



CRESCENT

AT CHEVY CHASE

MULTIFAMILY OFFERING
111 UNITS | CHEVY CHASE, MD



CUSHMAN &
WAKEFIELD



 **111**
RESIDENTIAL UNITS

 **93,918**
RESIDENTIAL SF

 **\$2,969**
AVERAGE MKT RENT
\$3.45
PSF

 **2024**
YEAR BUILT

 **Chevy Chase, MD**
3929 LANDMARK CT, 20815



Cushman & Wakefield's Mid-Atlantic Advisory Group is pleased to present Crescent at Chevy Chase ("The Property"), a premier multifamily asset located in the highly sought-after Chevy Chase, MD neighborhood.

- **NEW CONSTRUCTION WITH HIGH-END UNIT AND AMENITY FINISHES**

Winning "Best of Bethesda" - Luxury Apartments in 2025, Crescent at Chevy Chase benefits from new construction creating apartments with top-of-the-line finishes. Unit interiors include stainless steel energy efficient appliances, goose neck faucets, tile backsplash, granite countertops, and two-tone soft-touch shaker cabinets. State-of-the-art amenities include both an indoor and outdoor fitness center, BBQ area, reserved covered parking, EV charging stations, community garden, conference room, and a clubroom for residents to enjoy. The property also boasts a rooftop deck, which overlooks Columbia Country Club's golf course.

- **STRONGEST DEMOGRAPHICS IN THE MSA**

Montgomery County boasts some of the strongest demographics in the D.C. MSA, which become even more compelling in the immediate area around the property as the one-mile radius surrounding the property outperforms the broader area's median household income, bachelor's degree attainment, and concentration of white-collar professionals. These ideal demographics, combined with the rising home values in the area, will continue to drive demand toward best-in-class assets like Crescent at Chevy Chase.

- **SIGNIFICANT PROXIMATE EMPLOYMENT**

Crescent at Chevy Chase benefits from downtown Bethesda as it is the premier office submarket in Montgomery County boasting approximately 12M SF of space occupied by a diverse variety of employers including the headquarters of Marriott International (3,500 employees) and Lockheed Martin. Additional employers such as the NIH (18,000 employees), Walter Reed (7,000 employees), and Suburban Hospital (3,000 employees), are within a 15-minute drive from the property, providing unique access to high end employment which will be well received.

- **DYNAMIC LOCATION**

The property offers convenient access to I-495 and I-270, connecting residents to the rest of suburban Maryland and the I-270 Biotech Corridor with 300+ companies and nearly 60,000 public and private sector jobs. Additionally, the property is 10 minutes from downtown Bethesda's retail and employers, and only 30 minutes from the prominent employers in downtown Washington DC, appealing to renters searching for living proximate to work.

- **INCREASED HOME VALUES CREATE OUTSIZED RENTAL DEMAND**

The gap between average rental prices and median home values in Chevy Chase is fueling growing demand for rental housing, as the average market rate rent for the property is 2.3 times lower than the monthly mortgage required for the median home value. As the cost of homeownership in Chevy Chase hits record highs, many potential buyers are choosing to rent apartments for longer periods, further increasing the need for rental options.

- **PURPLE METRO LINE & CAPITAL CRESCENT TRAIL ACCESSIBILITY**

The 16-mile Purple Line, expected to open late 2027, will connect New Carrollton to Bethesda, with the Connecticut Avenue Station directly across the street and accessible via the Georgetown Branch Trail. Additionally, the 11-mile Capital Crescent Trail is slated to reopen in spring 2026 with a wider path and improved connectivity, linking Silver Spring to Georgetown through Bethesda. The Purple Line upgrade will provide direct access to downtown Bethesda's amenities and major employers, as well as the University of Maryland. In addition, the Capital Crescent Trail will offer walking, hiking, and cycling options, further enhancing the property's long-term appeal and value.

- **GREEN INITIATIVE OPERATIONS**

Crescent at Chevy Chase was constructed with high energy efficient systems and National Green Building Standards (NGBS). This energy efficiency resulted in a full county tax abatement which ends in 2028, with the ability to re-qualify for an extra year of tax benefit. The property was able to qualify by maintaining energy efficiency performance above 40% of Montgomery County's current building code requirement.

- **IMMEDIATE ACCESS TO RETAIL**

Crescent at Chevy Chase's unique location is within walkable distance to Chevy Chase Lake & Lake West Shopping center, which both have ~100K SF of retail including Amazon Fresh, CVS, Uncorked, Osteria Divinia, Elena James, Starbucks, and Einstein Bagels, among others. Additionally, the property is less than 15 minutes from the abundant retail in both Downtown Bethesda & Friendship Heights, which have over 5M SF of high-end retail, restaurants, and bars.

BEST
OF
Bethesda

Winner
2025

CRESCENT
AT CHEVY CHASE

BEST LUXURY APARTMENTS

Luxury New
Construction

Top-Tier
Demographics

Significant
Proximate
Employment

DYNAMIC
LOCATION

RIISING VALUES
DRIVE DEMAND

TRANSIT & TRAIL
ACCESS

SUSTAINABLE
OPERATIONS

DIRECT RETAIL
ACCESS



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