

RECENTLY RENOVATED LOBBY AND COMMON AREA

MEDICAL OFFICE SPACE FOR LEASE

WEST END SUBMARKET

2440 M STREET, NW | WASHINGTON, DC



WECONNECT
MEDICAL + REAL ESTATE®

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BUILDING FEATURES

TAKE A CLOSER LOOK



**2440 M STREET, NW
WASHINGTON, DC**

SITE

Close proximity to George Washington University Hospital with prominent window lines facing vibrant 25th and M Street

ON-SITE AMENITIES

Over 40 synergistic medical and dental practices

ACCESSIBILITY

Just a few blocks from the Foggy Bottom Metro Station on the blue, orange, and silver line

PARKING

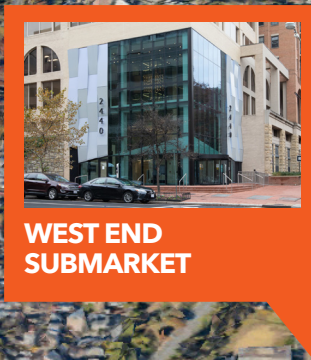
Garage parking with easy access for patients and staff

RENOVATIONS

Recently renovated lobby and common area

NEARBY AMENITIES

GEORGETOWN UNIVERSITY HOSPITAL



WEST END SUBMARKET

DUPONT CIRCLE METRO STATION

GEORGE WASHINGTON UNIVERSITY HOSPITAL

FARRGUT WEST METRO STATION

GEORGETOWN WATERFRONT PARK

FOGGY BOTTOM METRO STATION

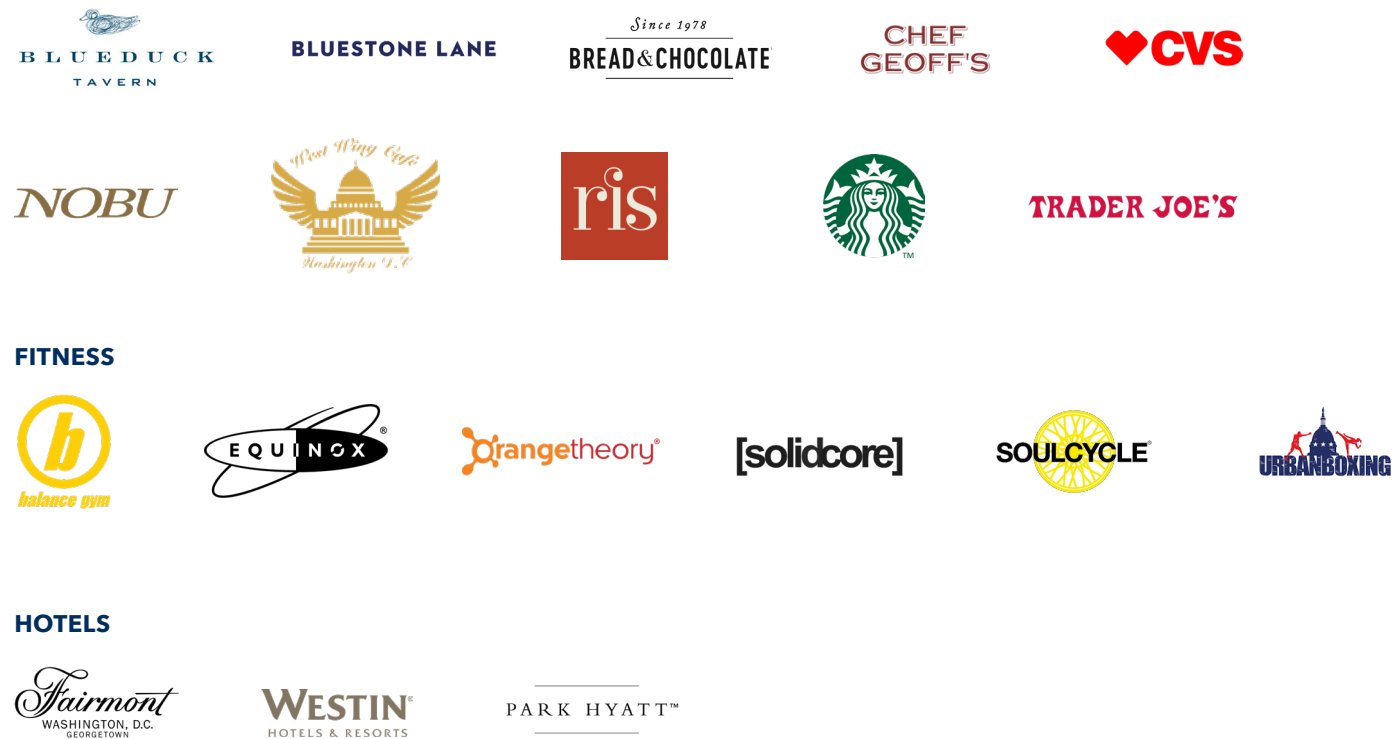
THE WHITE HOUSE

NEARBY AMENITIES



WEST END

WEST END



NEARBY HOSPITAL

GEORGE WASHINGTON UNIVERSITY HOSPITAL

2440 M Street is located just minutes away from the award-winning George Washington University Hospital. As a multidisciplinary, tertiary care hospital, GW Hospital offers many diverse services all in one central location.

SIGNATURE SERVICES:

BREAST CARE SERVICES

- Breast Imaging Center of Excellence
- State-of-the-art technologies unavailable anywhere else in the D.C. metro area

CANCER CARE

- Blue Distinction Center for Complex and Rare Cancers
- Radiation Oncology Center is a leader in innovative cancer treatment

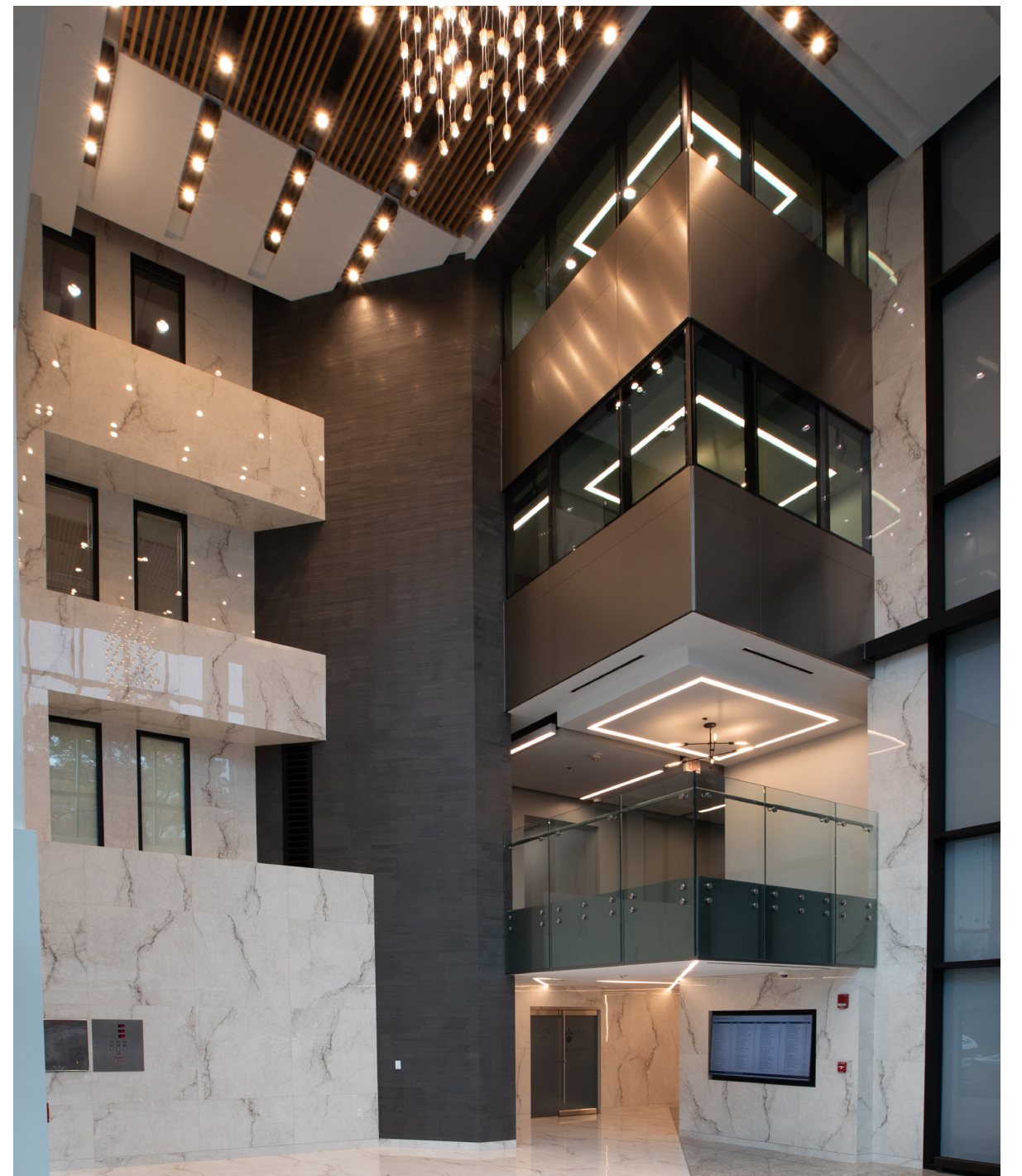
CARDIOVASCULAR CARE

- Ranked in Top 10% for heart failure and heart attack hospital in the area by U.S. News & World Report
- Received the NCDR Chest Pain - MI Registry Gold Performance Achievement Award - awarded to less than 1% of hospitals nationwide

EMERGENCY MEDICINE

- Level I trauma center
- Emergency medical transport helipad
- Primary receiving center for emergencies in DC
- Comprehensive stroke center







MARKET REPORT

WASHINGTON, DC

Population Density & Growth



TOTAL LOCAL POPULATION

705,749



TOTAL LOCAL HOUSEHOLDS

292,000



POPULATION WITH HEALTH INSURANCE

96.48%



AGE 55+

138,103



MEDIAN AGE

34.3



MEDIAN HOUSEHOLD INCOME

\$92,266



HEALTHCARE SPENDING PER PERSON

\$11,944



COLLEGE EDUCATION OR HIGHER

58.5%

Within
5 mile Radius
of West End
Submarket

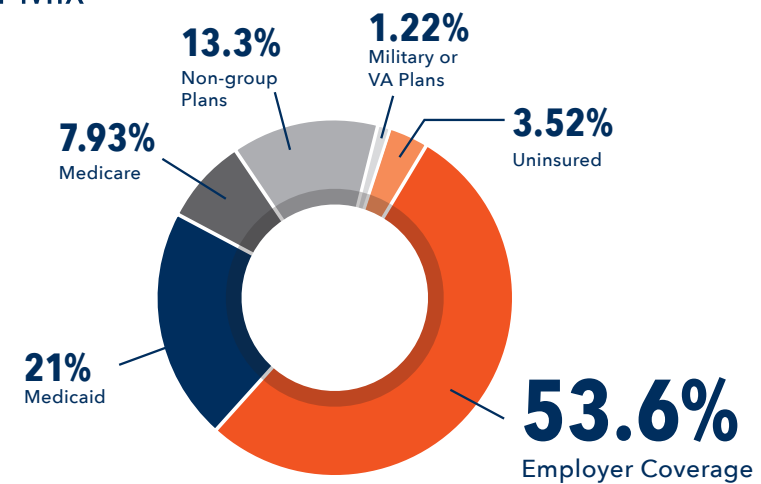
POPULATION
705,749

DENSITY
10,327
(per square mile)

POPULATION GROWTH
0.469%

AGE 65+
12.4%

Payer Mix



Patient to Clinician Ratio
PRIMARY CARE PHYSICIAN RATIO

850 to 1



MEDICAL OFFICE SPACE LEASING INFORMATION

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