

MEDICAL PAVILION I & II

NATIONAL HARBOR'S MEDICAL CAMPUS

251 & 201 National Harbor Blvd, Oxon Hill, MD 20745





TWO BUILDINGS TOTALING
190,000 SF

Class-A medical space



Available spaces ranging from
1,300 SF - 19,500 SF
**FULL BUILDING AVAILABILITY
AT MEDICAL PAVILION II,**
perfect for large healthcare systems



Patient friendly covered drop off.
Dedicated valet service makes scheduling
an appointment easier than ever.



Abundant garage parking spaces
adjacent to Pavilion I and II



Generous tenant improvement and
parking allowances available



Signage opportunities available for
full floor users to promote brand
awareness



Unparalleled access to retail
amenities at National Harbor



Direct views of the Potomac River





BUILDING AVAILABILITY

MEDICAL PAVILION I
251 NATIONAL HARBOR BLVD



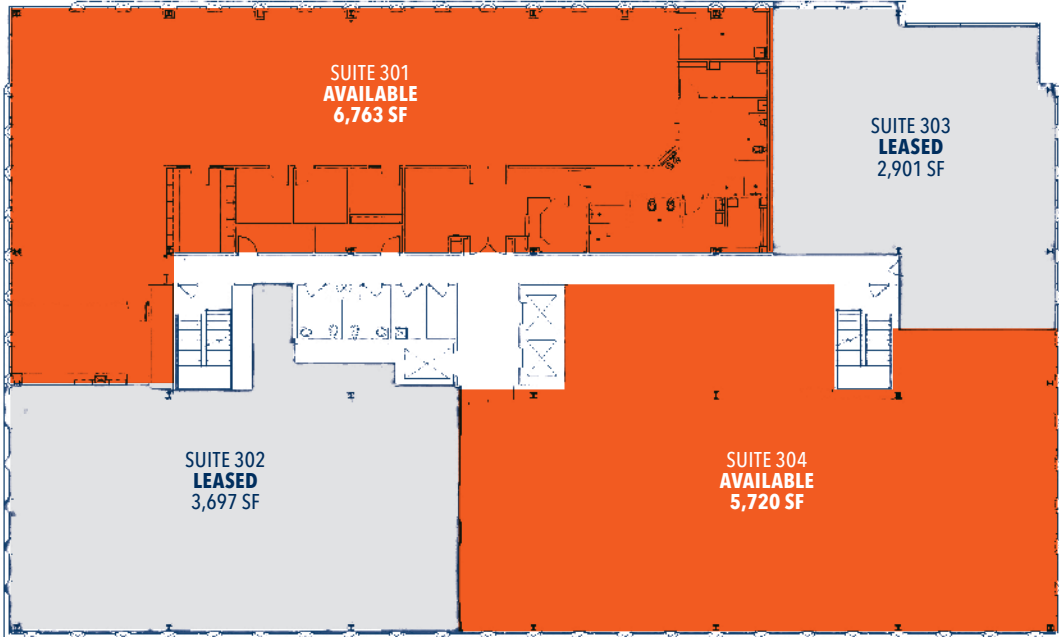
FLOORPLANS

MEDICAL PAVILION I
251 NATIONAL HARBOR BLVD

1st Floor



3rd Floor



4th Floor



BUILDING AVAILABILITY

MEDICAL PAVILION II
201 NATIONAL HARBOR BLVD

FULL BUILDING AVAILABLE



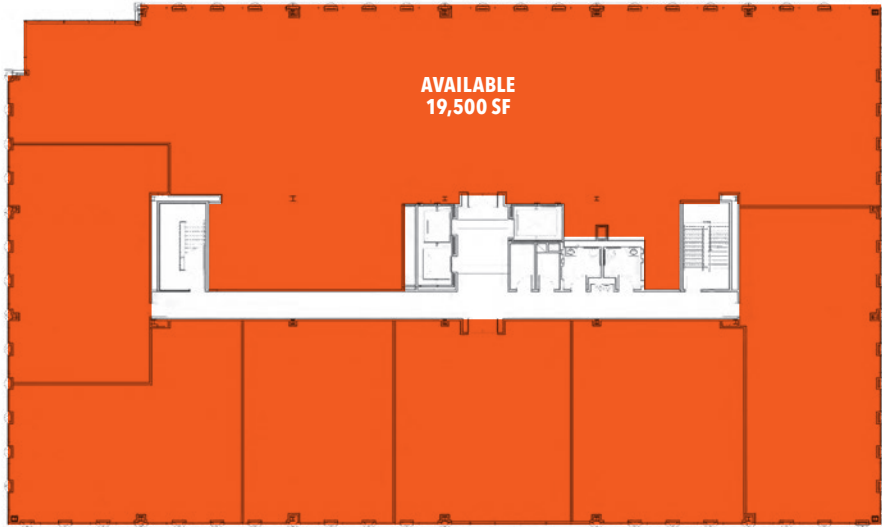
FLOORPLANS

MEDICAL PAVILION II
201 NATIONAL HARBOR BLVD

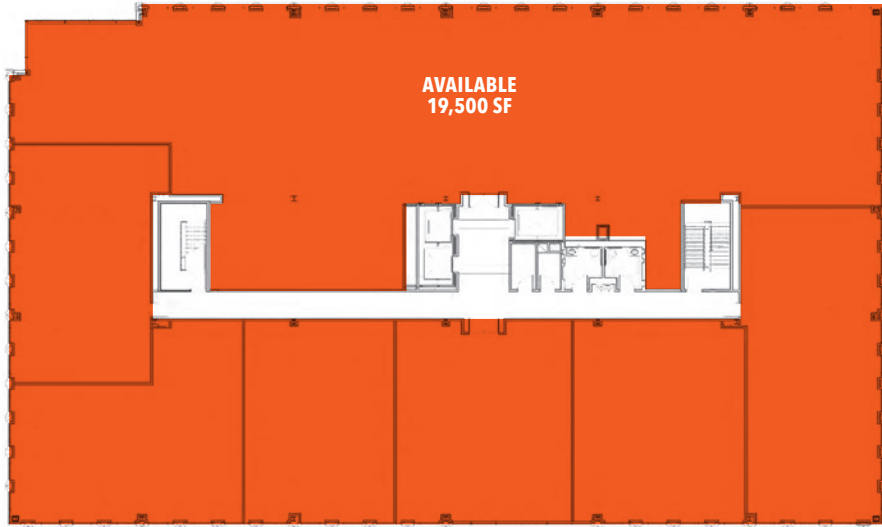
1st Floor



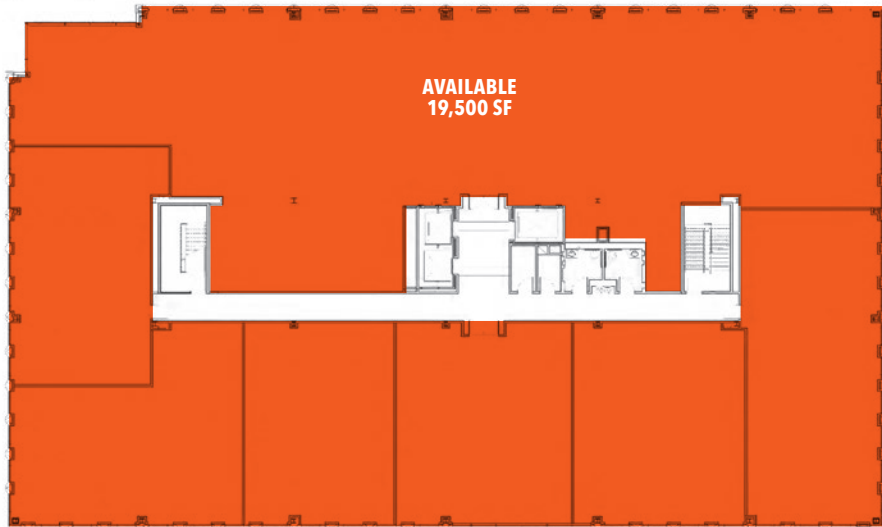
2nd Floor



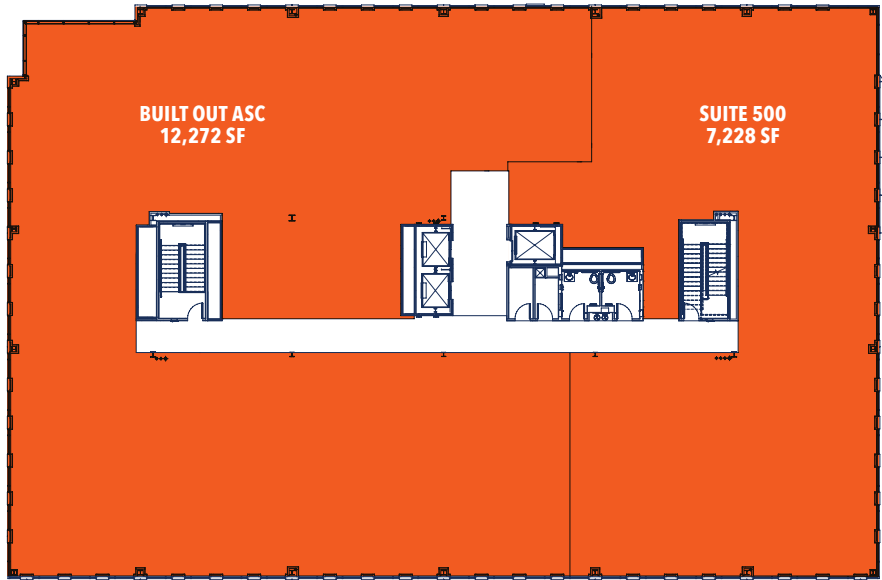
3rd Floor



4th Floor



5th Floor



MARKET REPORT

Within 5 mile Radius of Medical
Pavilion I & II at National Harbor

TOTAL LOCAL POPULATION

305,841

TOTAL LOCAL HOUSEHOLDS

124,107

AVERAGE HOUSEHOLD INCOME

\$117,932

OVER 55 YEARS OLD

22.9%

MEDIAN AGE

37.9

HEALTHCARE SPENDING PER PERSON

\$7,503

ADULTS WITH COLLEGE DEGREES

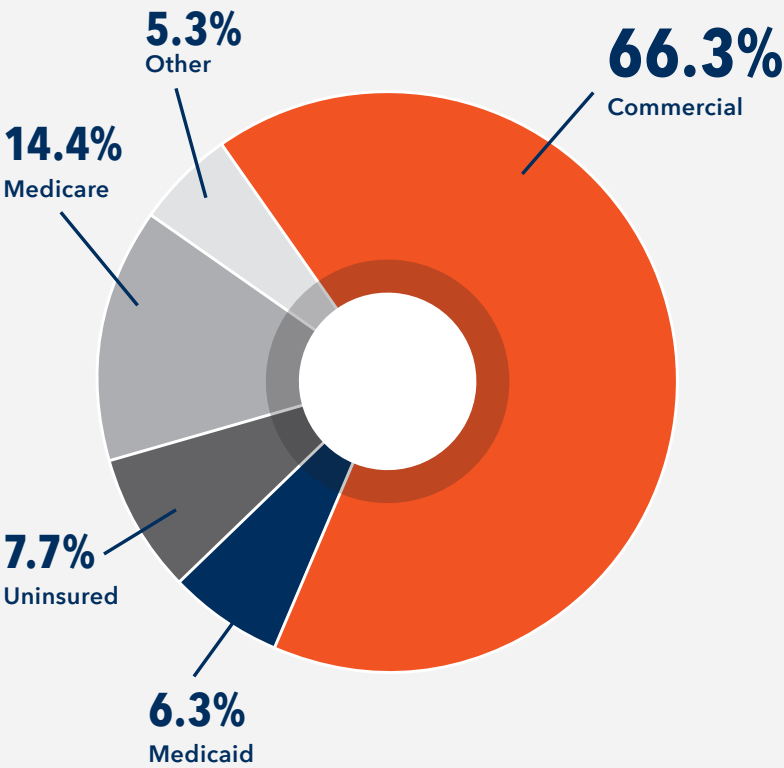
45.3%



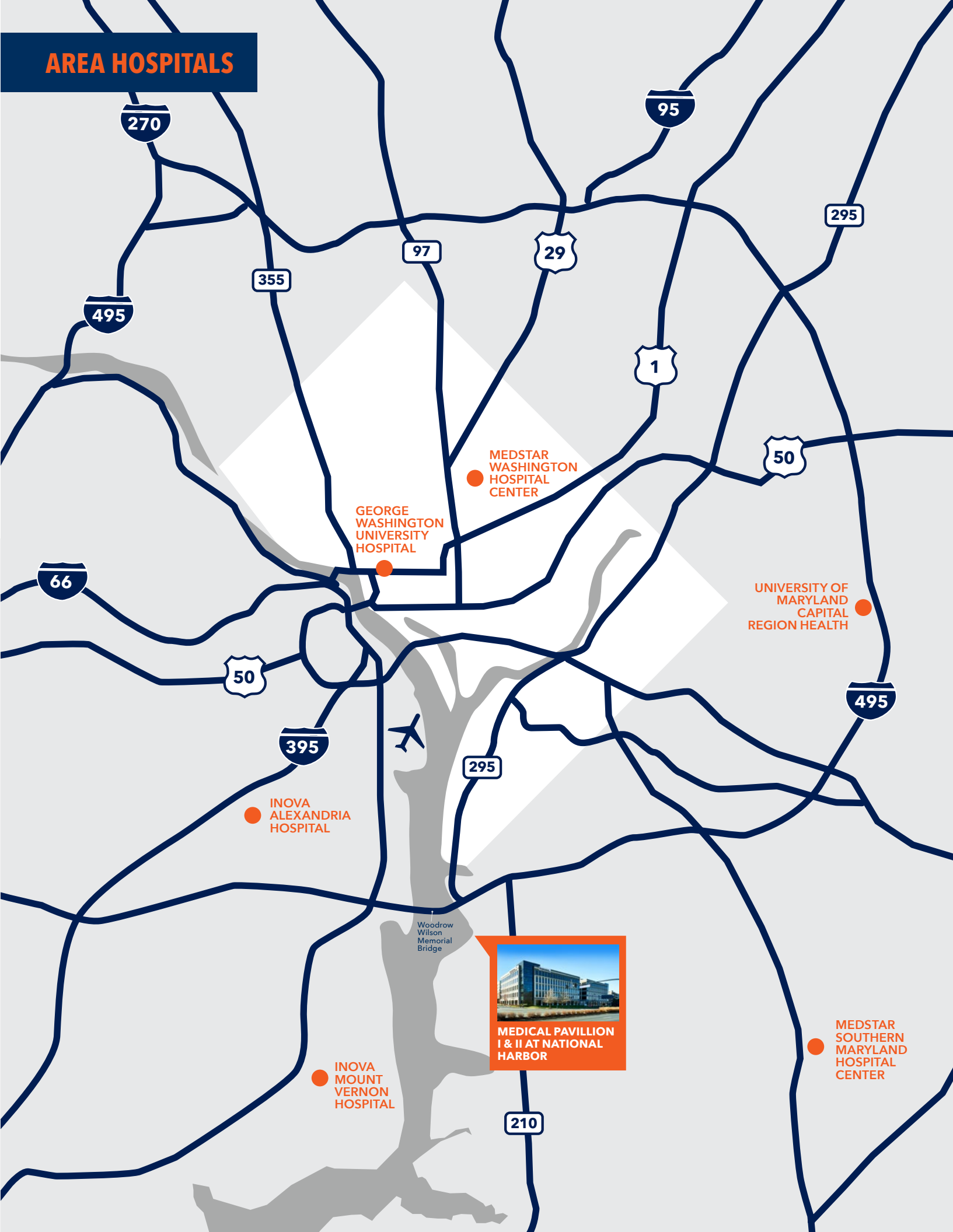
92.3%

POPULATION WITH
HEALTH INSURANCE

Payer Mix



AREA HOSPITALS





MEDICAL PAVILION I & II
AT NATIONAL HARBOR

Shops & Restaurants at Your Doorstep



Tanger Outlets National Harbor (includes:)
Nike Factory Store
Coach
H&M
Levi's Outlet
Old Navy Outlet
Crocs
Under Armour
Michael Kors



Waterfront District Shops:
Carhartt
Build-A-Bear Workshop
America! (souvenirs)
Comfort One Shoes
ZAAF Collection
MahoganyBooks
Corinto Gallery
The Peeps & Company Store
Community Love Hub



Succotash
Fogo de Chão
Rosa Mexicano
McCormick & Schmick's
Bond 45
Fiorella Italian Kitchen
Redstone American Grill
Grace's Mandarin
The Walrus Oyster & Ale House
Starbucks
Ben & Jerry's
Potbelly Sandwich Shop
Elevation Burger



Gold's Gym (Tanger Outlets)
The WestinWORKOUT® Fitness Studio
Topgolf
MGM Grand Fitness Center



The Spa at MGM National Harbor
Relâche Spa (Gaylord National Resort)
Red Door Salon & Spa (nearby)
Massage Envy (Tanger Outlets)



Capital One ATM
PNC Bank ATM (Tanger Outlets)
Bank of America ATM
Wells Fargo ATM



MGM National Harbor
The Capital Wheel
Topgolf
National Harbor Marina
Harbor Social
Art Whino Gallery
Water Taxi



MGM National Harbor
Gaylord National Resort & onvention Center
The Westin National Harbor
AC Hotel National Harbor
Club Wyndham National Harbor
Hampton Inn & Suites National
Hyatt Place National Harbor
Residence Inn by Marriott
FLOHOM



7.5M SF
Mixed-use waterfront development



1M+ SF
Retail, dining and entertainment



2,500
Residential units in National Harbor





**RETHINK
HEALTHCARE
REALESTATE**

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