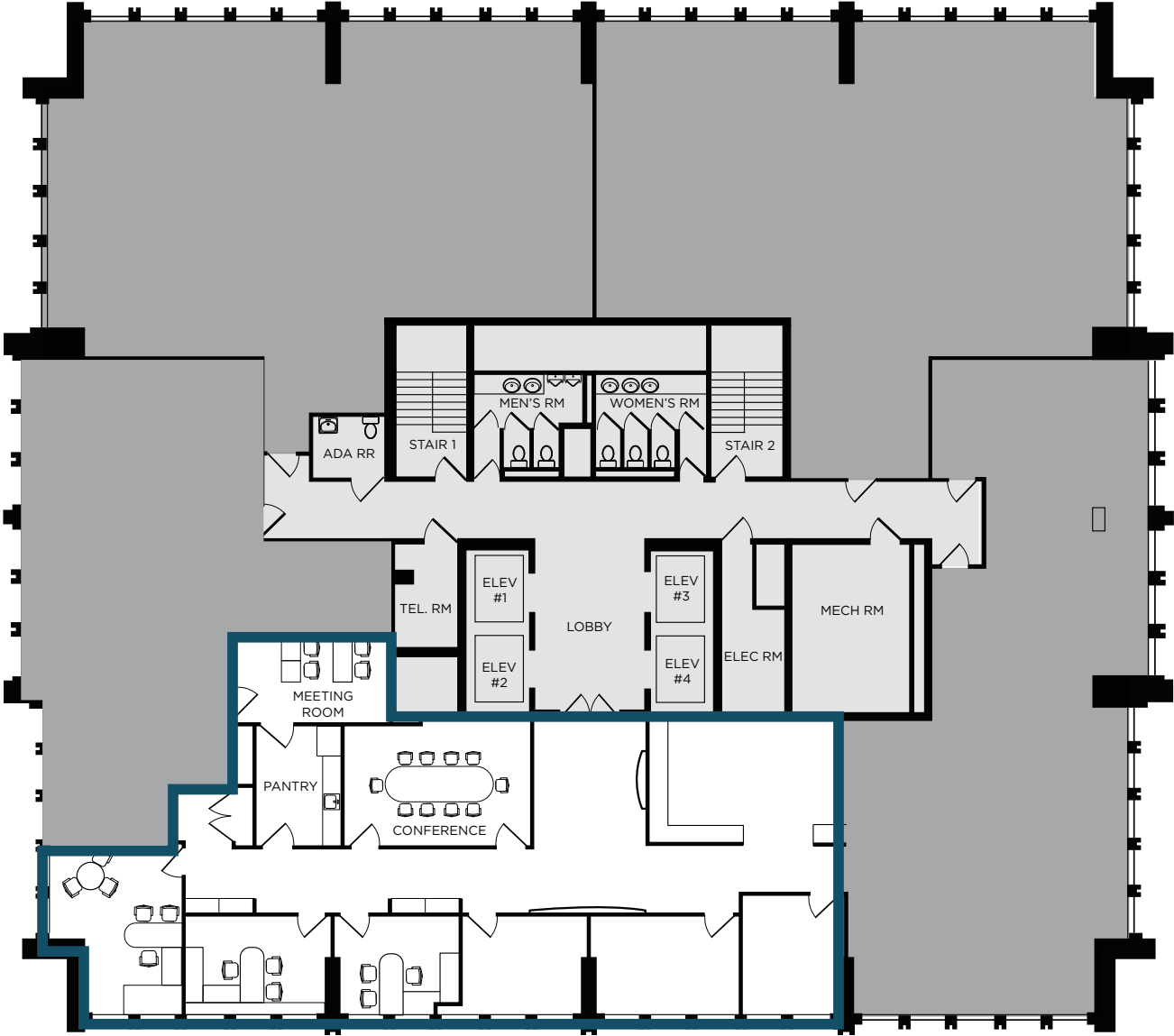
5,682 RSF



6,960 RSF

FLOOR PLANS

6 SIXTH FLOOR
3,377 RSF



3,377 RSF

FLOOR PLANS

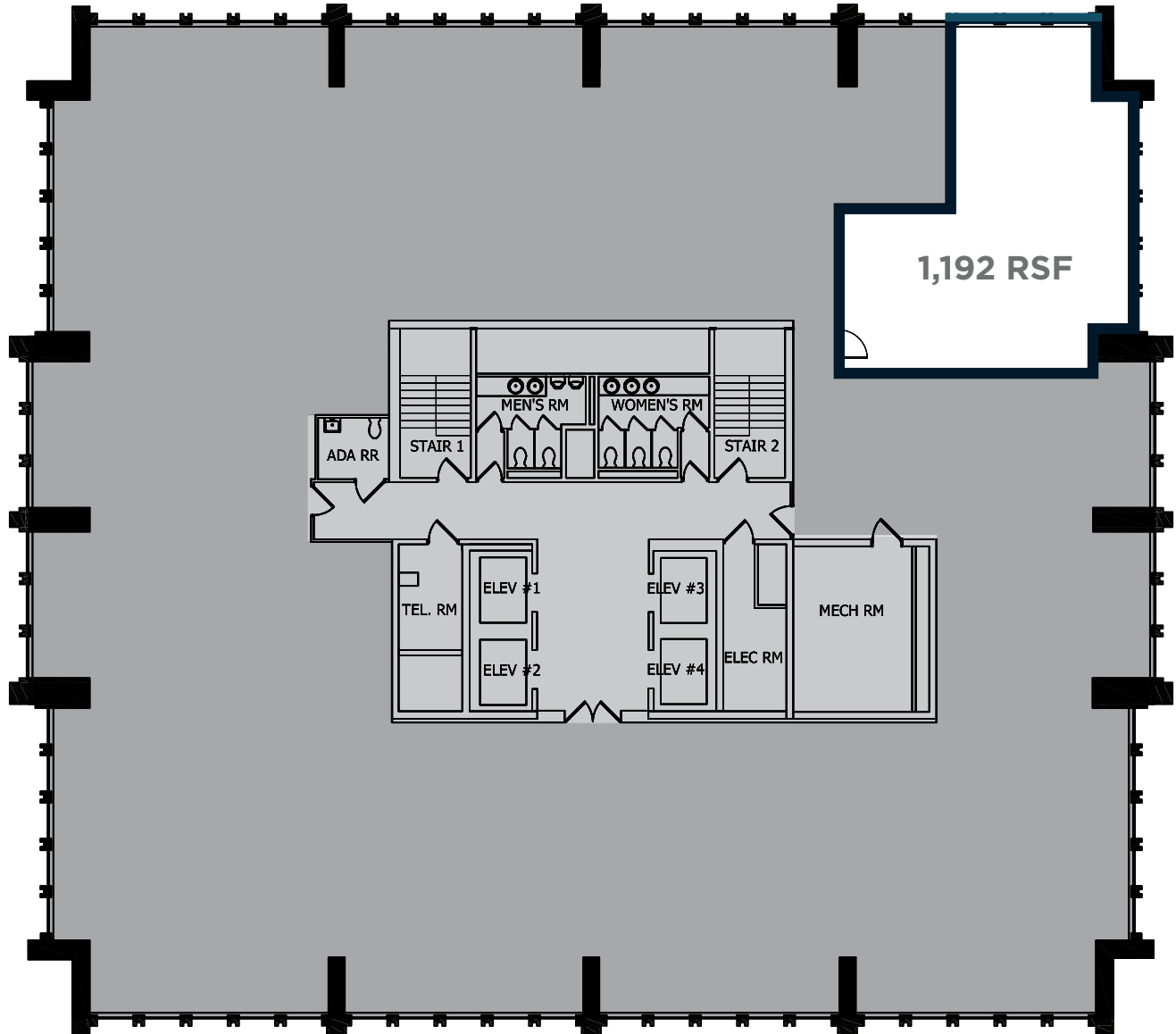


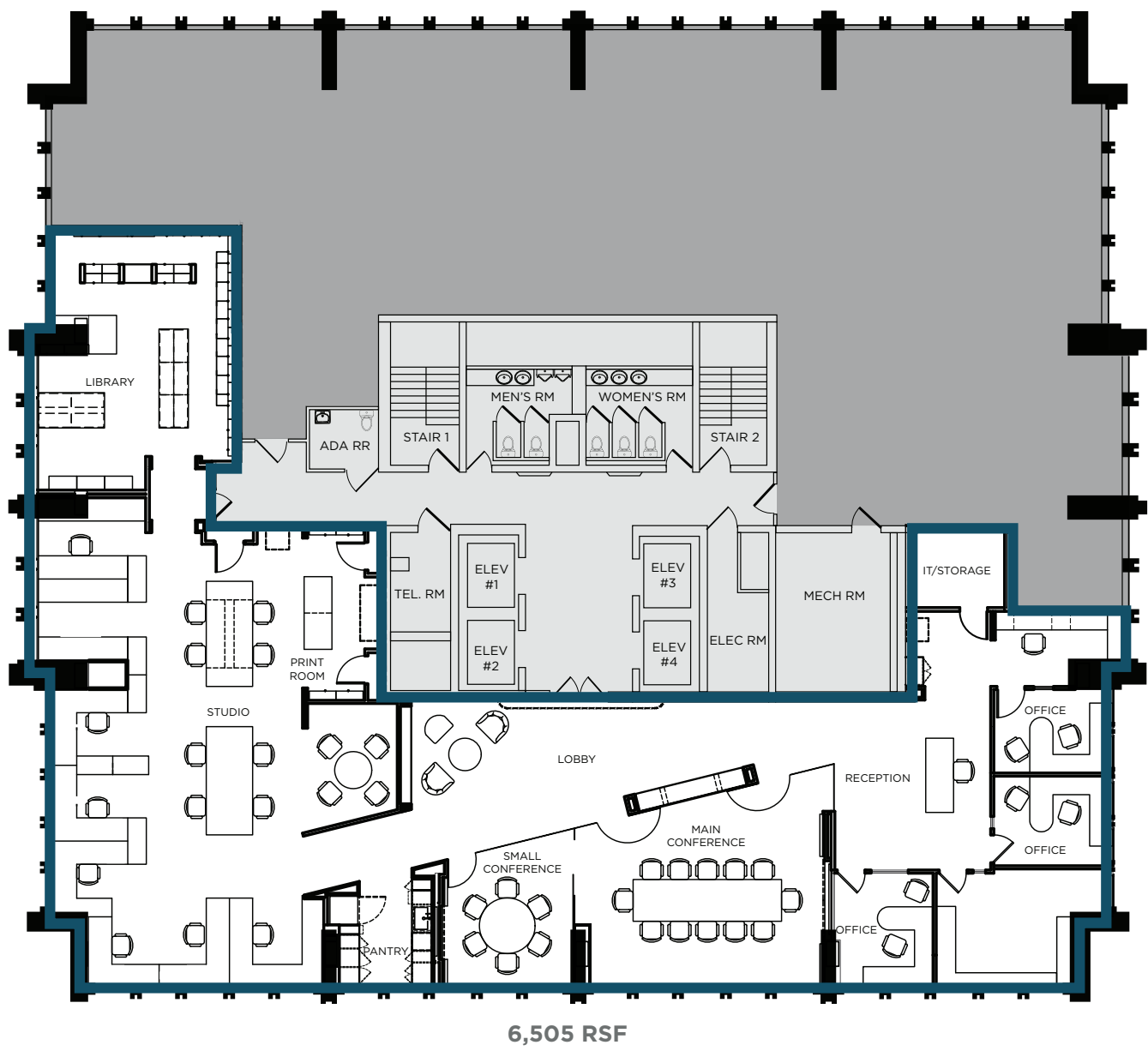
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SEVENTH FLOOR

1,192 RSF

SHELL SPACE







4,344 RSF

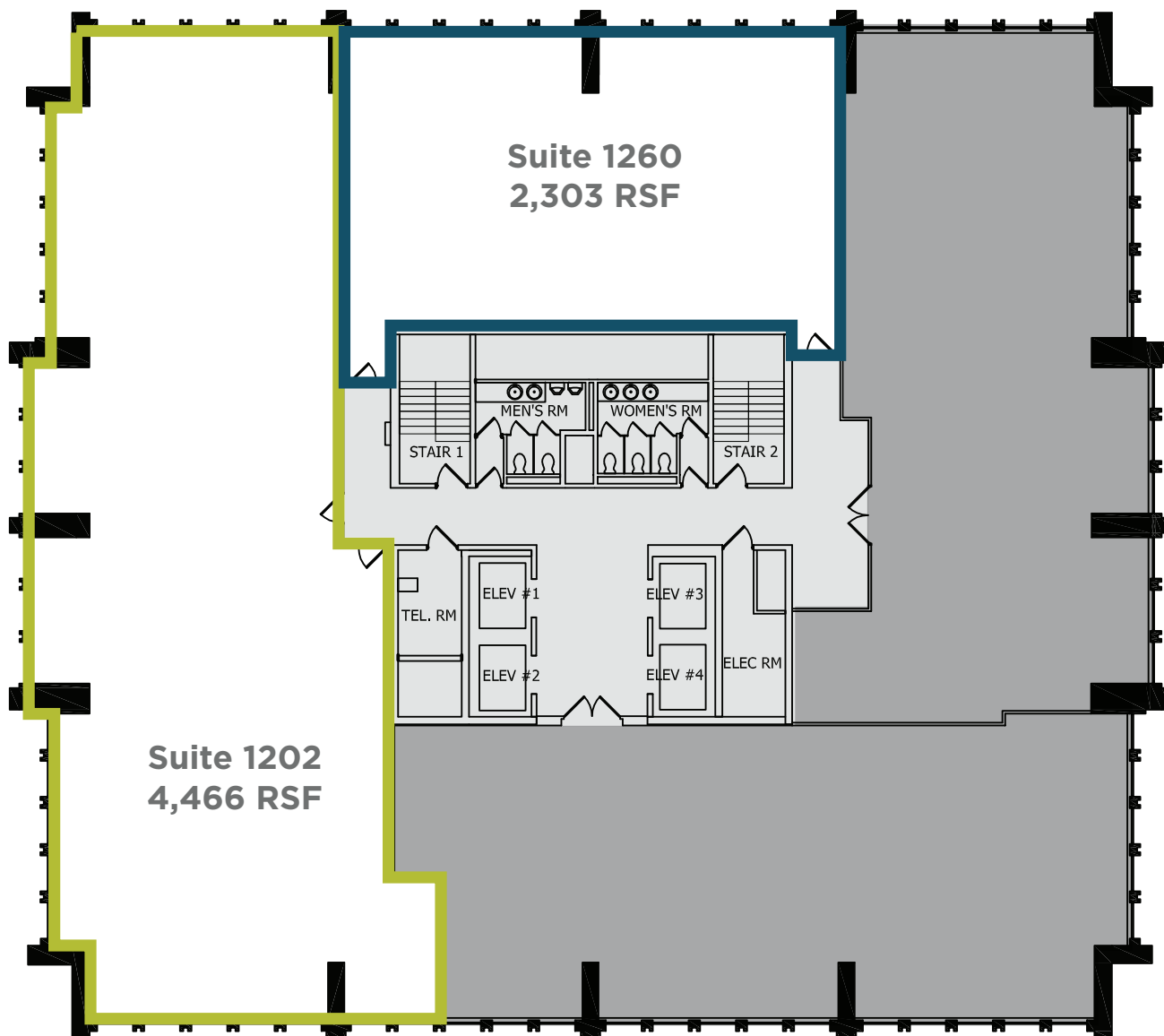
FLOOR PLANS



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TWELFTH FLOOR

6,769 RSF
CONTIGUOUS



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