

MEDICAL OFFICE SPACE FOR LEASE

**FULL BUILDING AVAILABILITY
AT MEDICAL PAVILION II**

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

- 190,000 SF total
- Suites from 1,300 SF up to 93,000 SF contiguous across Floors 1-5 in MPNH II, including 15,000 SF on Floor 1 – ideal for large healthcare systems
- Up to 9,000 SF available on Floor 1, MPNH I
- 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
- Generous tenant improvement and parking allowances available



3 Bethesda Metro Center, Suite 700 // Bethesda, MD 20814
301.235.1300 // gzrealty.net

CONTACT US TODAY

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

**LOCAL
POPULATION**

305,841

**TOTAL LOCAL
HOUSEHOLDS**

124,107

MEDIAN AGE

37.9

AGE 55+

22.9%

**AVERAGE
INCOME**

\$117,932

**COLLEGE
EDUCATION**

45.3%

**HEALTHCARE
SPENDING
TOTAL**

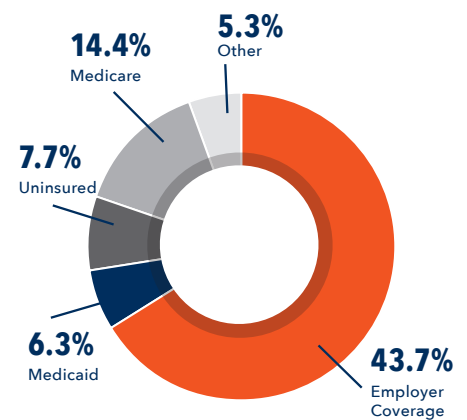
\$931.3M

**HEALTHCARE
SPENDING
PER PERSON**

\$7,503



Payer Mix



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