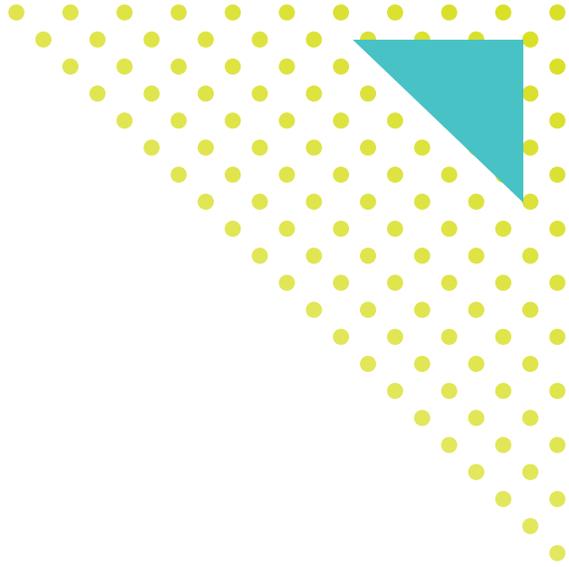


8401 CONNECTICUT

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

TAVIRA
RESTAURANT

CCLCPORTFOLIO.COM



8401 CONNECTICUT

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CHEVY CHASE LAKE
REDEVELOPMENT

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BUILDING
PHOTOS

6

FLOOR
PLANS

CCLCPORTFOLIO.COM

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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 RSF
- Sweeping views of Chevy Chase & Bethesda
- Restaurant on-site
- 24/7 Fitness center with showers & locker rooms

Available Immediately

1ST FLOOR	_____	820 RSF - SUITE 106
3RD FLOOR	_____	5,902 RSF - SUITE 300
4TH FLOOR	_____	2,662 RSF - SUITE 400
5TH FLOOR	_____	12,642 RSF - FULL FLOOR
6TH FLOOR	_____	3,377 RSF
7TH FLOOR	_____	1,192 RSF - SHELL SPACE
9TH FLOOR	_____	6,505 RSF
12TH FLOOR	_____	4,466 RSF - SUITE 1202

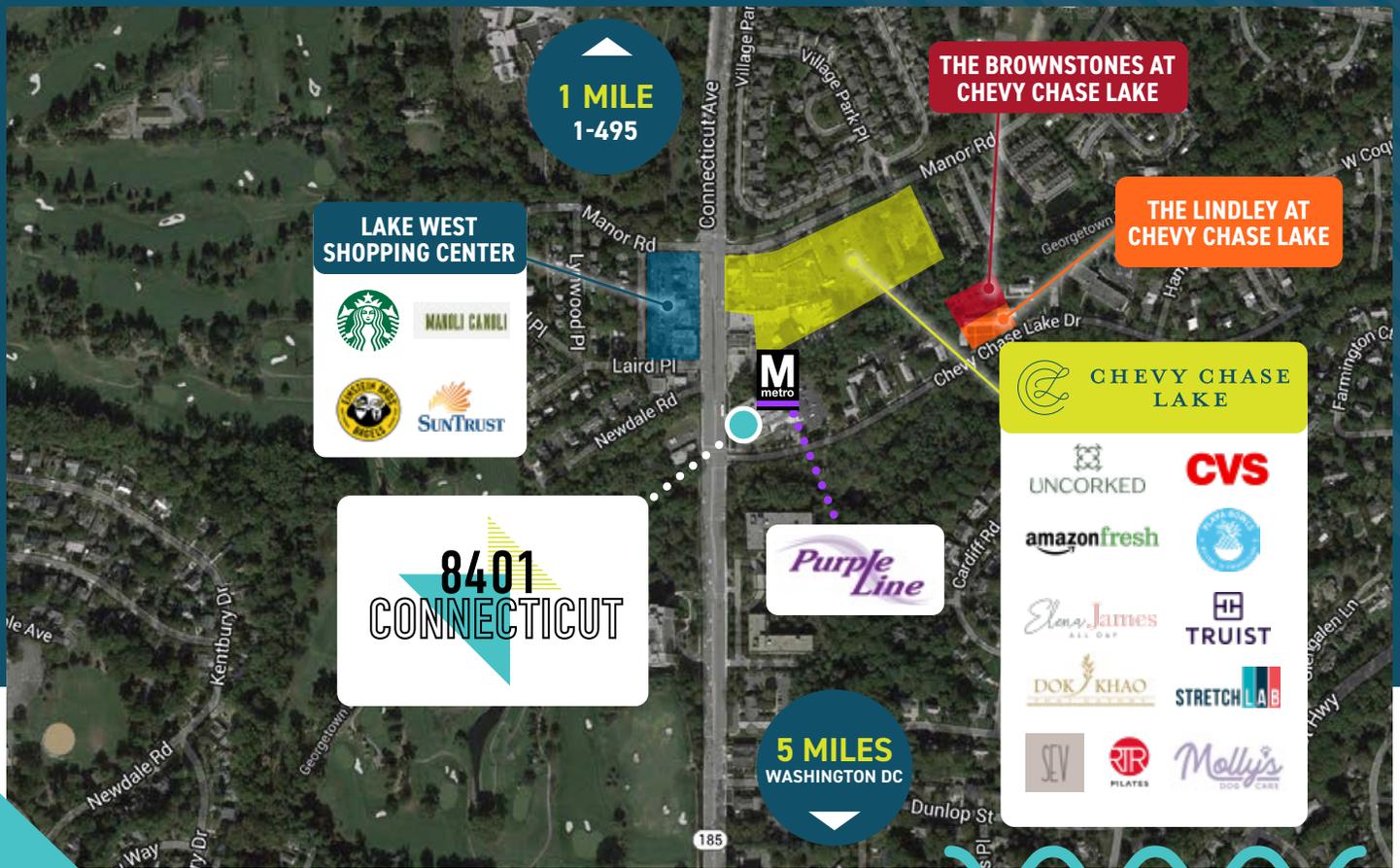


Close to shopping,
restaurants, and banks



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
- Molly's Dog Care

The Barrett



The Claude



Ritz-Carlton Residences



LAKE WEST SHOPPING CENTER

CHEVY CHASE LAKE

8401
CONNECTICUT

Purple Line

5 MILES
WASHINGTON DC

BUILDING PHOTOS



BUILDING PHOTOS



FLOOR PLANS



1

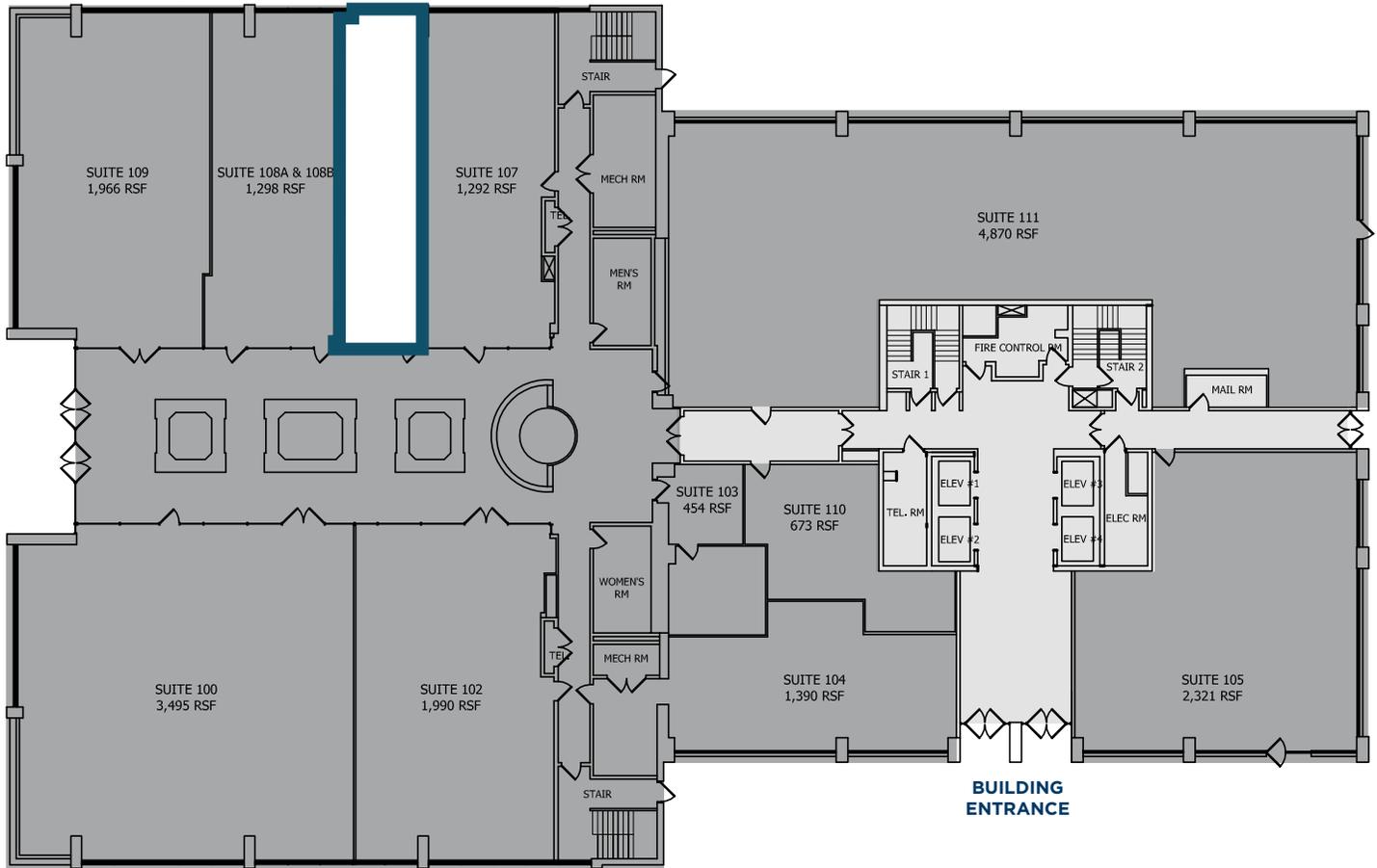
FIRST FLOOR

820 RSF

SUITE 106
820 RSF

CONNECTICUT AVE

SURFACE PARKING



DRIVE-THRU ENTRY TO PARKING DECK

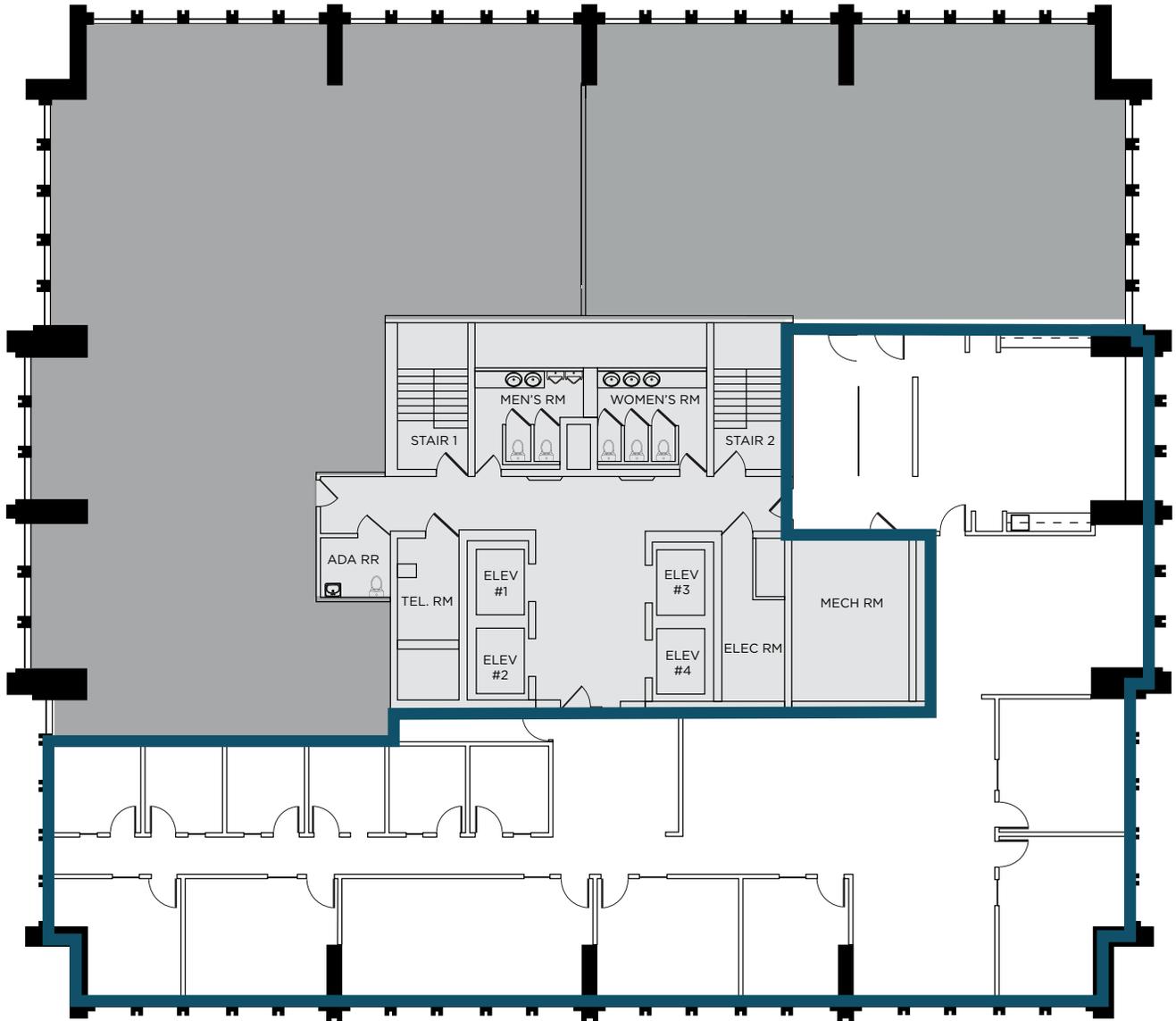
FLOOR PLANS



3

THIRD FLOOR

5,902 RSF



Suite 300
5,902 RSF

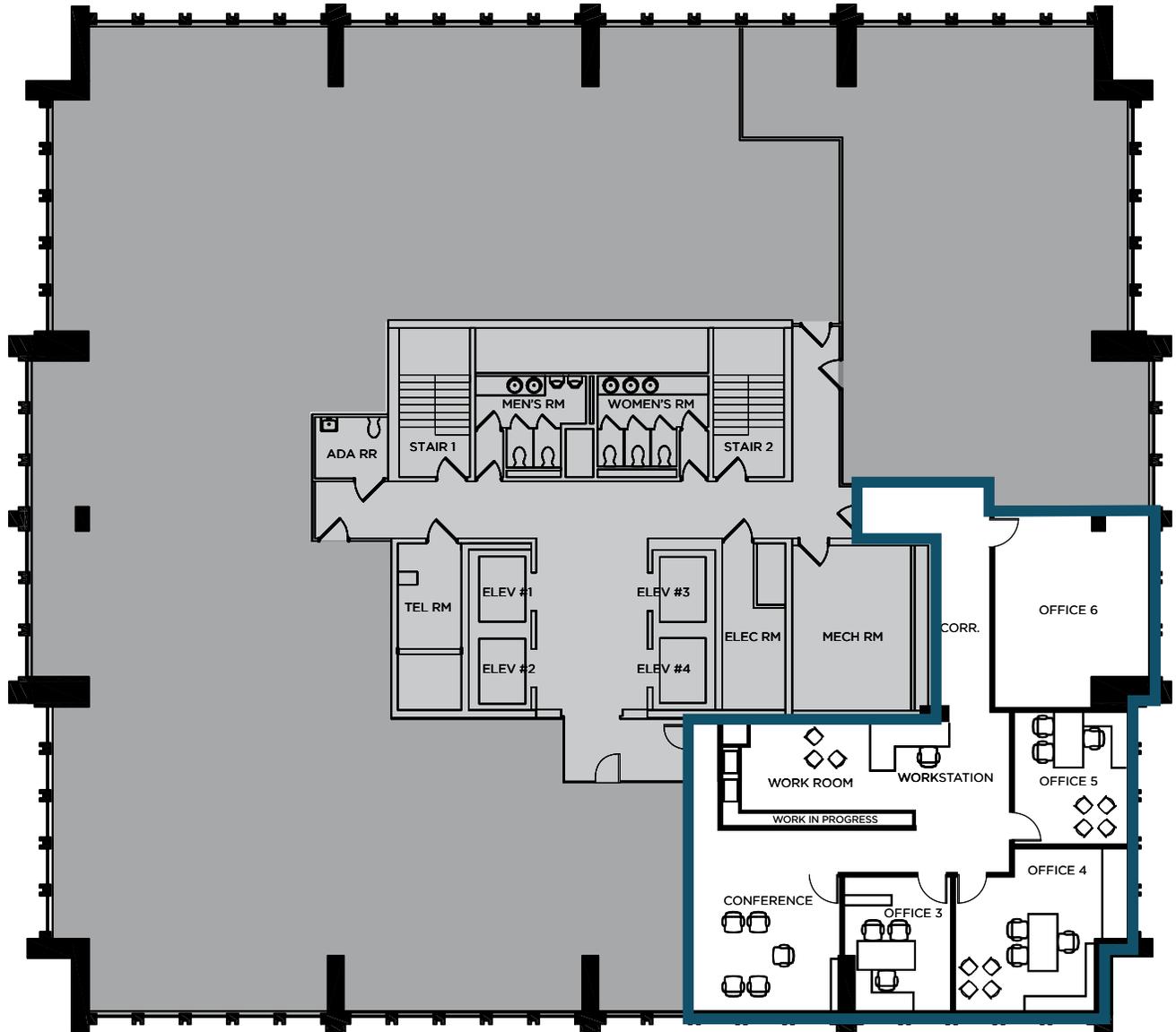
FLOOR PLANS



4

FOURTH FLOOR

2,662 RSF



2,662 RSF

FLOOR PLANS

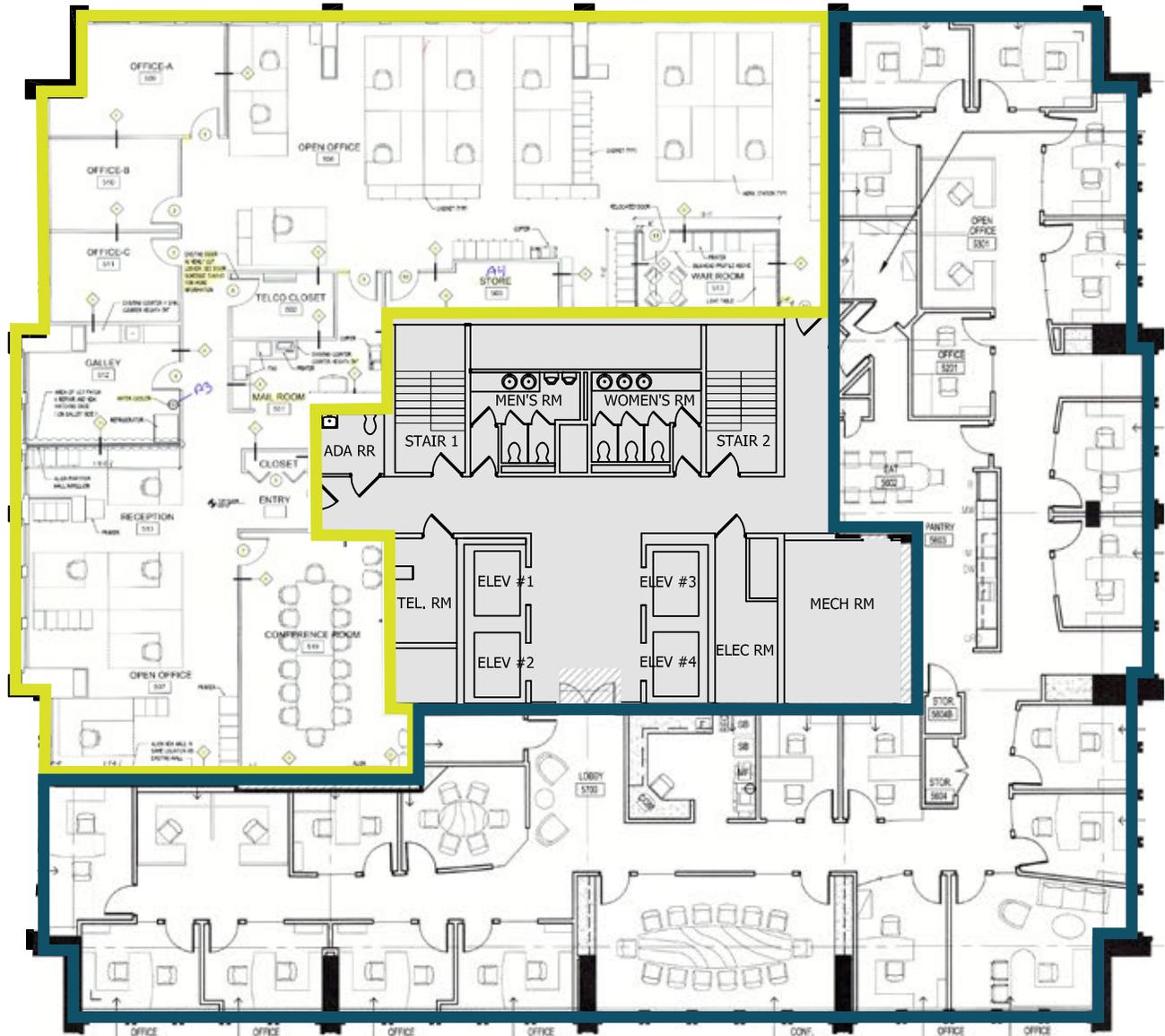


5

FIFTH FLOOR

5,682 - 12,642 RSF

5,682 RSF



6,960 RSF

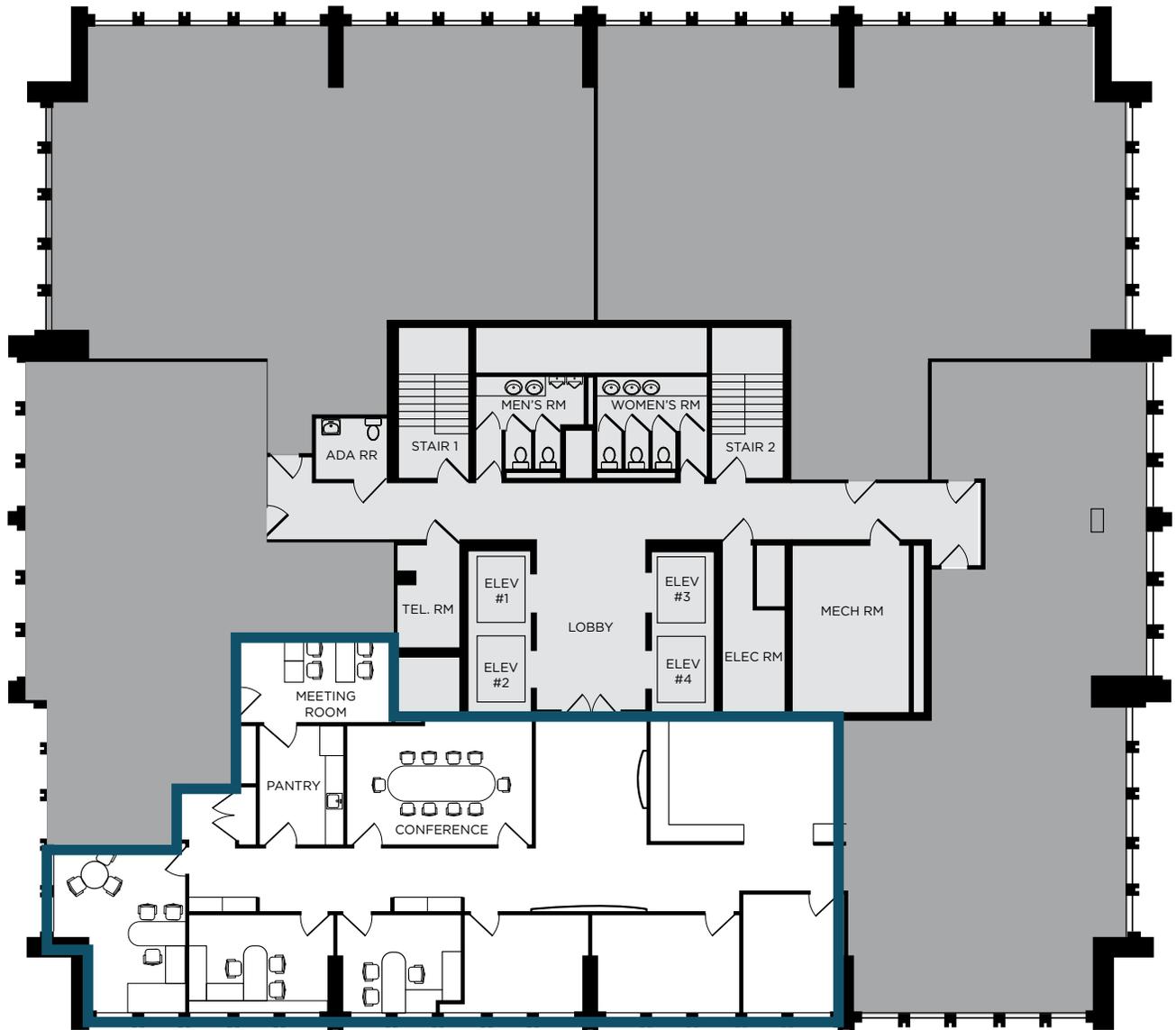
FLOOR PLANS



6

SIXTH FLOOR

3,377 RSF



3,377 RSF

FLOOR PLANS

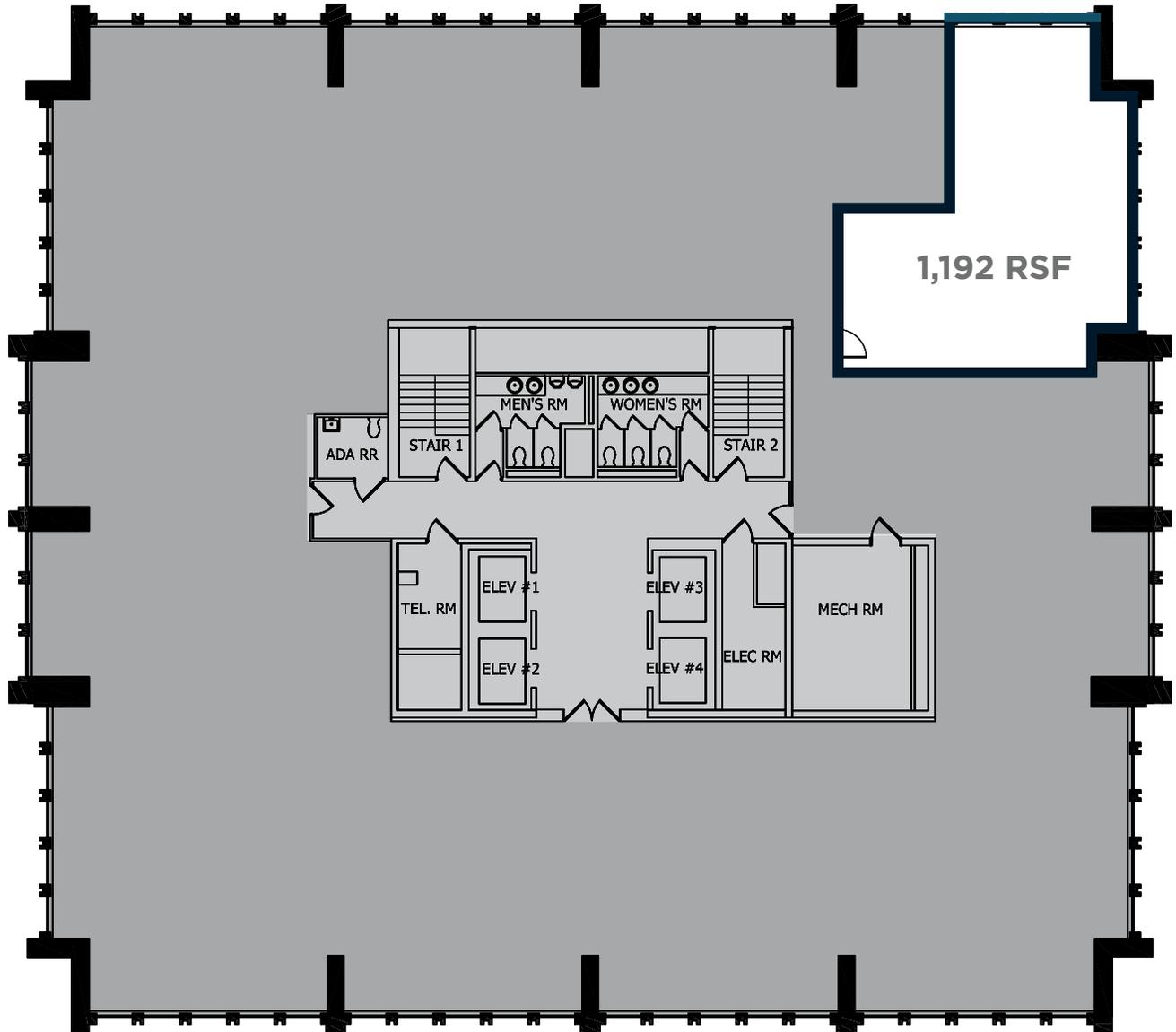


7

SEVENTH FLOOR

1,192 RSF

SHELL SPACE



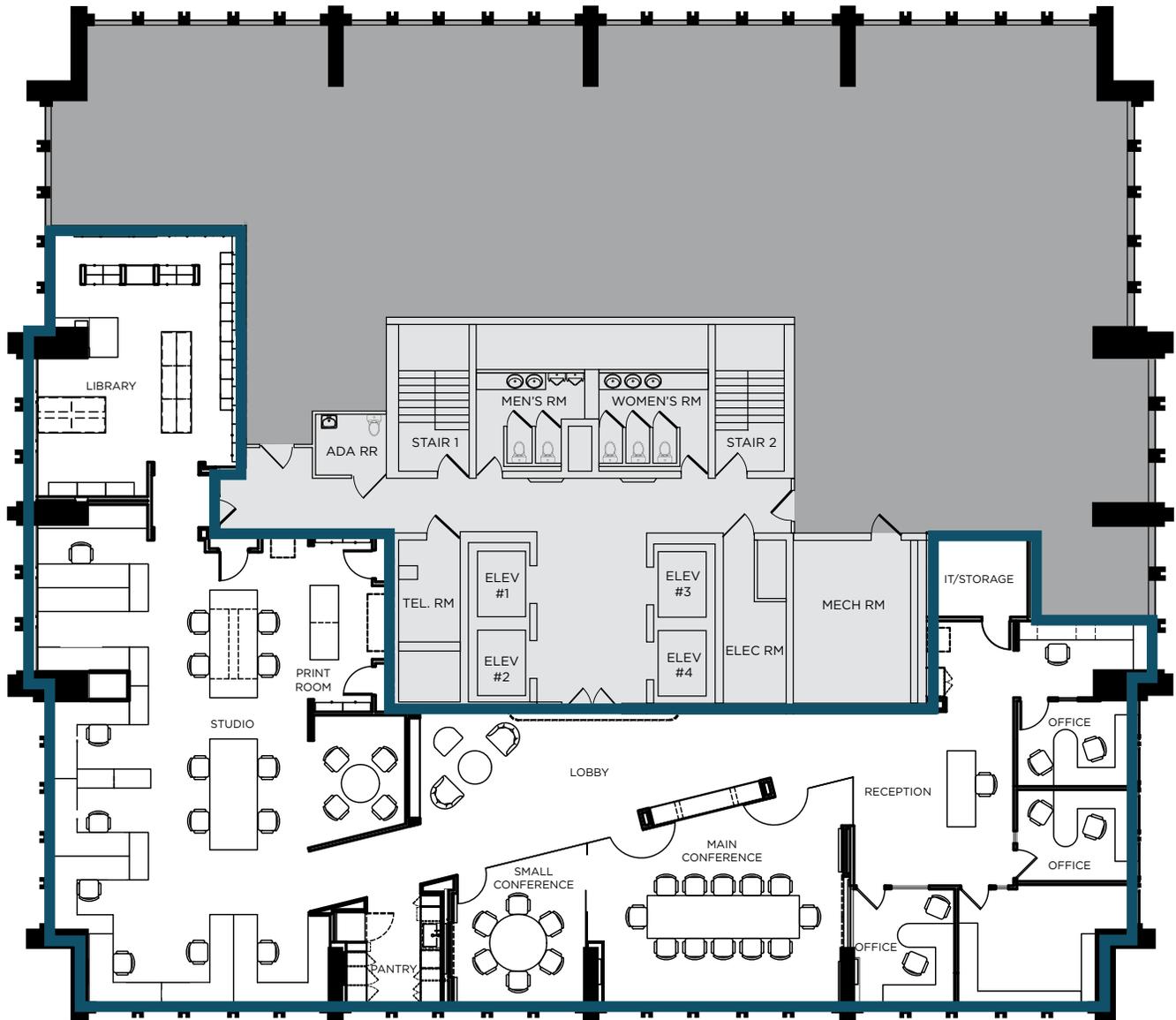
FLOOR PLANS



9

NINTH FLOOR

6,505 RSF



6,505 RSF

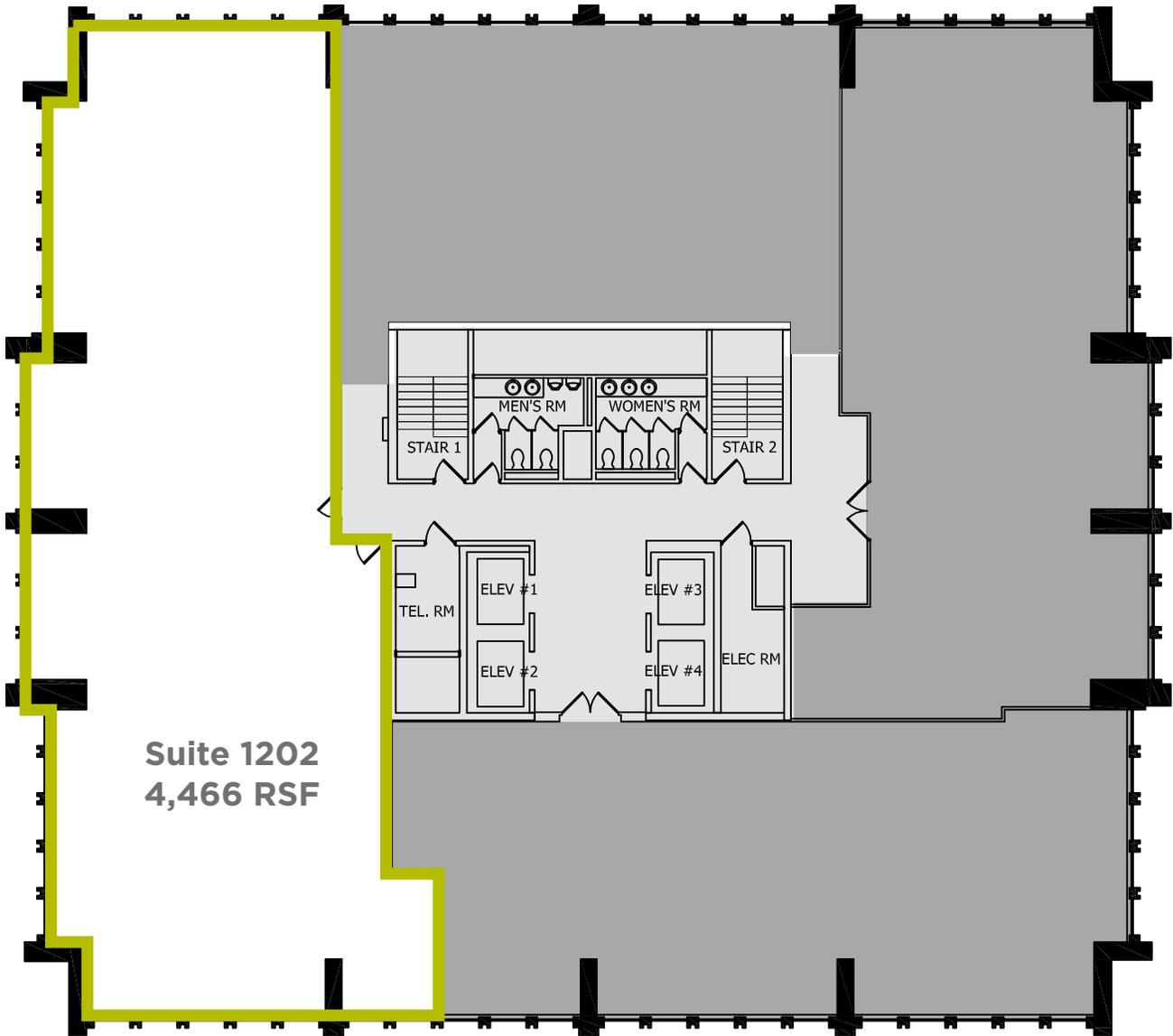
FLOOR PLANS



12

TWELFTH FLOOR

4,466 RSF





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.



8401 CONNECTICUT



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