

2WC

TWO WISCONSIN CIRCLE





THE TOP MEDICAL SPOT IN CHEVY CHASE

2 Wisconsin Circle presents the best work-life balance for today's workforce. Offering premier office and medical spaces in an unmatched location adjacent to **everything** - Metro, shopping, dining, tenant-only amenities and more. Shake up your day at the office and enjoy thriving in this lively, 24/7 spot.

235K SF
CLASS A OFFICE & MEDICAL

13
STORIES

20K SF
FLOOR PLATES

 TOP TWO FLOORS AVAILABLE

 MOVE-IN READY MEDICAL SPACES

 FITNESS CENTER

 TENANT AMENITY LOUNGE AND CONFERENCE CENTER

 2/1,000 SF GARAGE AND SURFACE PARKING

 ATOP FRIENDSHIP HEIGHTS METRO



STEP INTO YOUR NEIGHBORHOOD

CHEVY CHASE PAVILION

Cheesecake Factory
Embassy Suites
Sunrise News Stand
T-Mobile

DePandi
Hunter's Hound
Joy by Seven Reasons
Junction's Bistro, Bar & Bakery
Luxoptics
Merritt Gallery
Potomac Pizza
Red Panda Art Studio
Renaldi Dental Arts
Saks Fifth Avenue
Salon Lofts
Sushiko
Tiffany & Co.
Westwood Cleaners
Whyte House Monograms
Zen Accupressure

THE COLLECTION

Amazon Fresh
Arthur Murray Dance Studio
Capital Laser & Skin Care
Capital One Bank
Chevy Chase Florist
Clyde's
Compass

THE SHOPS AT WISCONSIN PLACE

AcquaLuxe Nails Spa
Bloomingdale's
The Capital Grille
Cole Haan
Eileen Fisher
J. Jill
Le Pain Quotidien
Lia's
Nina McLemore
RTR Pilates
Sephora
Tabandeh
Talbots
Whole Foods



FRIENDSHIP HEIGHTS METRO STATION

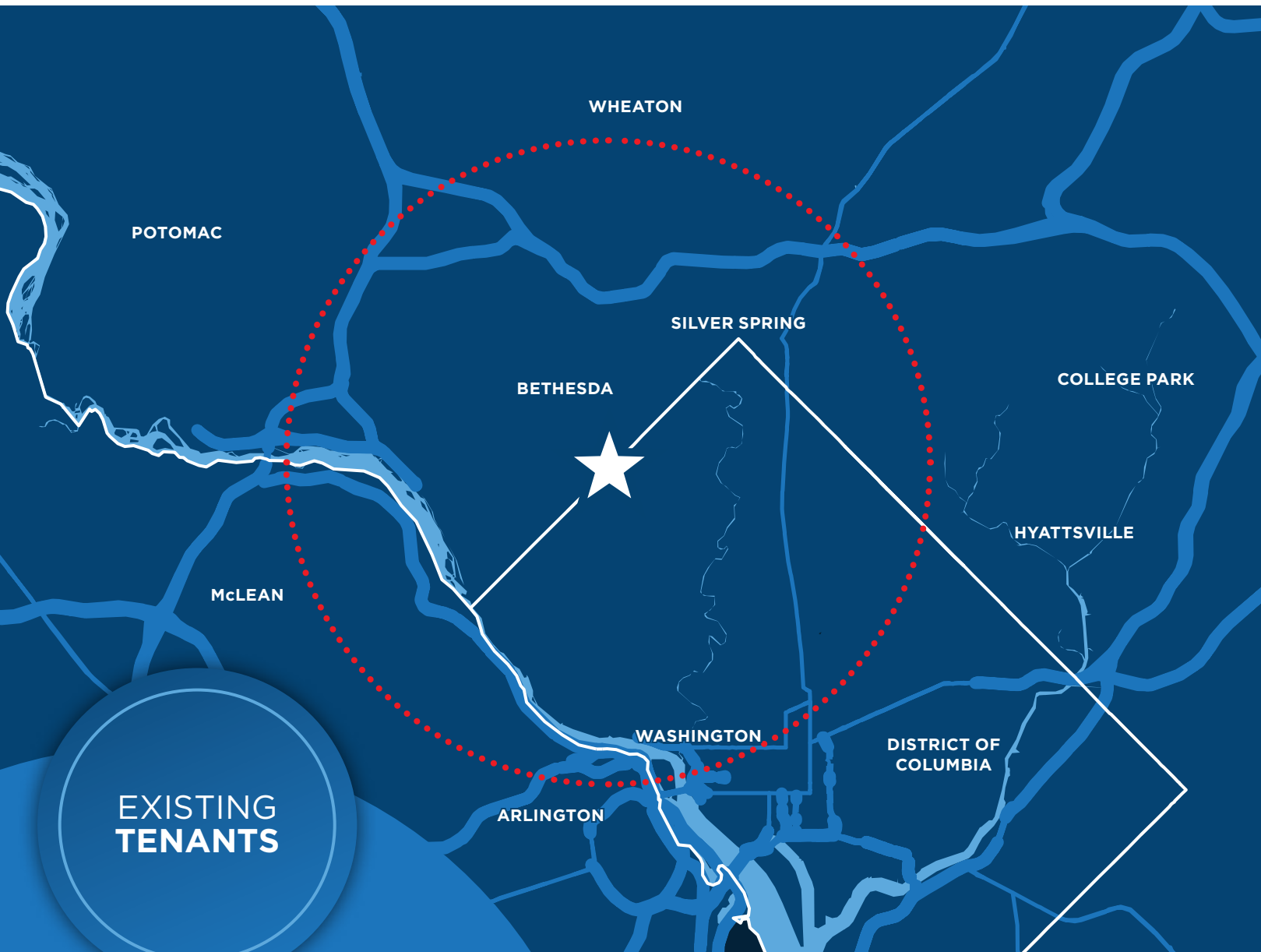


ENJOY TIME OUTSIDE AT ONE OF FOUR NEARBY PARKS:

Western Grove Urban Park, Johnston Park, Farr Park And The Green



DEMOGRAPHICS 5-MILE RADIUS



EXISTING
TENANTS



Vranis DDS

NEW RESIDENTIAL DEVELOPMENTS

DELIVERING 1,300+ UNITS



618,855
TOTAL POPULATION



842,466
TOTAL DAYTIME
POPULATION



275,691
TOTAL HOUSEHOLDS



\$137,608
MEDIAN HOUSEHOLD
INCOME



592,619
TOTAL EMPLOYEES



0.46%
2023-2028 ANNUAL
GROWTH RATE

Physician Specialty	2023 Volume	2028 Volume	5-Year Growth
Endocrinology	3,673	4,508	22.7%
Psychiatry	239,515	280,591	17.1%
Physical Therapy/Rehabilitation	449,930	505,299	12.3%
ENT	56,033	62,210	11.0%
Cardiovascular	200,514	220,471	10.0%
Rheumatology	371,721	401,821	8.1%
Lab	785,707	848,348	8.0%
Nephrology	8,896	9,601	7.9%
Orthopedics	82,239	88,569	7.7%
Other Specialties	251,644	270,570	7.5%
Neurology	29,302	31,266	6.7%
Evaluation and Management	1,806,861	1,903,839	5.4%
Oncology	25,359	26,552	4.7%
Radiology	526,906	546,914	3.8%
General Surgery	10,463	10,734	2.6%
Gastroenterology	41,050	42,110	2.6%
Urology	17,184	17,310	0.7%
Pulmonology	24,016	23,361	-2.7%
Obstetrics & Gynecology	26,450	24,301	-8.1%

NOTE: Delta represents the difference between the per-100,000 clinician supply rate in the area of interest and the selected benchmark.

BUILDING AMENITIES




RENOVATED LOBBY



COMMUNITY ACTIVATIONS



WORKPLACE AMENITIES



OUTDOOR WORK & COLLABORATION SPACE



WALL OF WINDOWS & AMPLE NATURAL LIGHT



LOUNGE AREA



STATE-OF-THE-ART MACHINES



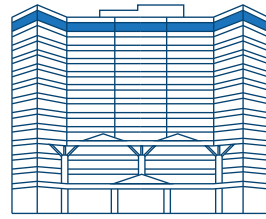
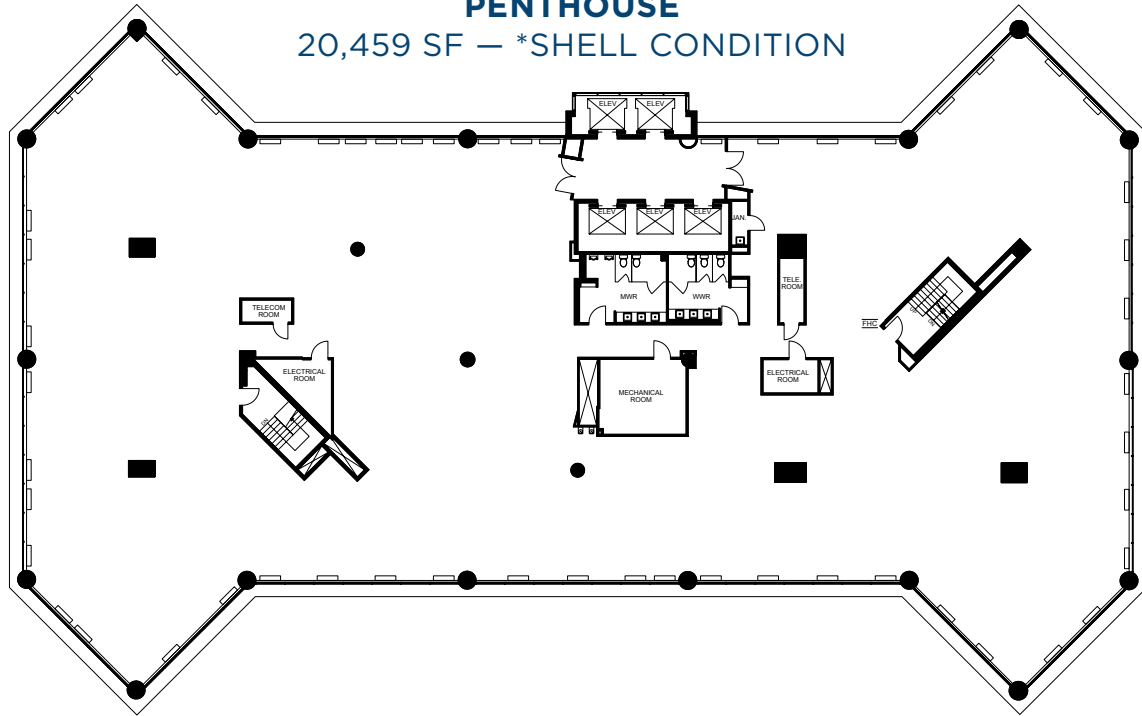
TOWELS PROVIDED

FITNESS & WELLNESS

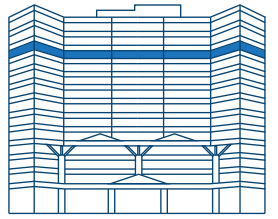
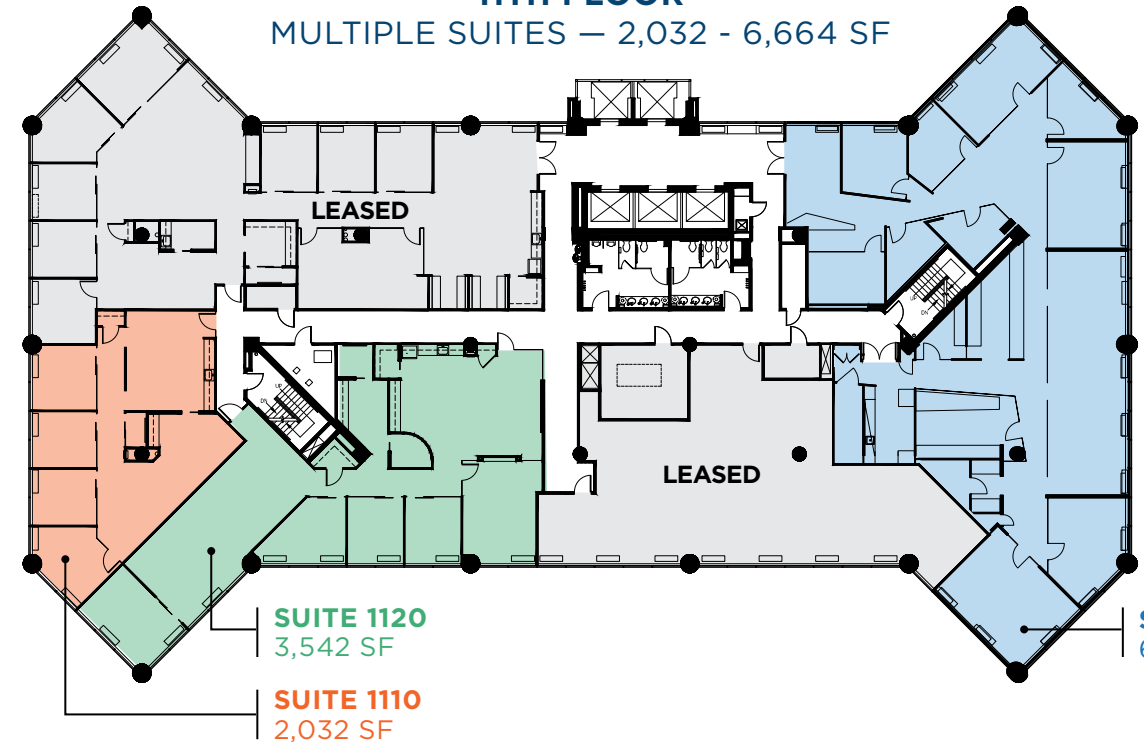
40,000 SF
TOP FLOOR OPPORTUNITIES
2 FLOORS CONTIGUOUS



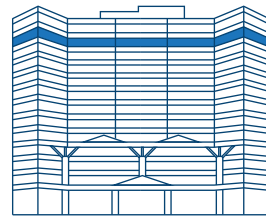
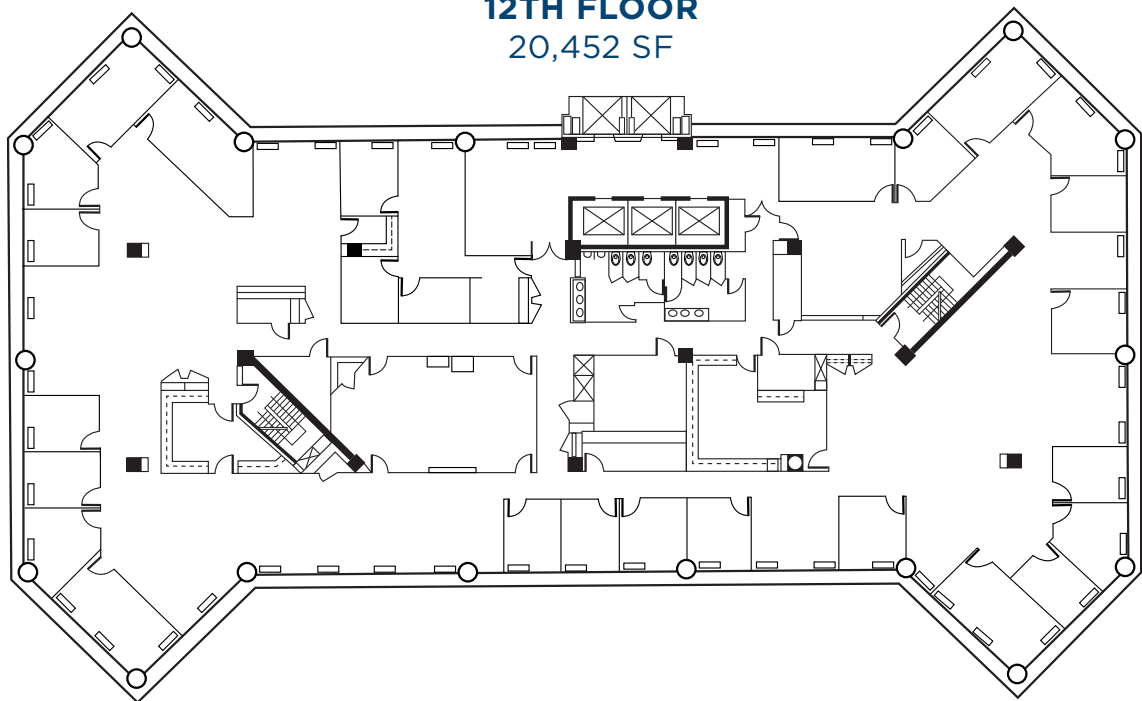
PENTHOUSE
20,459 SF — *SHELL CONDITION



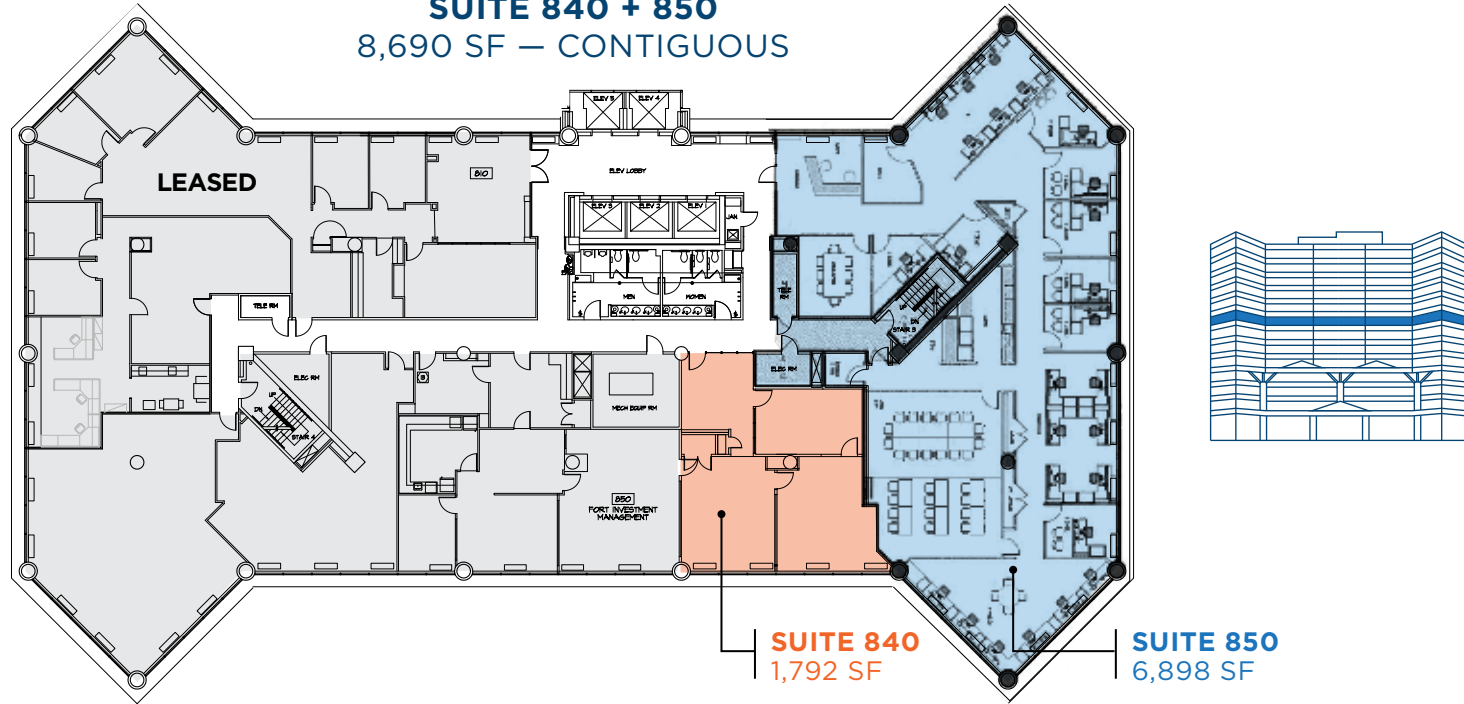
11TH FLOOR
MULTIPLE SUITES — 2,032 - 6,664 SF



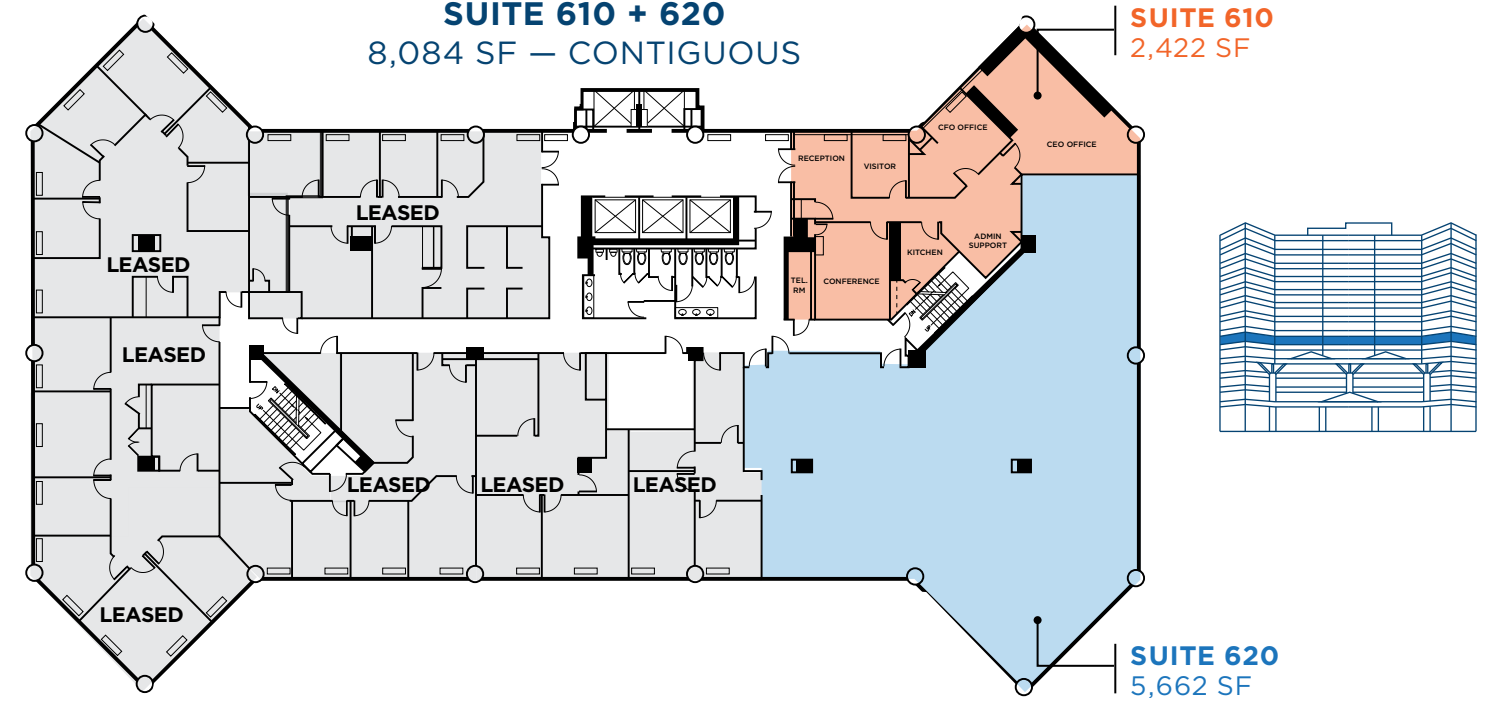
12TH FLOOR
20,452 SF



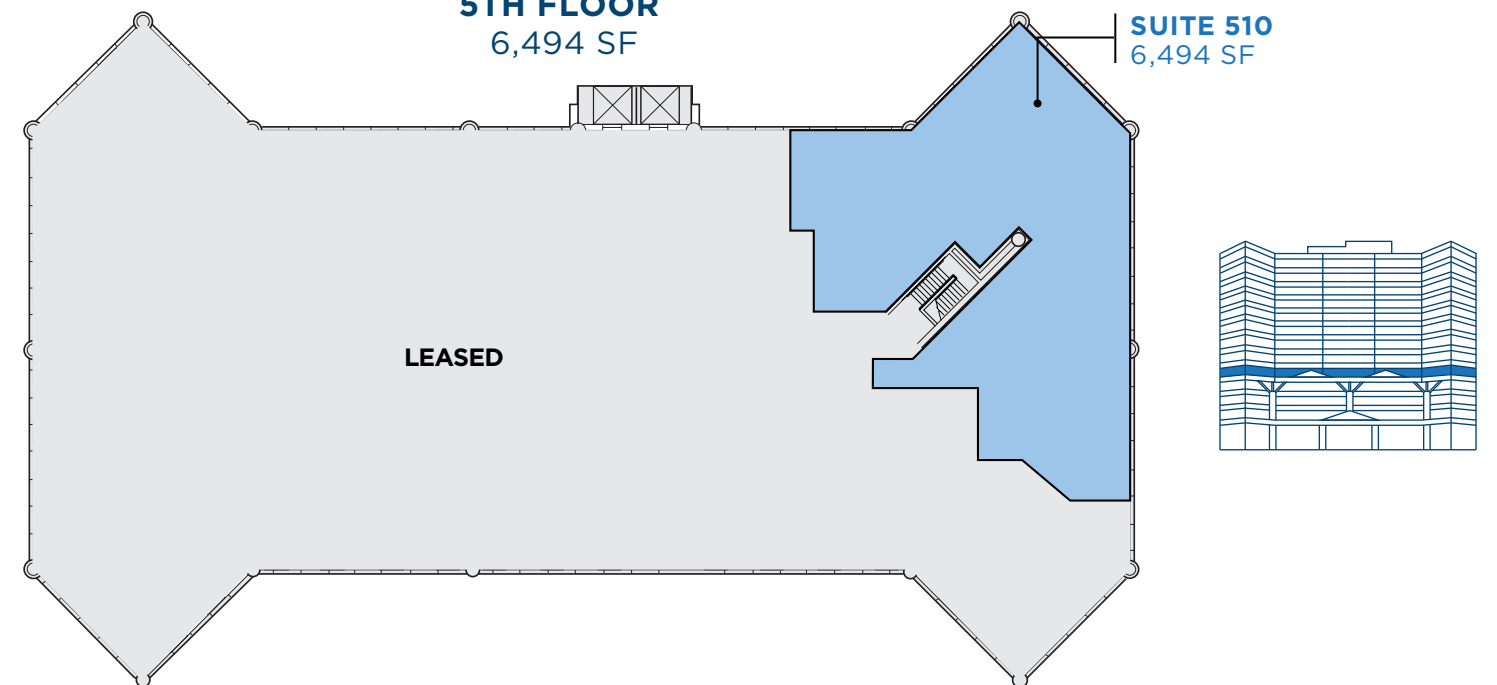
8TH FLOOR
SUITE 840 + 850
8,690 SF – CONTIGUOUS



6TH FLOOR
SUITE 610 + 620
8,084 SF – CONTIGUOUS



5TH FLOOR
6,494 SF



THE CHEVY CHASE
LAND COMPANY



Since 1890, The Chevy Chase Land Company (CCLC) has owned, managed and developed exceptional office, retail, medical and residential properties throughout the Washington, D.C. region. CCLC is committed to continuing our proud tradition of leading the region's transit-oriented developments while taking a collaborative, community-first approach to investing in our local neighborhoods.





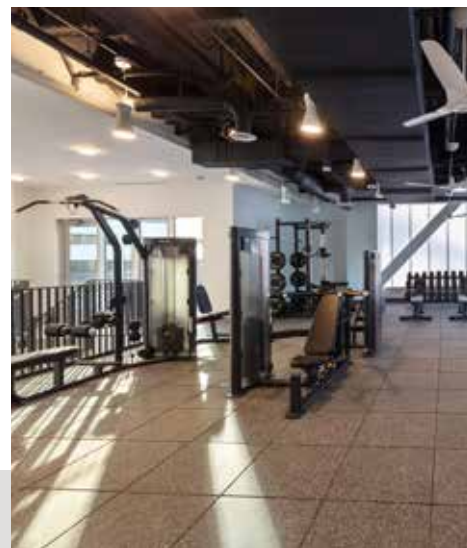
elevate every day

Ascend, created by The Chevy Chase Land Company, is a shared amenity program designed to enhance the work environment and provide convenient access to various amenities and experiences across the DC metro area.

With Ascend, employees have access to a variety of events and environments that promote creativity, wellness, and collaboration. From state-of-the-art fitness centers to tranquil rooftop retreats, every aspect of Ascend spaces are crafted to elevate the team's performance and enjoyment within—and outside of—the office. Powered by the CBRE Host app, Ascend provides workspaces that are more than just places to work.



workplace
 amenities



fitness &
 wellness



community
 activations



2 wisconsin circle

- New Fitness Center with Pelotons
- Outdoor Seating
- Host Concierge Services
- Seasonal Community Events



5425 wisconsin avenue

- Conference Center with 60-Person Training Room
- Tenant Lounge with Golf Simulator
- Fitness Center
- Outdoor Seating
- Host Concierge Services
- Seasonal Community Events



2 bethesda metro

- 20-Person Conference Room
- Tenant Lounge with Pool Table
- Fitness Center with Yoga Room and Pelotons
- Expansive Rooftop Terrace
- Host Concierge Services



5471 WISCONSIN AVE



8401 CONNECTICUT AVE

Enhancing the workplace experience

Seamlessly connect with properties in The Chevy Chase Land Company portfolio through Host.



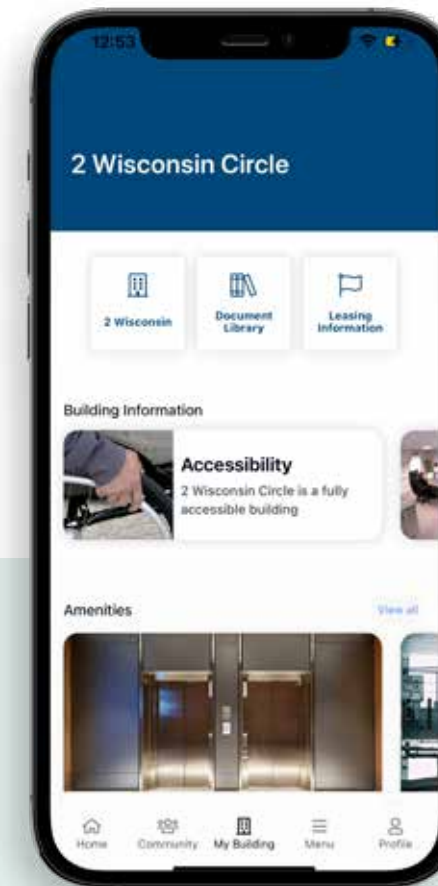
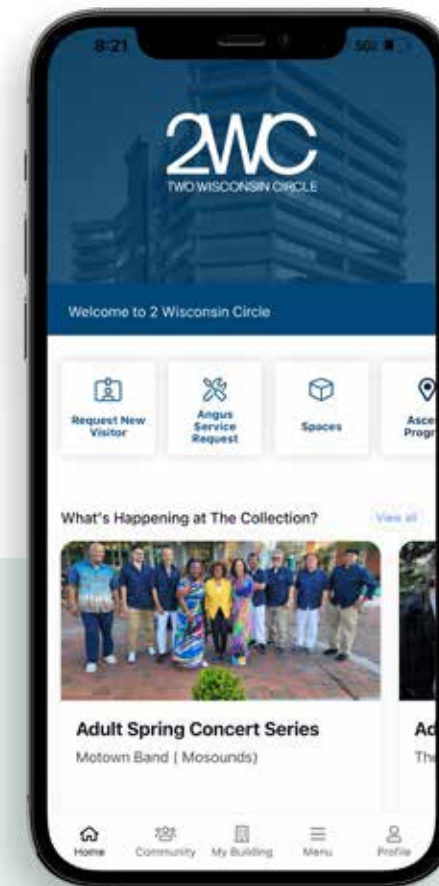
Host, from CBRE, is an enterprise-grade platform and mobile app that connects workplace spaces, services, amenities and building systems through an intuitive, hospitality-driven interface. Driven by people and technology at 2 Bethesda Metro, 2 Wisconsin Circle and 5425 Wisconsin Avenue, Host helps transform the workplace to help people perform, collaborate, and thrive.



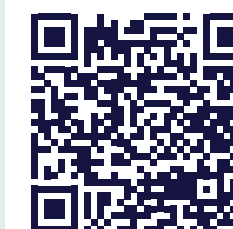
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Click or Scan to Learn More About CBRE Host



Click or Scan to Learn More About 2 Wisconsin Circle

2WC

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