
THE MEDICAL PAVILION II

AT NATIONAL HARBOR

201 NATIONAL HARBOR BLVD, NATIONAL HARBOR, MD 20745



NATIONALHARBORMEDICAL.COM



Trammell Crow Company



EXECUTIVE SUMMARY



- The Medical Pavilion II at National Harbor will neighbor Medical Pavilion I and feature 95,000 SF of Class-A Medical space on 5 floors. Upon completion the two buildings will create a 190,000 SF outpatient medical campus.
- This unique medical campus and Medical Pavilion II specifically will include a diverse array of specialties including Oncology, Cardiology and Women's Care, creating a strong referral eco-system in the preeminent healthcare destination for outpatient medical care in Prince George's County.
- Less than five miles from Alexandria and Washington, DC and within close proximity to Adventist HealthCare Fort Washington Hospital Center, Inova Mount Vernon Hospital & the future George Washington Hospital at St. Elizabeth's the new medical campus at National Harbor will draw patients from all over the region.
- The building will feature a covered patient drop off and a **dedicated valet service** for ease of access creating the ideal patient experience.
- The entire second and third floors will be delivered in heated, cooled and swept shell condition presenting tenants with the ability to design highly efficient clinical or surgical space

RENDERINGS



THE MEDICAL PAVILION II
AT NATIONAL HARBOR

LOCATION

4 HOSPITALS WITHIN 10 MILES OF THE CAMPUS WITH THE ABILITY TO DRAW PATIENTS FROM MD, DC AND VA



DYNAMIC SERVICE LINE GROWTH WITHIN FIVE MILES

SERVICE LINE	5 YEAR GROWTH	10 YEAR GROWTH
Cardiology	13.3%	24.8%
Dermatology	16.7%	29.6%
Gastroenterology	14.4%	23.6%
Nephrology	11.0%	26.2%
Neurology	25.9%	41.5%
Orthopedics	28.8%	44.5%
Pain Management	23.9%	38.5%
Physical Therapy/Rehabilitation	27.8%	38.9%
Podiatry	33.0%	62.7%
Psychiatry	9.3%	14.0%
Pulmonology	16.7%	30.0%

Source: Advisory Board Outpatient Market Estimator and Primary Care Market Estimator



KEY FIVE MILE DEMOGRAPHICS AND HEALTHCARE FACTS



TOTAL
LOCAL POPULATION

305,841



TOTAL
LOCAL HOUSEHOLDS

124,107



AVERAGE
HOUSEHOLD INCOME

\$117,932



COLLEGE
EDUCATION

45.3%



POPULATION WITH
ACCESS TO HEALTH
INSURANCE

92.3%



MEDIAN
AGE

37.9

AGE
55 YEARS+

22.9%



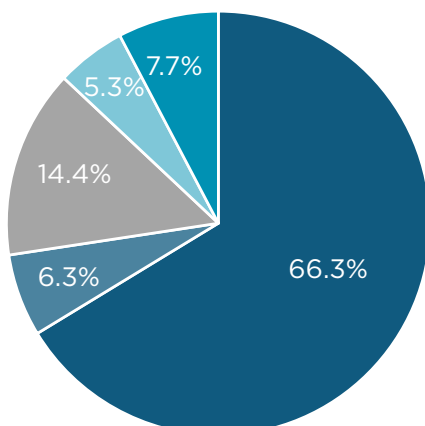
HEALTHCARE
SPENDING

\$931.3M

SPENDING
PER PERSON

\$7,503.56

PAYER MIX



75%

OF PRINCE GEORGE'S COUNTY
RESIDENTS CURRENTLY GO
OUTSIDE OF THE COUNTY FOR
THEIR HEALTHCARE NEEDS

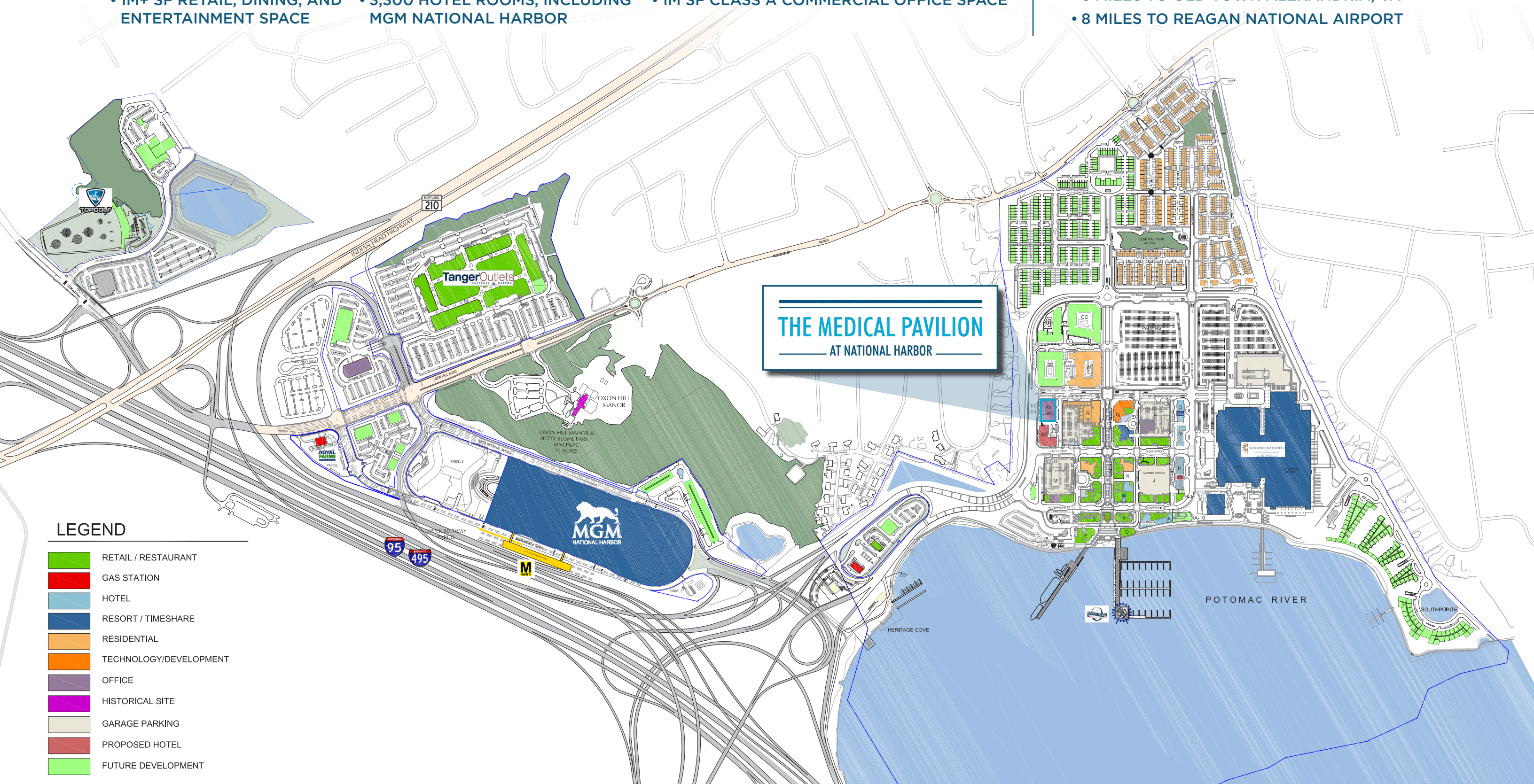
NATIONAL HARBOR SITE PLAN

AT COMPLETION:

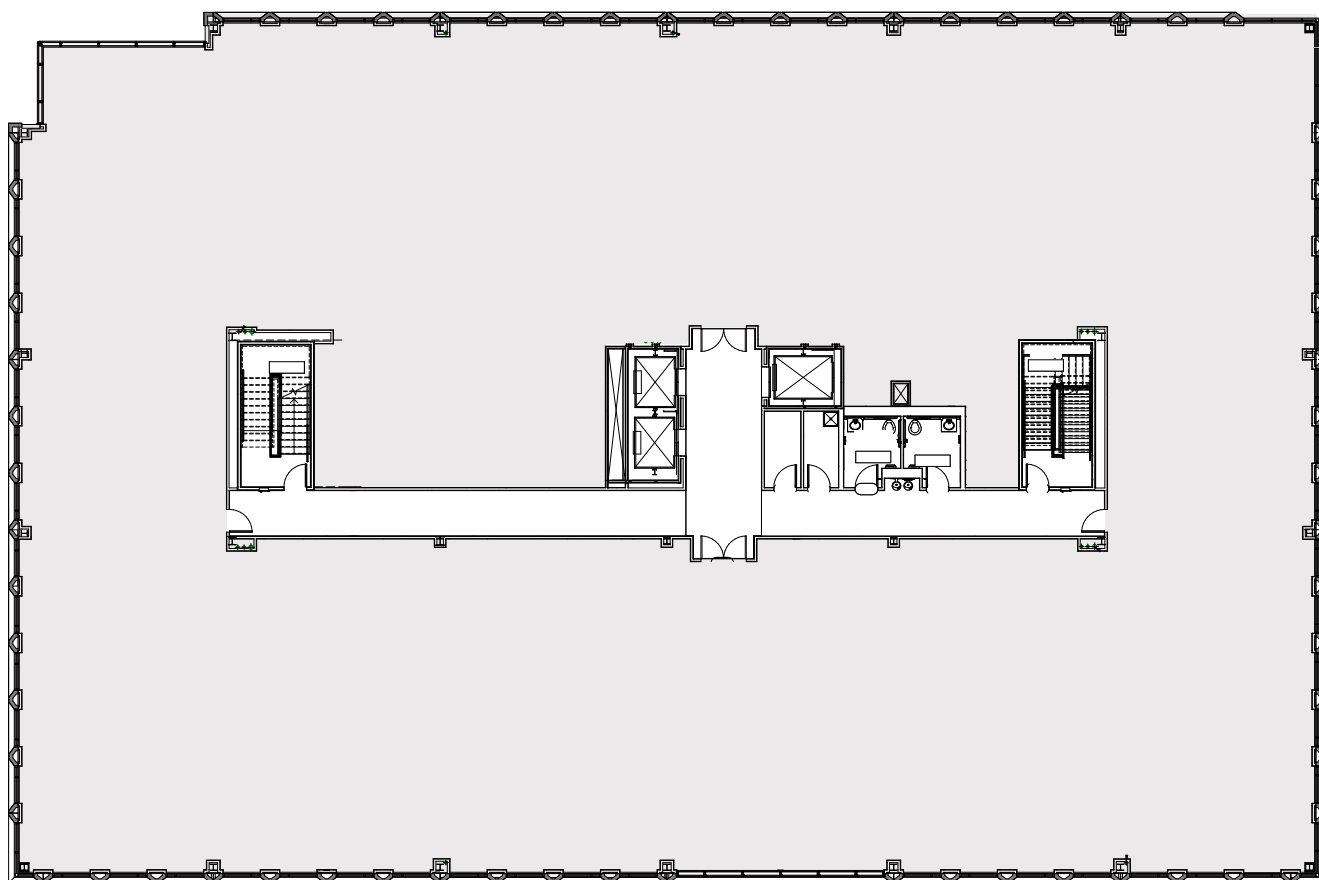
- 7.3M+ SF MIXED USE
- 1M+ SF RETAIL, DINING, AND ENTERTAINMENT SPACE
- 2,500 RESIDENTIAL UNITS
- 3,300 HOTEL ROOMS, INCLUDING MGM NATIONAL HARBOR
- 10,000 ON-SITE PARKING SPACES
- 1M SF CLASS A COMMERCIAL OFFICE SPACE

DISTANCES:

- 8 MILES TO DOWNTOWN WASHINGTON, DC
- 3 MILES TO OLD TOWN ALEXANDRIA, VA
- 8 MILES TO REAGAN NATIONAL AIRPORT



FLOOR PLANS



2ND FLOOR 19,500 SF

MATT SULLIVAN | +1 202 266 1187 | matt.sullivan@cushwake.com

LINDSEY GROOM | +1 202 266 1303 | lindsey.groom@cushwake.com

KIRSTEN RYAN | +1 202 407 8198 | kirsten.ryan@cushwake.com

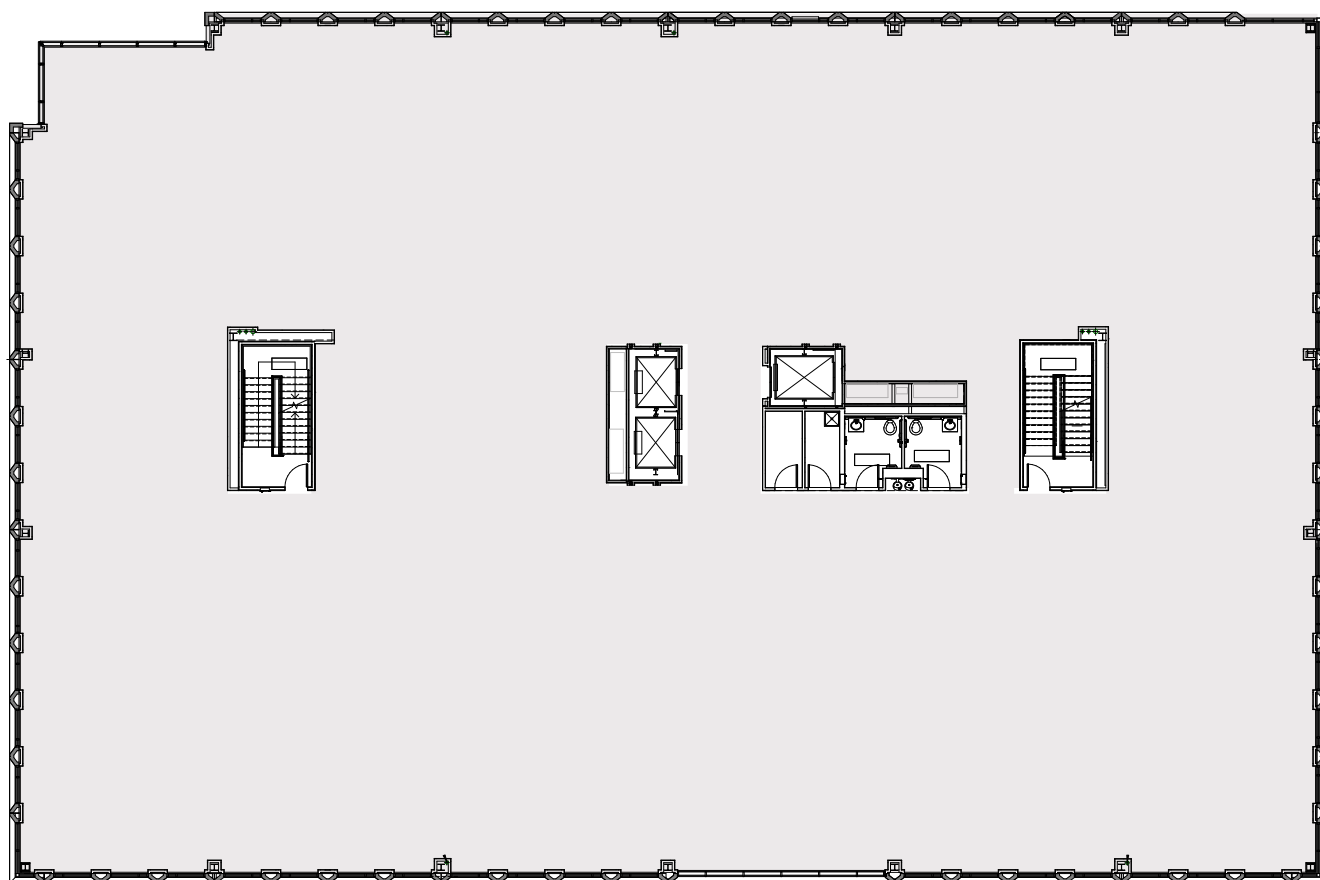
JACK SEHER | +1 202 266 1306 | jack.seher@cushwake.com

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SEAVEST
HEALTHCARE PROPERTIES

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WAKEFIELD

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