

# CHEVY CHASE PLAZA

5301 WISCONSIN AVENUE



Work smarter.  
Workout harder.  
Collaborate better.



# A first class first impression.

Enjoy the renovated lobby (coming in January 2023) and the new the state of the art conference center, fitness center, and tenant lounge.



CONFERENCE CENTER



FITNESS CENTER



TENANT LOUNGE



# Rediscover Friendship Heights.

A story of transformation, the Friendship Heights neighborhood is evolving, offering a vibrant experience for residents, tenants, and visitors.



+1,250  
New Residential



units underway and in the pipeline

+55,000 SF  
Dynamic, New Retail



including a 10,000 sf Food Hall

# From greenspace to downtown space.

## Office Space Availability

FLOOR	SQUARE FEET	RATE PSF	AVAILABLE
2nd	4,000 – 8,172	\$48.00	June 2023
3rd	2,500 – 21,548	\$52.00	June 2023
4th	5,000 – 13,882	\$52.00	Immediately
5th	3,161	\$52.00	Immediately (Spec Suite)
6th	23,256	\$53.50	Immediately
7th	2,500 – 15,855	\$53.00	Immediately



### Direct Metro Access



Located in the heart of Friendship Heights with direct underground access to the Friendship Heights Metro station

### Excellent Window Line



Private balconies and panoramic views of Friendship Heights

### Abundant Amenities



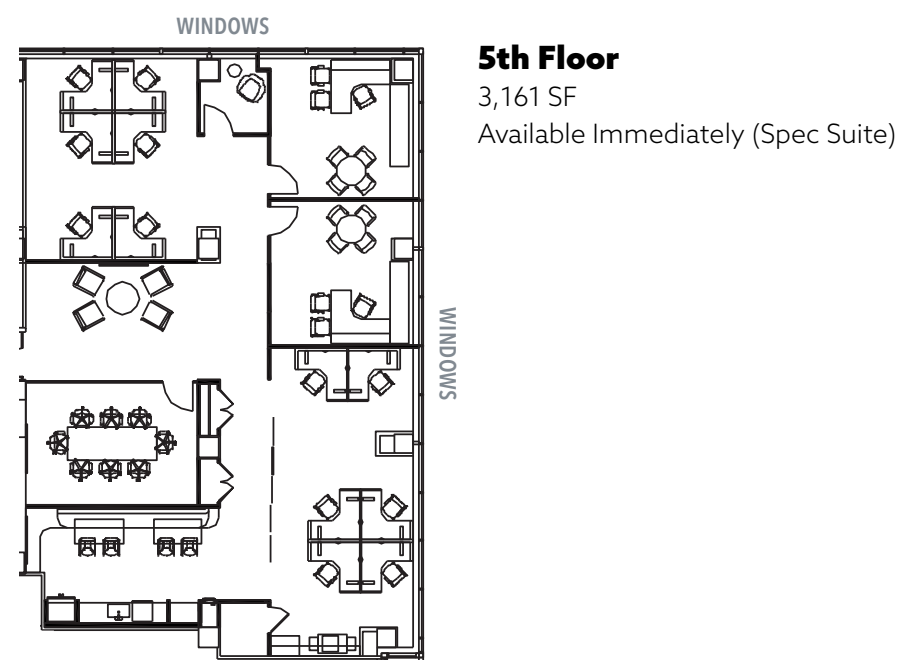
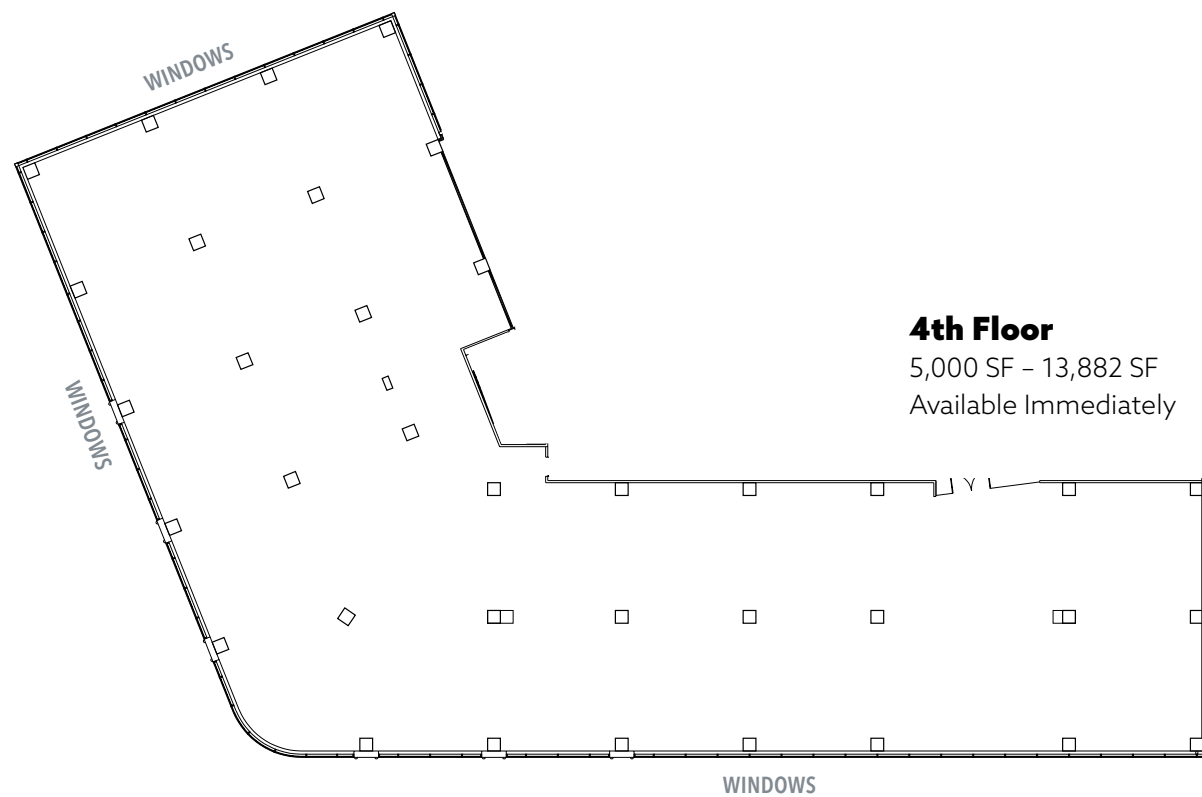
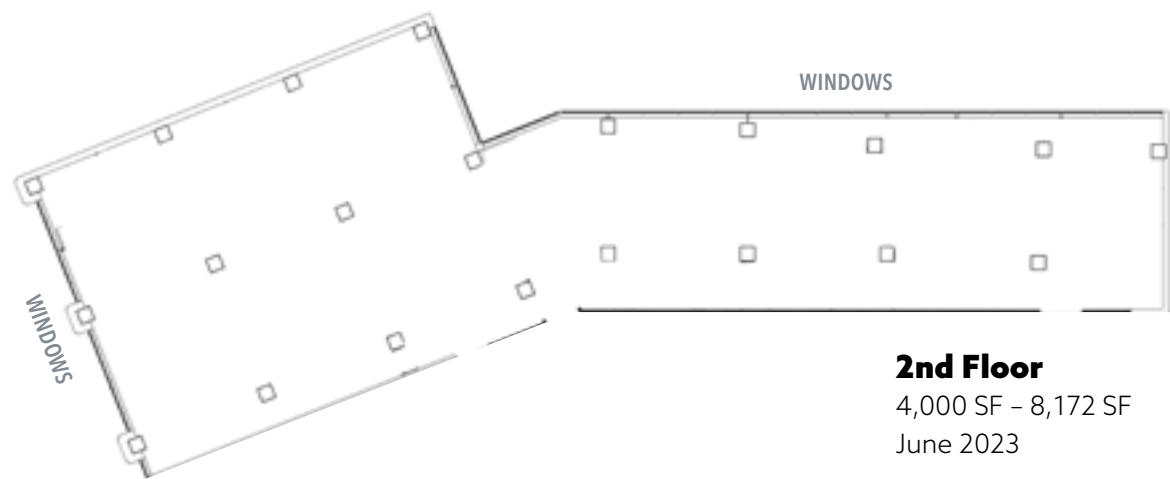
New fitness center, new conference facility, new tenant lounge, new bike room and on-site garage parking

### Exceptional Retail Amenities

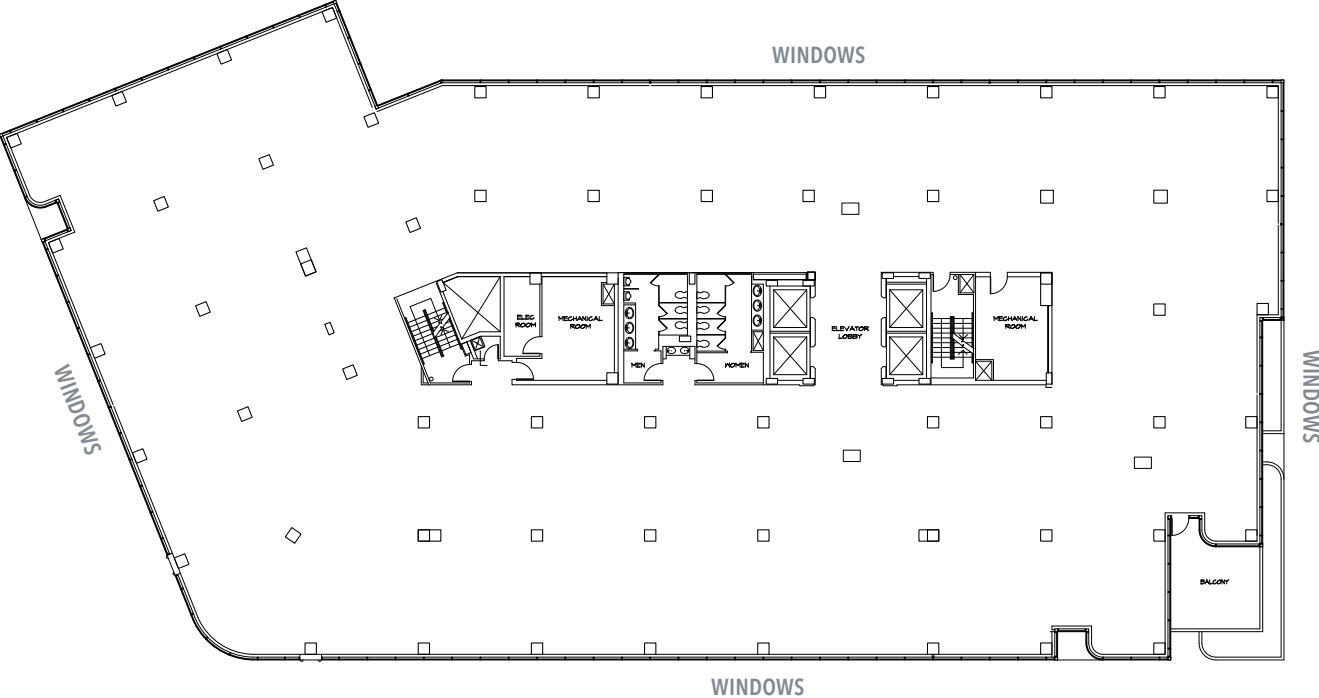


Close proximity to fine restaurants, and Friendship Heights' upscale retail

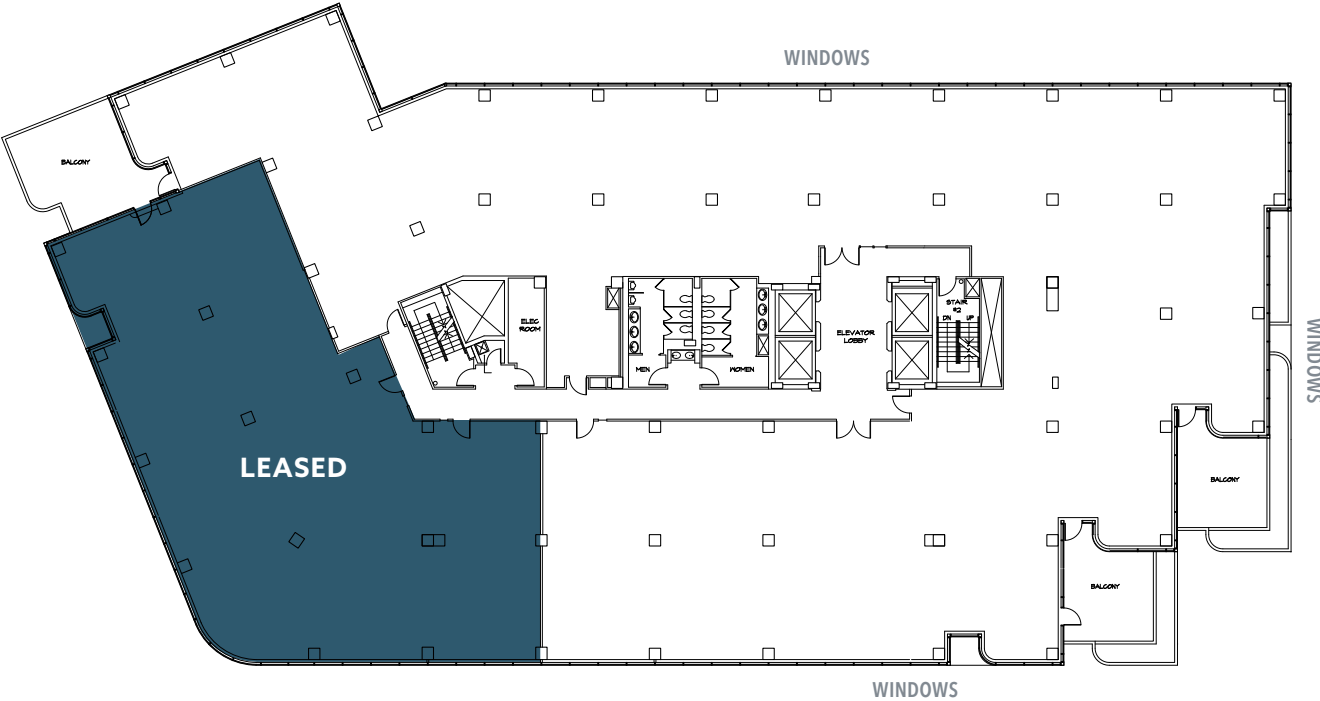
# Floor plans.



# Floor plans.



**6th Floor**  
23,256 SF  
Full Floor Available Immediately



**7th Floor**  
2,500 SF - 15,855 SF  
Available Immediately



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