

8401 CONNECTICUT

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



CCLCPORFOLIO.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
1 ST FLOOR	_____	2,321 SF - SUITE 105
1 ST FLOOR	_____	3,495 SF - SUITE 100
4 TH FLOOR	_____	4,094 SF - SUITE 400
5 TH FLOOR	_____	12,642 SF - FULL FLOOR
6 TH FLOOR	_____	5,121 SF
7 TH FLOOR	_____	1,192 SF - SHELL SPACE
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 and Elena James opening soon.



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



The Brownstones at Chevy Chase Lake



The Lindley at Chevy Chase Lake



LAKE WEST SHOPPING CENTER

CHEVY CHASE LAKE

8401 CONNECTICUT

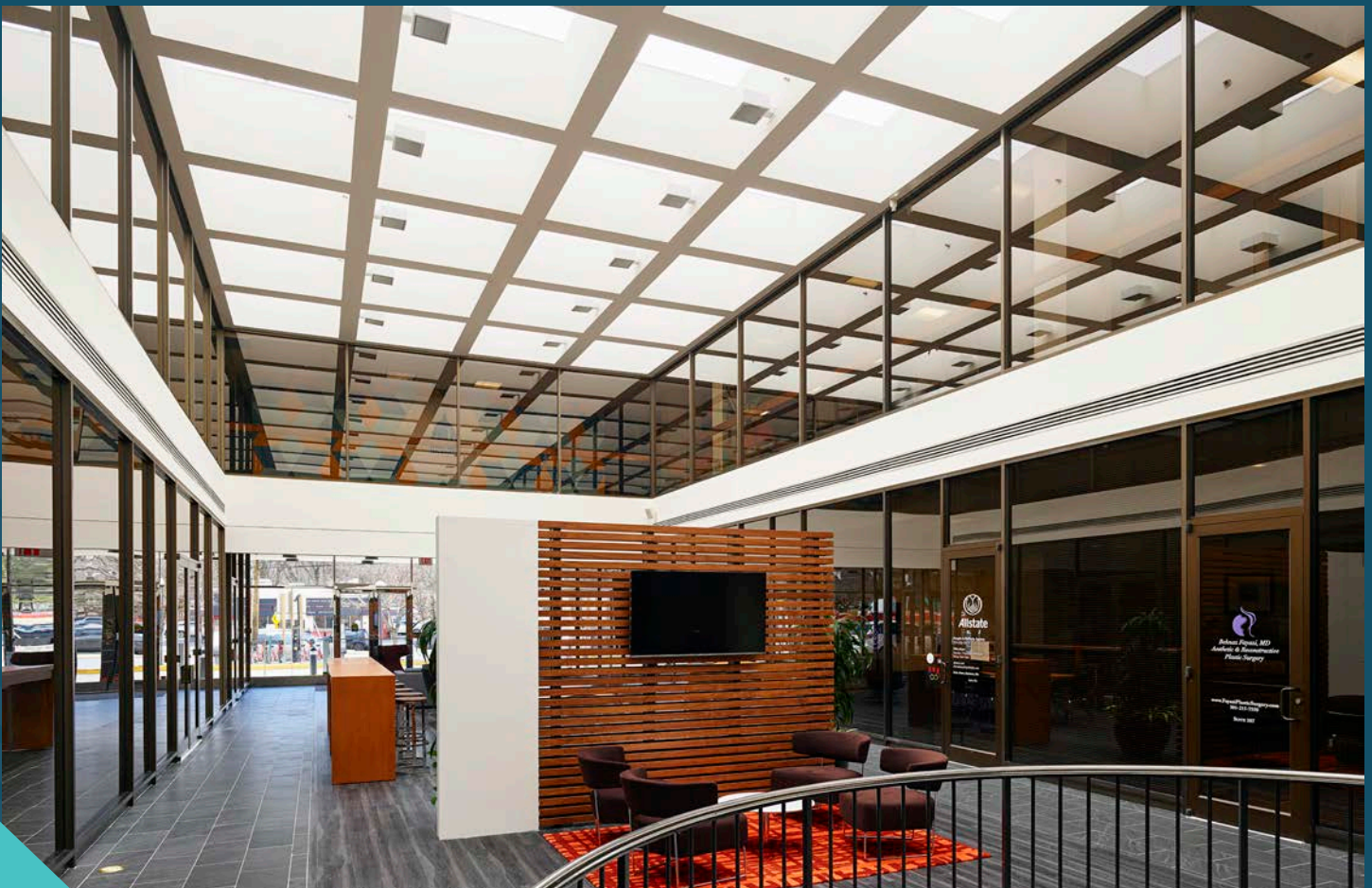
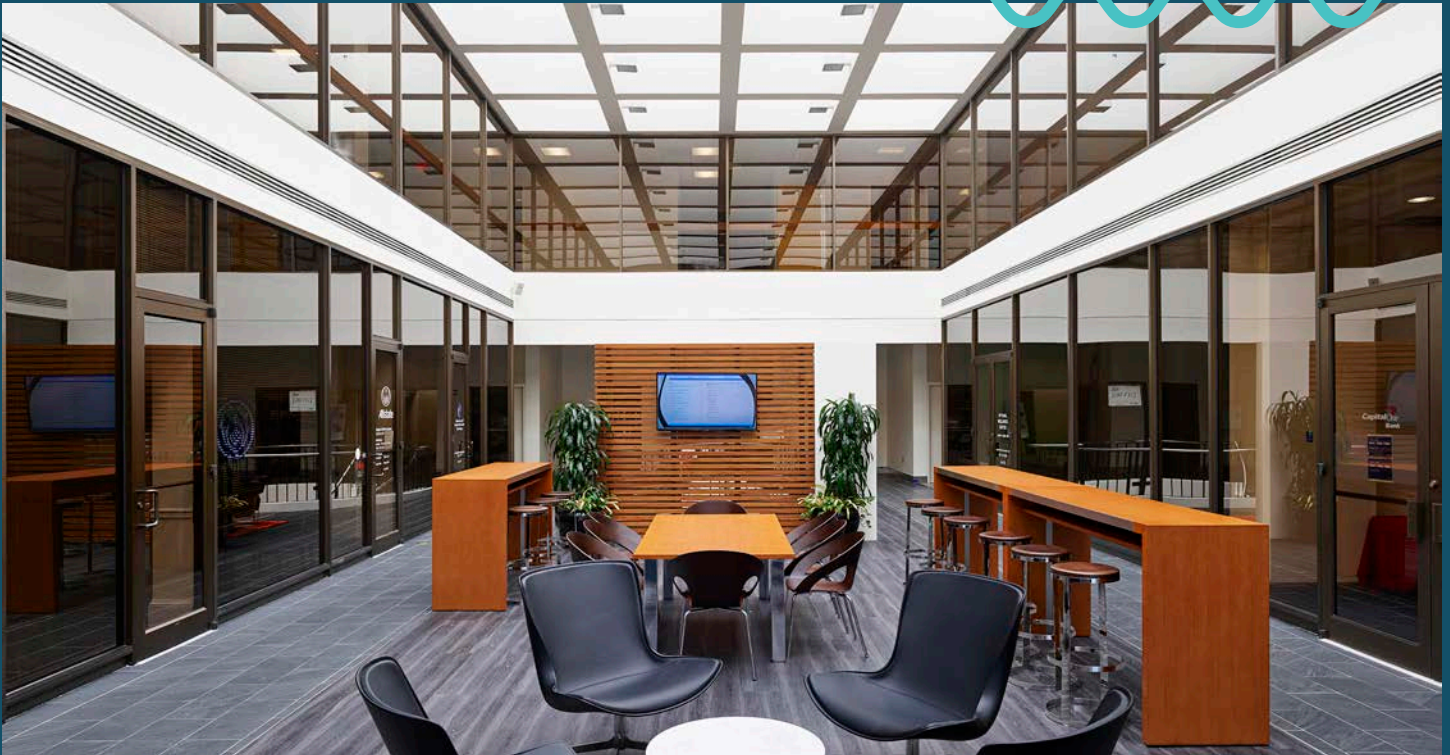
5 MILES WASHINGTON DC

BUILDING PHOTOS



BUILDING PHOTOS

TENANT LOBBY



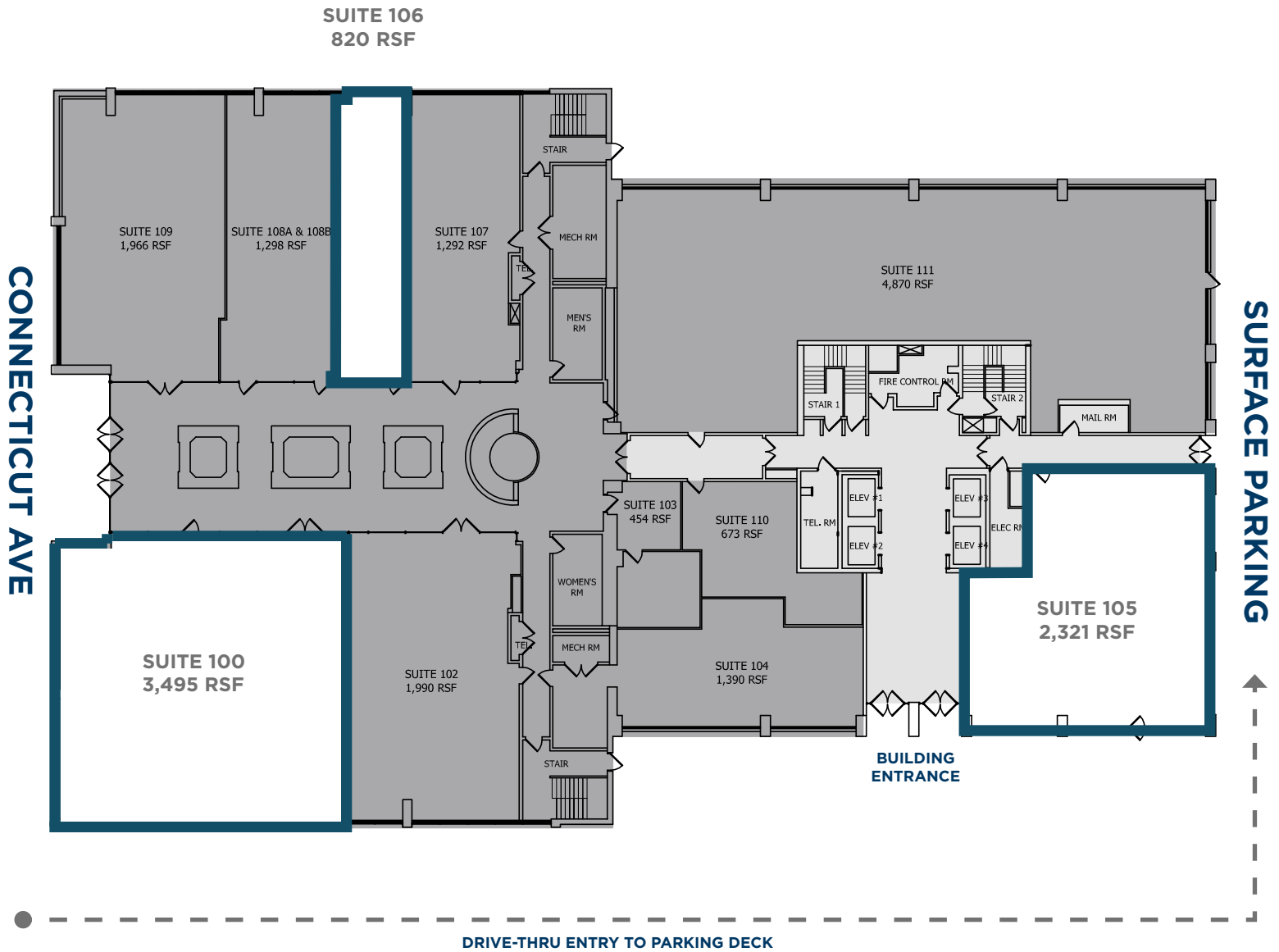
FLOOR PLANS



1

FIRST FLOOR

820 - 3,495 RSF



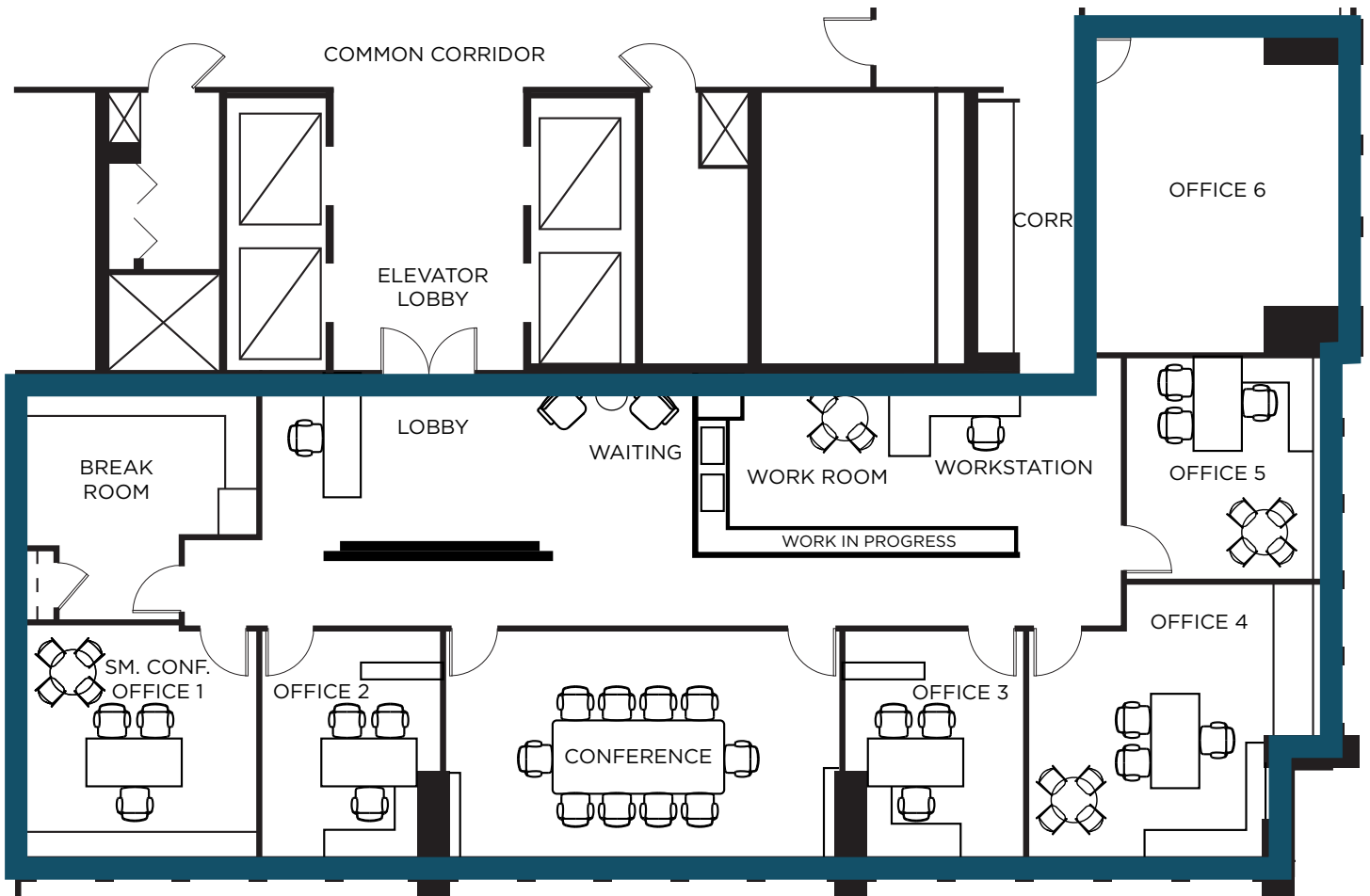
FLOOR PLANS



4

FOURTH FLOOR

4,094 RSF



FLOOR PLANS

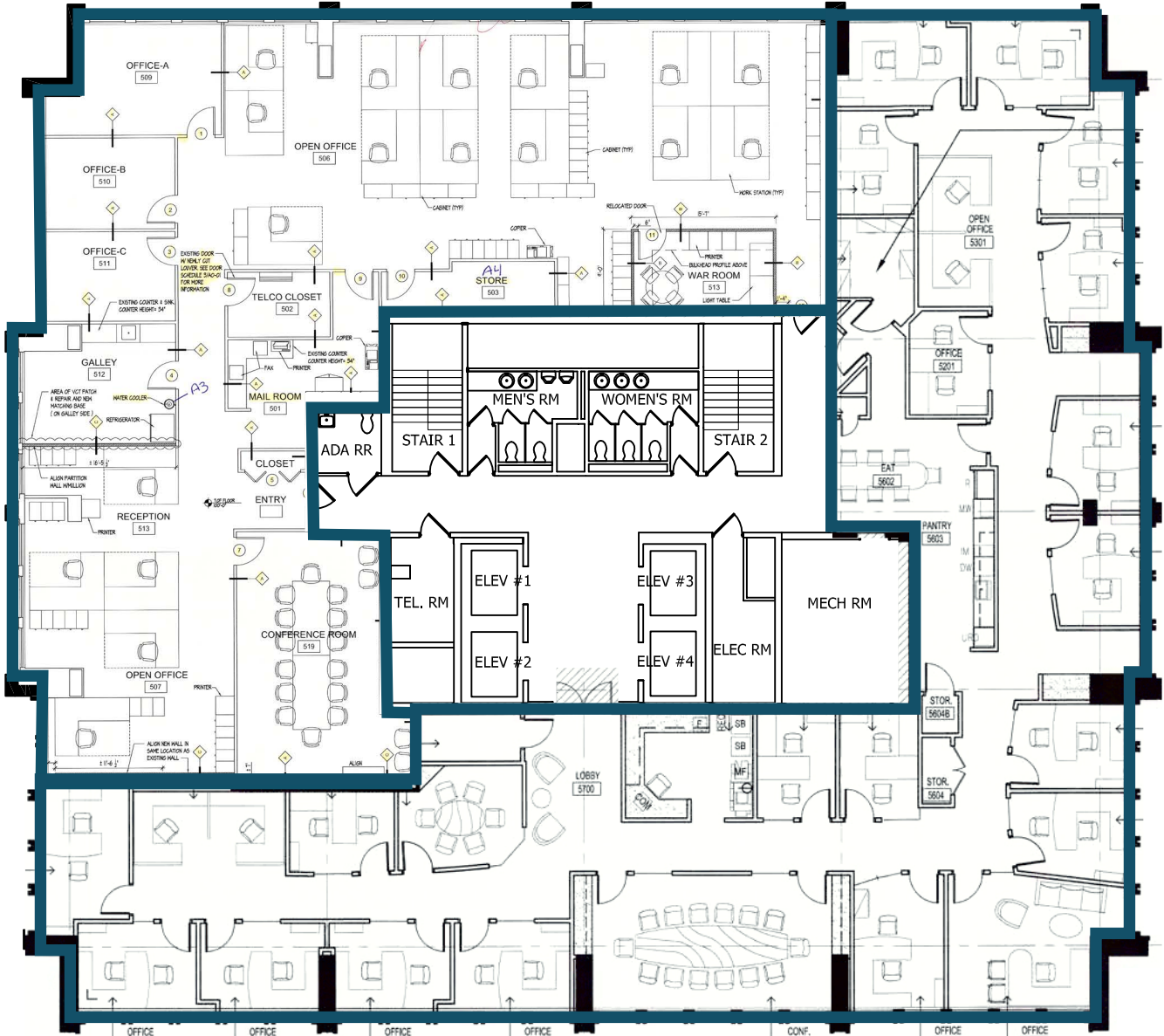


5

FIFTH FLOOR

5,682 - 12,642 RSF

5,682 RSF



6,960 RSF

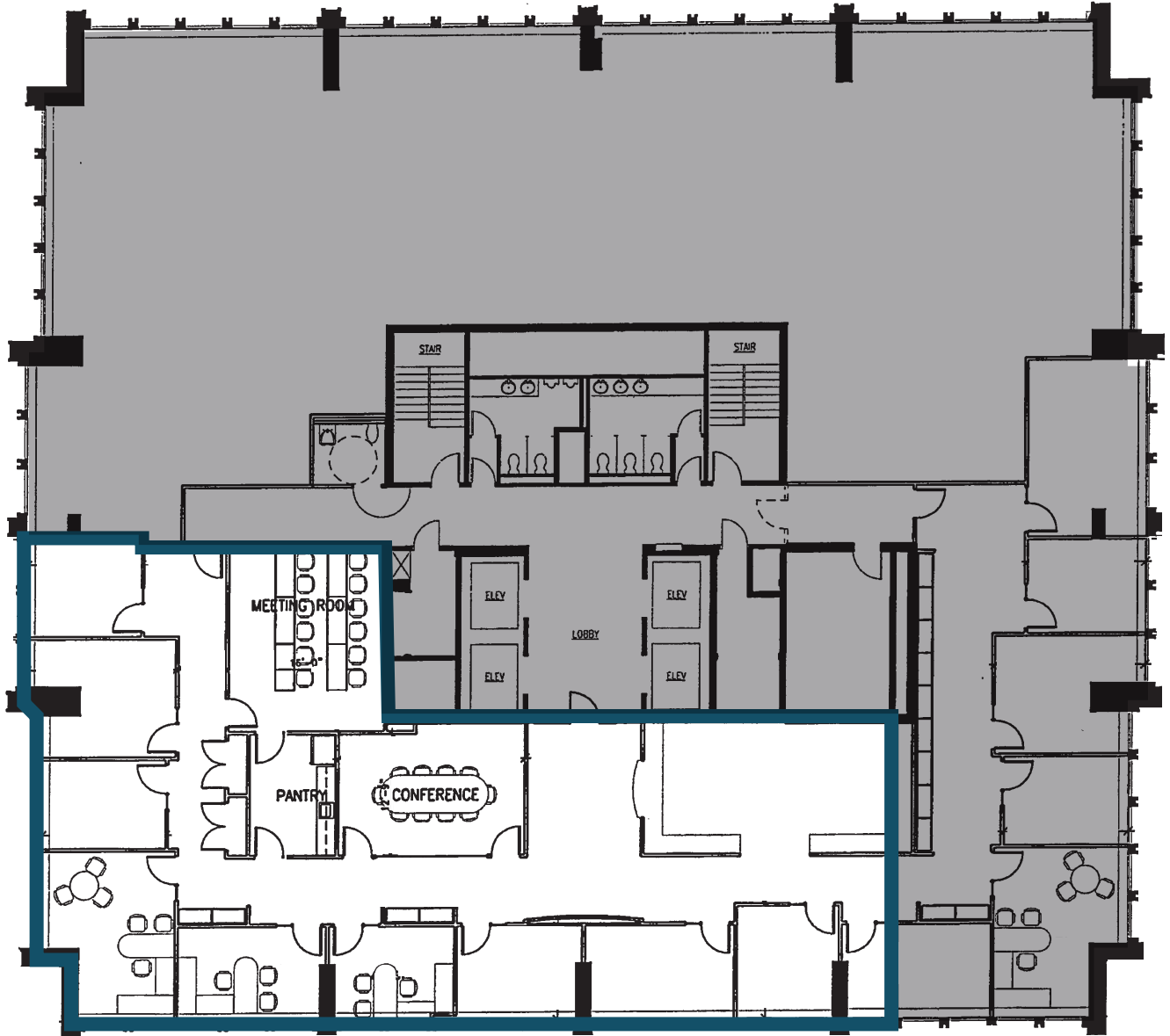
FLOOR PLANS



6

SIXTH FLOOR

5,121 RSF



FLOOR PLANS

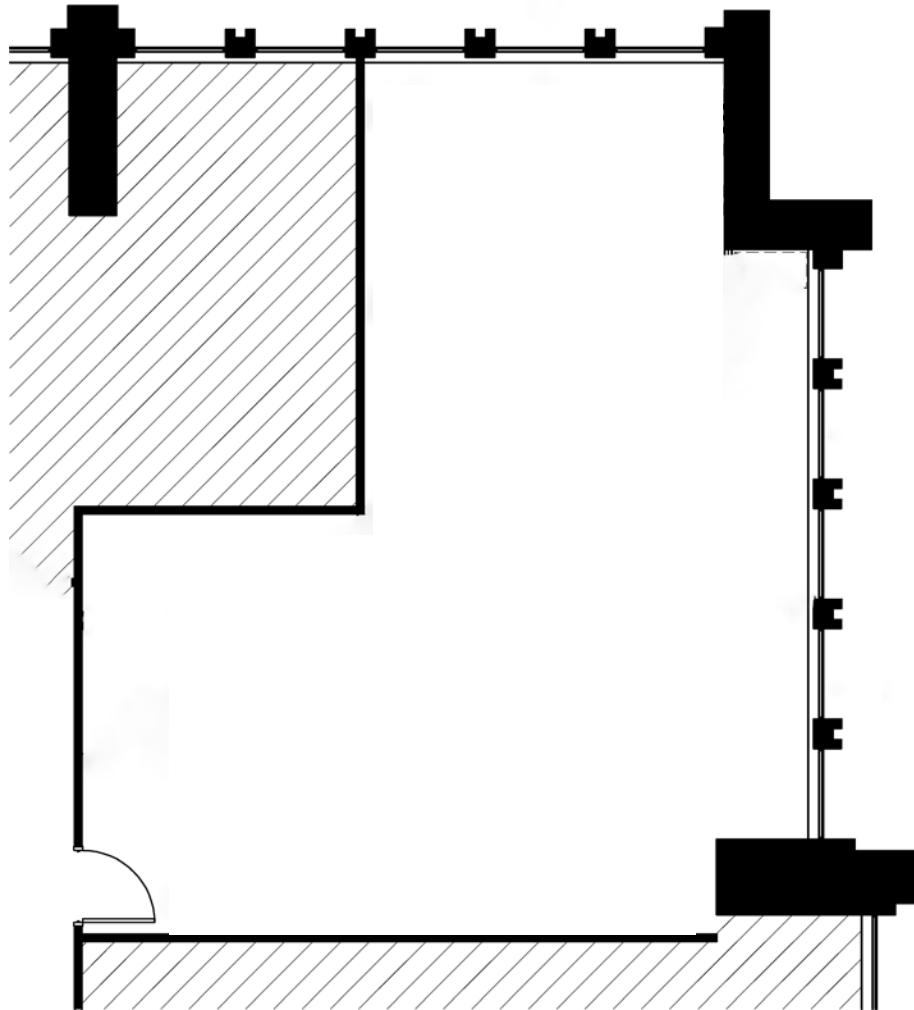


7

SEVENTH FLOOR

1,192 RSF

SHELL SPACE



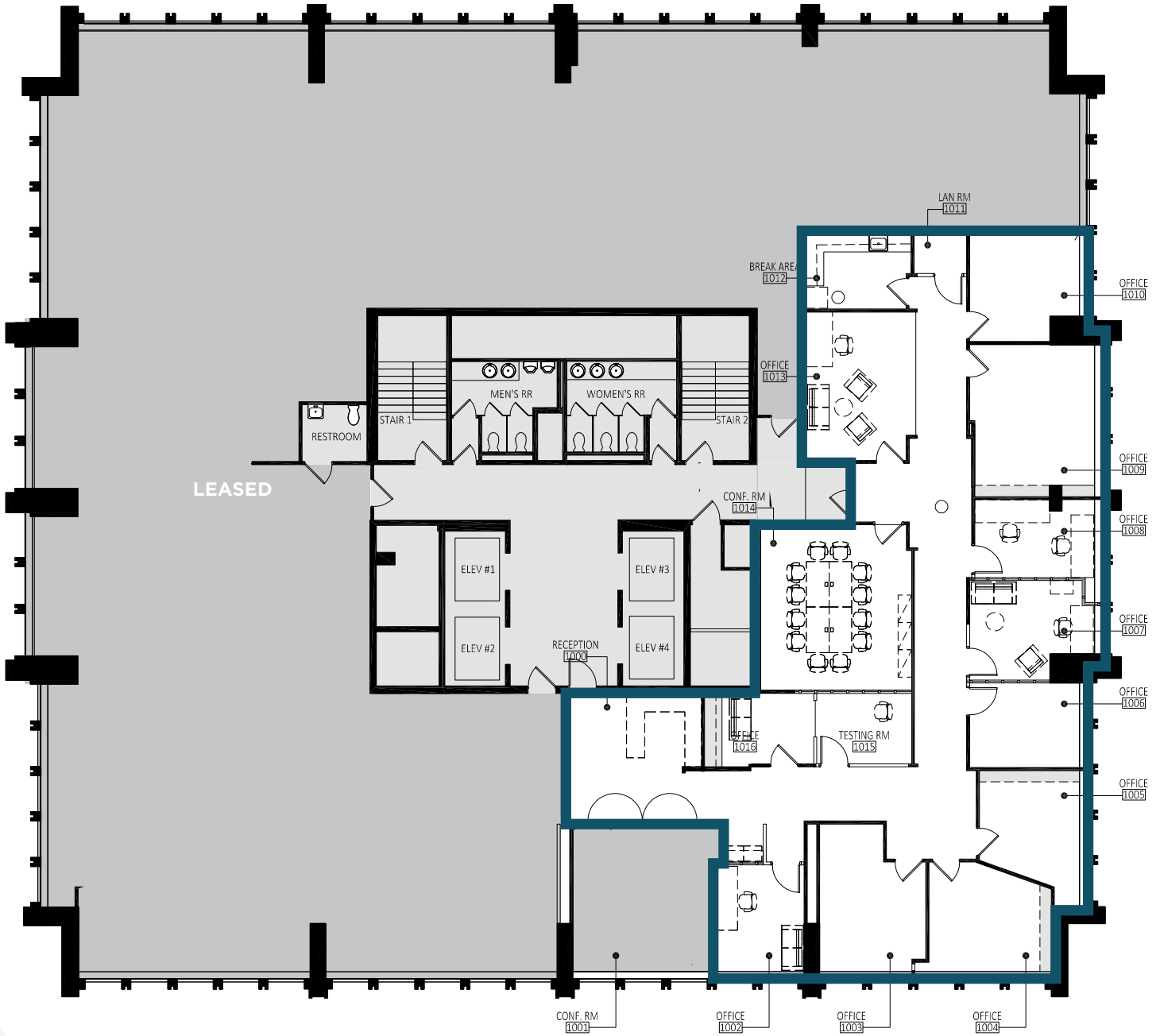
FLOOR PLANS



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TENTH FLOOR

4,344 RSF



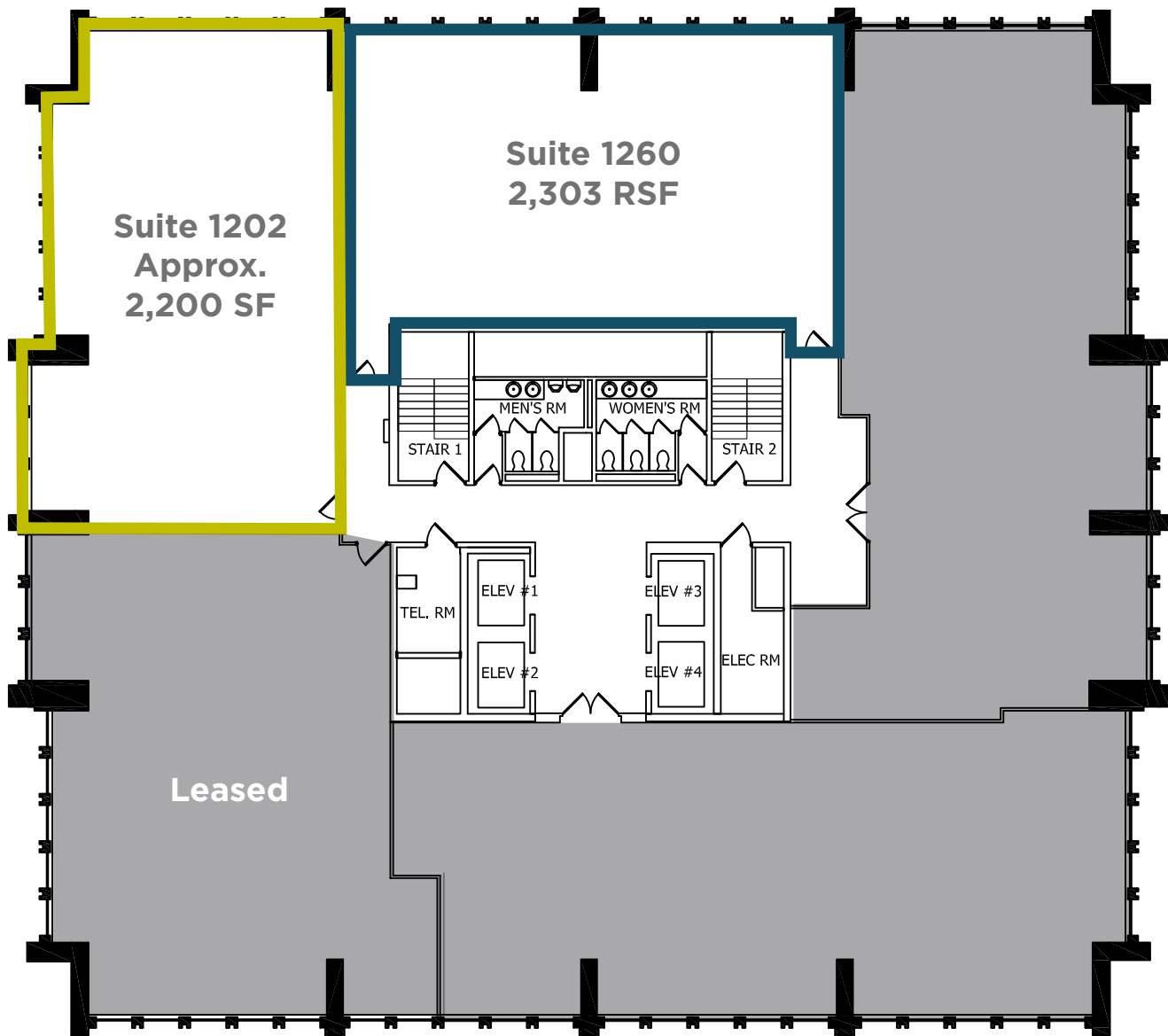
FLOOR PLANS



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TWELFTH FLOOR

5,500 RSF
CONTIGUOUS



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