

# MEDICAL OFFICE SPACE FOR LEASE



## WHAT MATTERS TO YOU >

### LOCATION

TWO CLASS-A MEDICAL OFFICE BUILDINGS,  
STRATEGICALLY SITUATED WITHIN FIVE MILES  
OF ALEXANDRIA AND WASHINGTON, DC

### PLUG & PLAY

VARIETY OF BUILT OUT, MOVE-IN READY  
MEDICAL OFFICE OPTIONS AVAILABLE,  
INCLUDING PHYSICAL THERAPY AND  
CLINICAL SPECIALTY SUITES

## MEDICAL PAVILION I & II AT NATIONAL HARBOR

251 & 201 NATIONAL HARBOR BLVD  
OXON HILL, MD 20745

### ADDITIONAL FEATURES

- Consisting of 190,000 SF with spaces available from 1,300 SF up to a full floor consisting of 19,500 SF and up to 3,800 SF available on the first floor
- Strong existing tenant specialty mix including, radiology, orthopedics, urology, plastic surgery
- Close proximity to leading hospitals like Adventist Fort Washington and Inova Mount Vernon, with access to major systems including Medstar Health & Children's Hospital and University of Maryland Medical System
- Unique setting offers walkable access to restaurants, grocery, retail, luxury residential and green space with sweeping views of National Harbor and the Potomac River
- 5/1000 RSF parking ratio via adjacent parking garage, including on-site valet service



**GITTLESON  
ZUPPAS  
PAPANTONIOU**  
MEDICAL REALTY

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

<b>LOCAL POPULATION</b>	<b>TOTAL LOCAL HOUSEHOLDS</b>
<b>305,841</b>	<b>124,107</b>

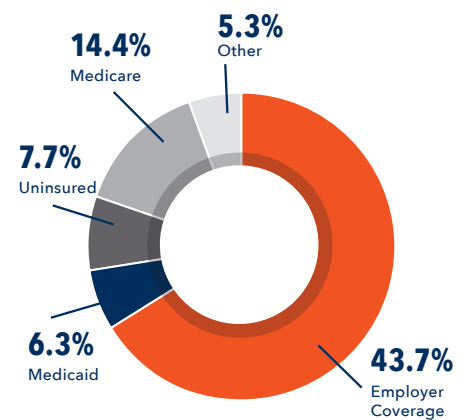
<b>MEDIAN AGE</b>	<b>AGE 55+</b>
<b>37.9</b>	<b>22.9%</b>

<b>AVERAGE INCOME</b>	<b>COLLEGE EDUCATION</b>
<b>\$117,932</b>	<b>45.3%</b>

<b>HEALTHCARE SPENDING TOTAL</b>	<b>HEALTHCARE SPENDING PER PERSON</b>
<b>\$931.3M</b>	<b>\$7,503</b>



## Payer Mix



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