

WESTEND MEDICAL OFFICE BUILDING

ALEXANDRIA, VA



**GITTLESON
ZUPPAS
PAPANTONIOU**
MEDICAL REALTY



Foulger Pratt

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FEATURES

120,000^{SF}

Class-A Medical Space



6 floors
22,000 SF
per floor

Ceiling height:
11'-7" slab to slab



52-acre site located on the former
Landmark Mall site in Alexandria, VA,
redeveloped into a vibrant 4M SF mixed-
use community



Directly adjacent to the new state-of-the-art
INOVA Alexandria Hospital campus, enabling
endless possibilities for advantageous co-
tenancy and further reinforces the medical
hub of services and caregivers available to
consumers in the Alexandria

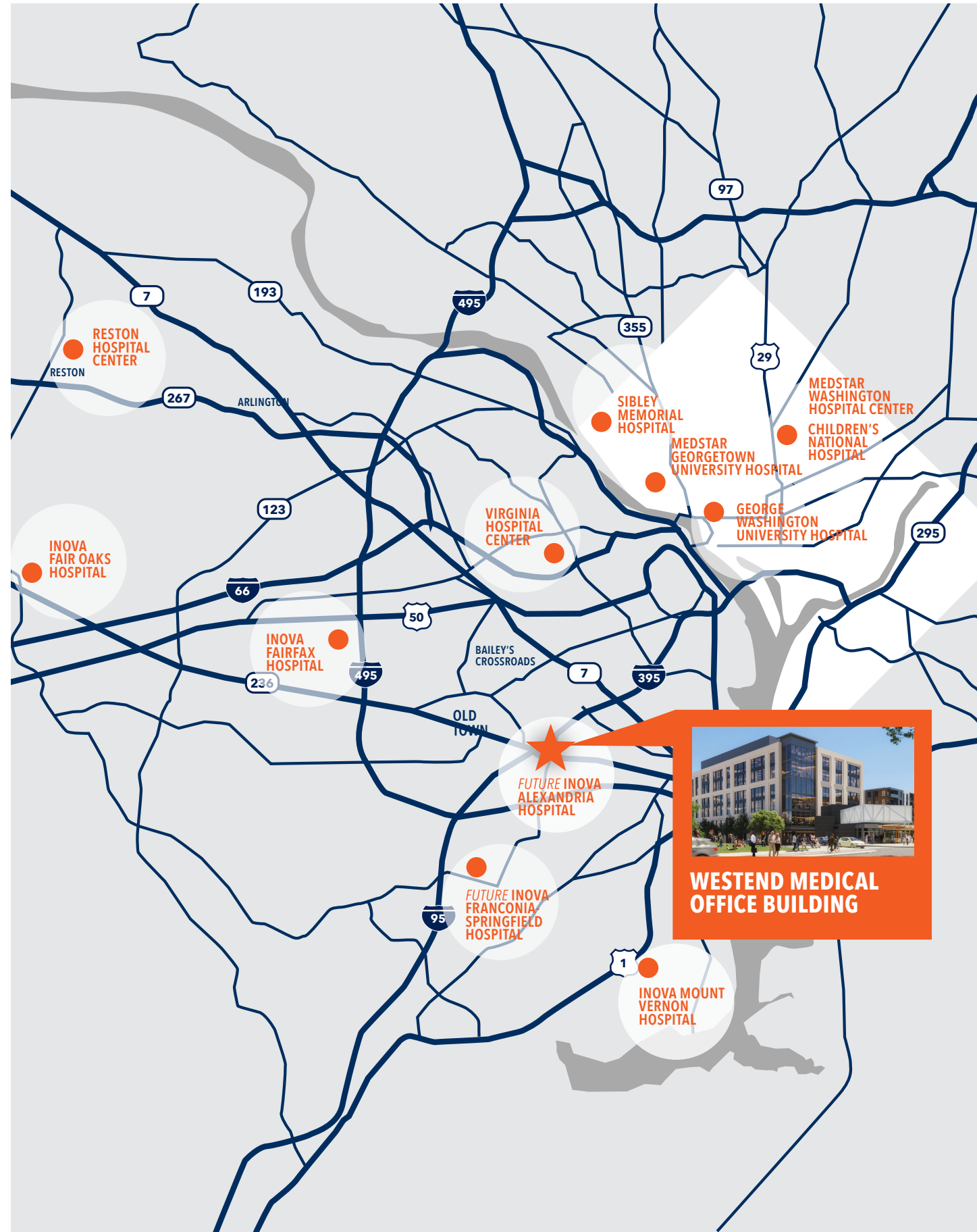


Multiple gurney-sized elevators

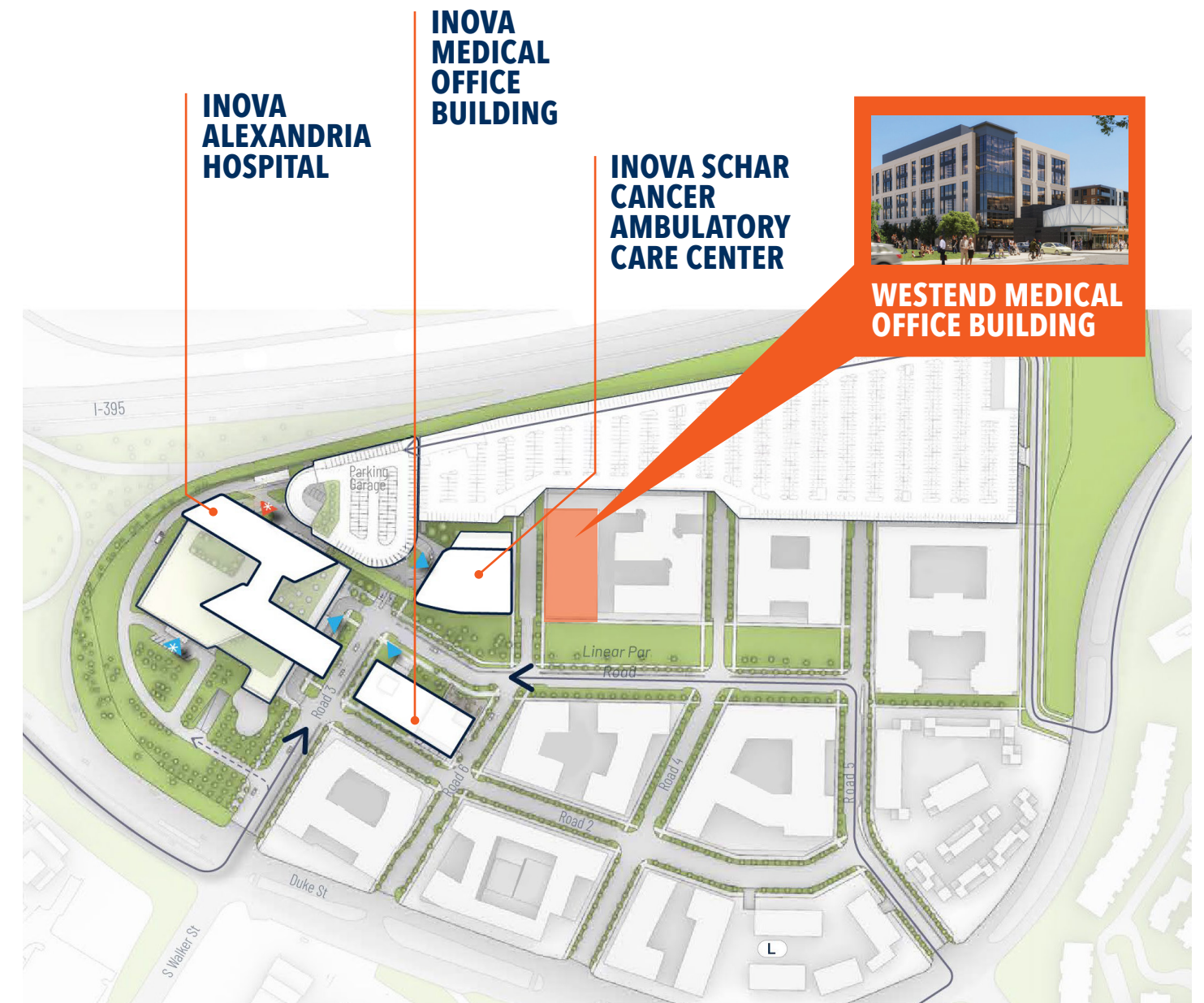


Numerous residential offerings, innovative
retail and food & beverage options, all
among 4+ acres of communal open space
and parks

LOCATION



HOSPITAL OVERVIEW



RANGE OF SERVICES

A Regional hospital and health campus offering:

- Emergency & Trauma Service
- Inpatient Service
- Outpatient Service
- Eastern Region's Home of Inova Women's Hospital Campus
- Neurosciences
- Heart & Vascular
- Cancer Programs

AMENITIES

WESTEND
Alexandria



SITE PLAN

**INOVA
ALEXANDRIA
HOSPITAL**

**INOVA
SCHAR
CANCER
INSTITUTE**



**WESTEND MEDICAL
OFFICE BUILDING**

**INOVA
MEDICAL
OFFICE
BUILDING**

PARKING GARAGE

HOTEL & CONDO

MULTIFAMILY

MULTIFAMILY

MULTIFAMILY

TBD

CORE RETAIL

TBD

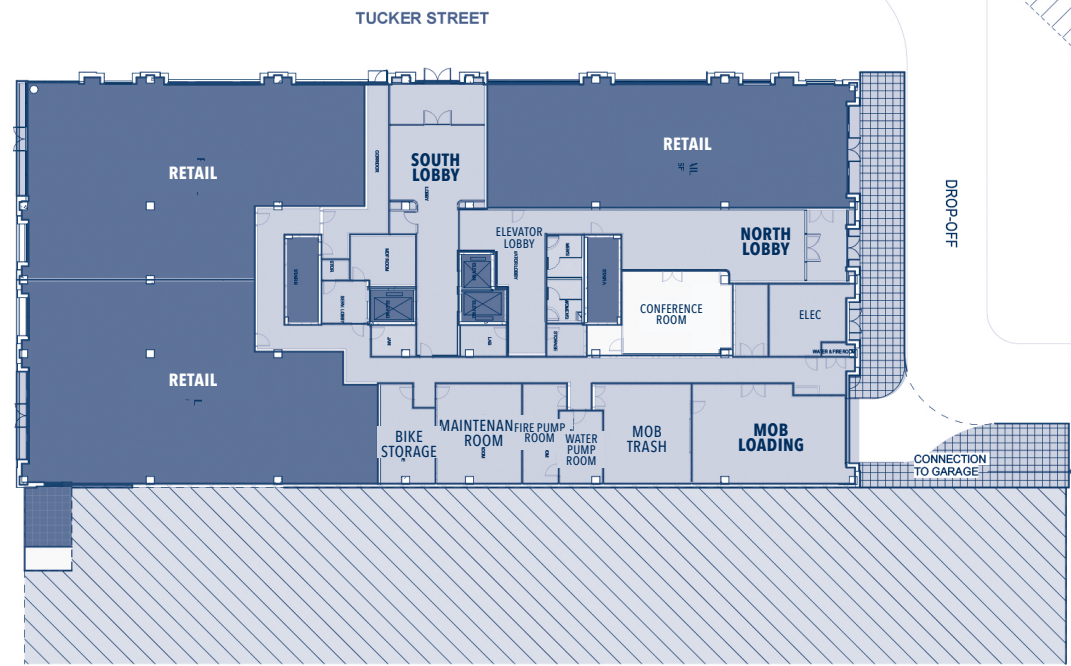
MULTIFAMILY

ASSISTED LIVING

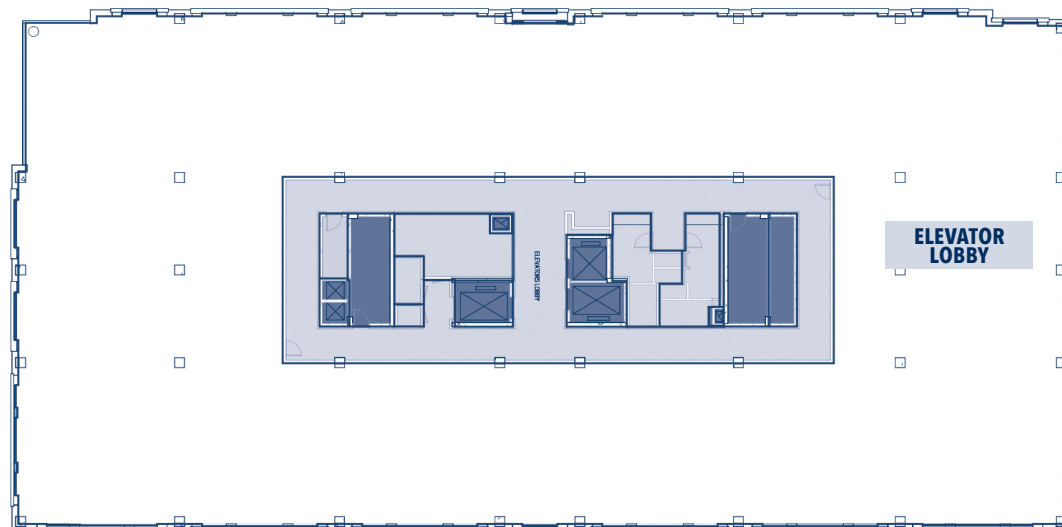
TOWNHOMES FOR SALE

BLOCKING PLANS

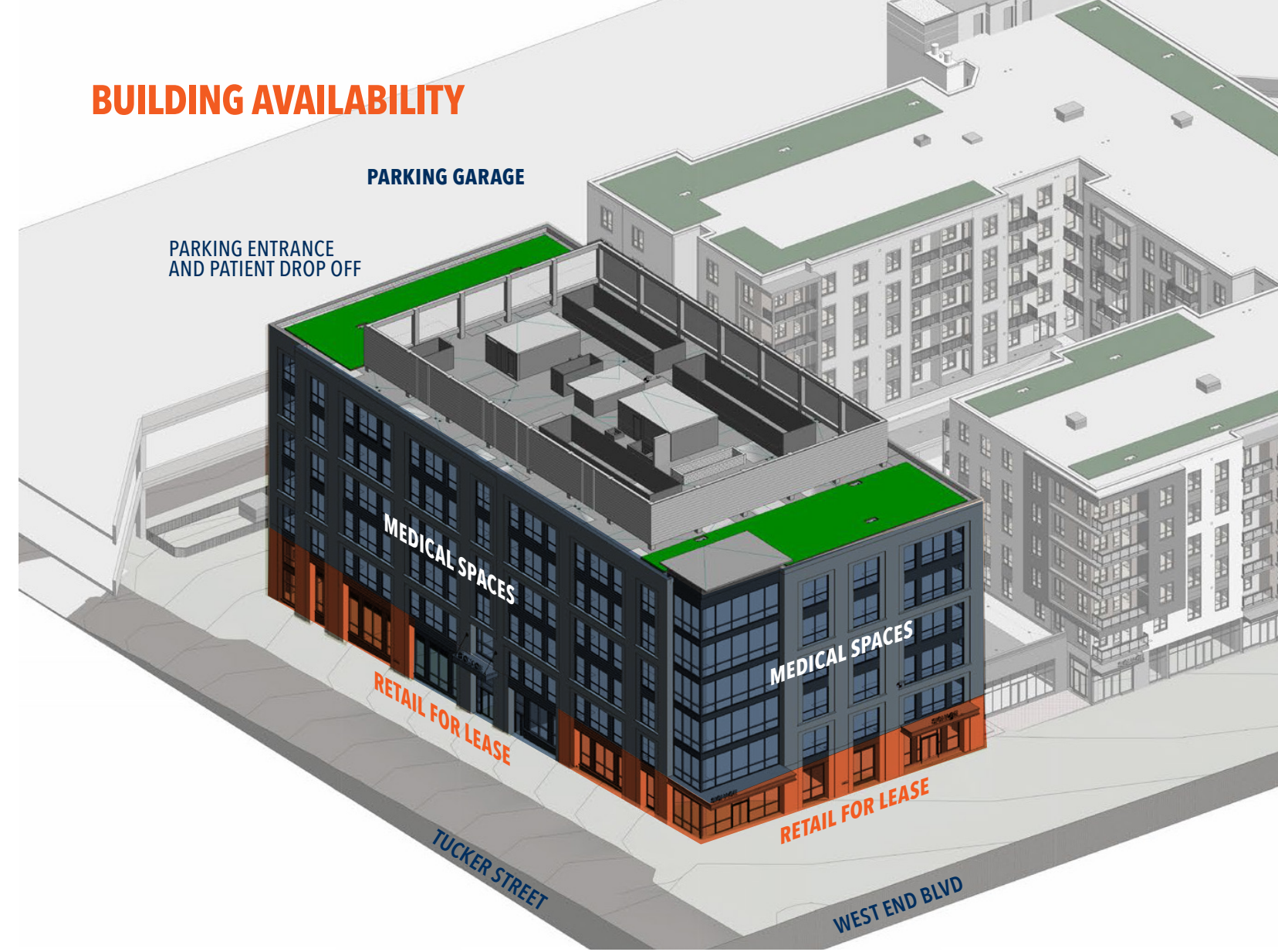
1st Floor Retail Space



Floors 2, 3, 4, 5, & 6 | 22,000 RSF per floor



BUILDING AVAILABILITY



6TH FLOOR	22,857 SF	
5TH FLOOR	22,857 SF	
4TH FLOOR	22,845 SF	
3RD FLOOR	21,444 SF	
2ND FLOOR	21,423 SF	
RETAIL	LOBBY	RETAIL

PARKING GARAGE ACCESS

DEMOGRAPHICS

	10 MINUTE DRIVE	15 MINUTE DRIVE	20 MINUTE DRIVE
Population	209,119	624,039	1,101,009
Daytime Population	183,434	699,634	1,521,237
Households	88,089	263,892	461,729
Bachelor's Degree or Higher	30%	32%	32%
Spending on Food Away From Home	\$501.8m	\$1.6b	\$3.1b
Spending on Entertainment	\$390m	\$1.3b	\$2.4b
Spending on Wellness	\$342m	\$1.1b	\$2.1b



METRO RENTERS
 MEDIAN AGE:
32.5

ENTERPRISING PROFESSIONAL
 MEDIAN AGE:
35.3



VAN DORN STATION
 1.8 Miles or 7 Min Drive



I-395
 195,000 ADT



BUS RAPID TRANSIT
 (King Street -Site)



16 BUS ROUTES ON SITE
 (WMATA & DASH)



OWNERSHIP SUMMARY



Foulger Pratt

Established in 1963, Foulger-Pratt is a real estate investment and development firm distinguished by its long-term focus and extensive experience executing successful mixed-use, transit-oriented projects. The firm's disciplined culture and vertically integrated platform have enabled it to develop more than 15 million square feet of commercial office, multi-family residential and retail projects.





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