



# CHASE TOWER

4445 Willard Avenue

Premier Headquarter  
Opportunity in Chevy Chase



The image shows a modern office lobby. On the left, a long hallway with a dark wall is lined with framed artwork. In the foreground, there is a dark leather bench and two small round tables. The main lobby area has a light-colored tiled floor with a black and white checkered pattern. On the right, there is a reception desk with a yellow wood-grain finish and a black countertop. A vase of orange flowers sits on the desk. In the background, a receptionist is visible behind the desk. The ceiling is white with recessed lighting.

## THE STORY

Chase Tower is a Class A office building in the heart of the office and retail district of Chevy Chase. The building is one block from the Friendship Heights Metro Station and within walking distance to an incredible array of retailers and an extensive selection of restaurants.

## OFFICE SPACE

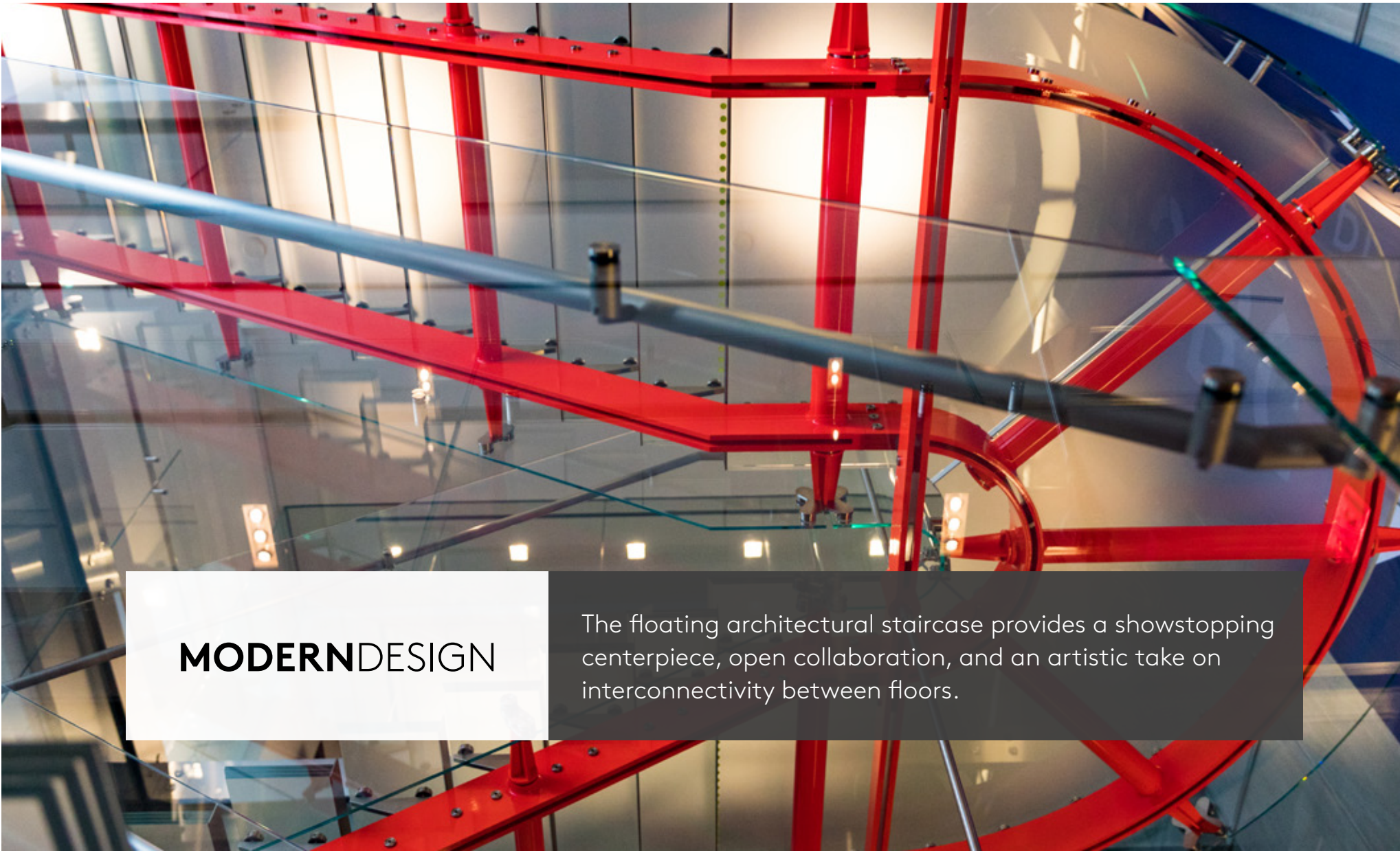
Chase Tower provides an unparalleled, unique opportunity to secure extraordinarily built-out space in one of the premier assets in the heart of Chevy Chase. Ultra-luxe finishes include distressed hardwood floors, abundant glass and a one-of-a-kind **Rogers Stirk Harbour + Partners** designed showpiece staircase.





A perfect headquarter opportunity for high-end tenant looking to obtain some of the finest, move-in ready space in the DC area. Workstations + office furniture designed by **HALCON**, a family-owned Minnesota company with a passion for excellence and **Prismatique**, a privately owned Canadian contract furniture manufacturer with a international reputation for precise engineering and office table specialization.





**MODERNDDESIGN**

The floating architectural staircase provides a showstopping centerpiece, open collaboration, and an artistic take on interconnectivity between floors.









## SOPHISTICATED AND FUNCTIONAL

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14 conference rooms designed and fully furnished on all floors with **Prismatique** furniture.



## LOCAL AMENITIES

The building is one block from Friendship Heights Metro Station and within walking distance to the best array of retailers and restaurants.



SEPHORA



bloomingdales

TIFFANY & CO.



Neiman Marcus

Clyde's

The Cheesecake Factory



LIA'S

rōti  
MODERN MEDITERRANEAN

sushiko



MAGGIANO'S  
LITTLE ITALY®



WISCONSIN  
PEI CHANG'S  
**WHOLE FOODS MARKET**

We're Growing  
Something Good



**WHOLE FOODS.** + amazon  
MARKET



# CHEVY CHASE REDEVELOPMENT

## COMING SOON ON WISCONSIN AVENUE:

Plaza events, destination shopping, and new retailers including Little Beet Table, Busy Bees, and more!





# FLOOR PLANS

**83,641 SF** Fully Furnished - Available October 2019



**3<sup>rd</sup> Floor - 23,552 SF**

- **33 offices**
- **25 external | 8 internal**
- **3 conference rooms**
- **41 workstations**



**4<sup>th</sup> Floor - 23,571 SF**

- **35 offices**
- **22 external | 13 internal**
- **5 conference rooms**
- **47 workstations**





210 Workstations + Office Furniture by HALCON and Prismatic



5<sup>th</sup> Floor - 21,647 SF

- 36 offices
- 30 external | 6 internal
- 4 conference rooms
- 44 workstations



7<sup>th</sup> Floor - 14,871 SF

- 24 offices
- 21 external | 3 internal
- 2 conference rooms
- 78 workstations

# SUSTAINABILITY

## ENVIRONMENTALLY FRIENDLY

Chase Tower is LEED Silver certified and Energy Star rated, with sustainable energy features including electric vehicle charging stations, energy-efficient lighting and motion-sensor facilities in the restrooms. The property is a two-minute walk from the Friendship Heights Metro Station on the Red Line and surrounded by multiple bus stops.







**A GOOD PARTNER**  
AT EVERY STEP



## JBG SMITH COMMITMENT:

JBG SMITH is an S&P 400 company that owns, operates, invests in and develops assets concentrated in leading urban infill submarkets in and around Washington, DC. Our mixed-use operating portfolio comprises approximately 20 million square feet of high-quality office, multifamily and retail assets, 98% of which are Metro-served. With a focus on placemaking, we drive synergies across the portfolio and create amenity-rich, walkable neighborhoods. JBG SMITH's future development pipeline includes 17.9 million square feet of potential development density. For additional information on JBG SMITH please visit [www.jbgsmith.com](http://www.jbgsmith.com).



# FOR LEASING INFORMATION

240.333.3600

4445 Willard Avenue Suite 400  
Chevy Chase, Maryland 20815

[www.JBGSMITH.com](http://www.JBGSMITH.com)

