
THE MEDICAL PAVILION

AT NATIONAL HARBOR

251 NATIONAL HARBOR BLVD
NATIONAL HARBOR, MD 20745

WHY NATIONAL HARBOR?



THE MEDICAL PAVILION

AT NATIONAL HARBOR

REGIONAL LANDSCAPE



DYNAMIC SERVICE LINE GROWTH WITHIN FIVE MILES

SERVICE LINE	5 YEAR GROWTH	10 YEAR GROWTH
Urology	31.5%	57.6%
Neurology	31.2%	49.4%
Orthopedics	27.1%	44.4%
Gastroenterology	24.1%	41.4%
Pulmonology	20.4%	38.9%
Dermatology	19.2%	36.0%
Cardiology	17.3%	31.4%
Physical Therapy/Rehabilitation	12.5%	24.2%
Oncology	10.5%	21.3%
Primary Care	9.4%	19.0%

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



KEY 5-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

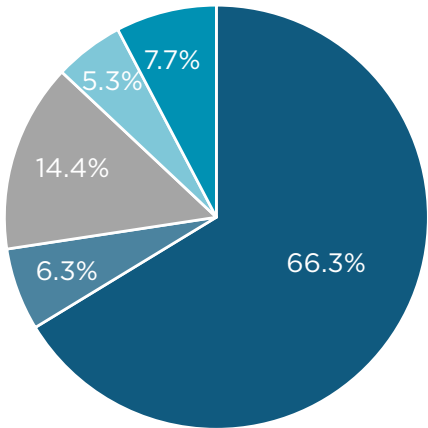
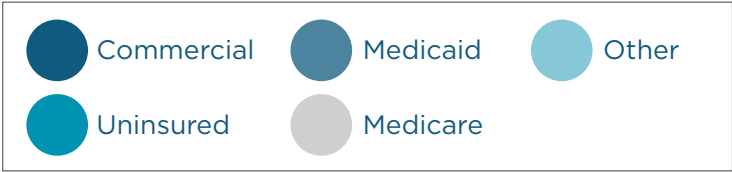
AGE
55 YEARS+
22.9%



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

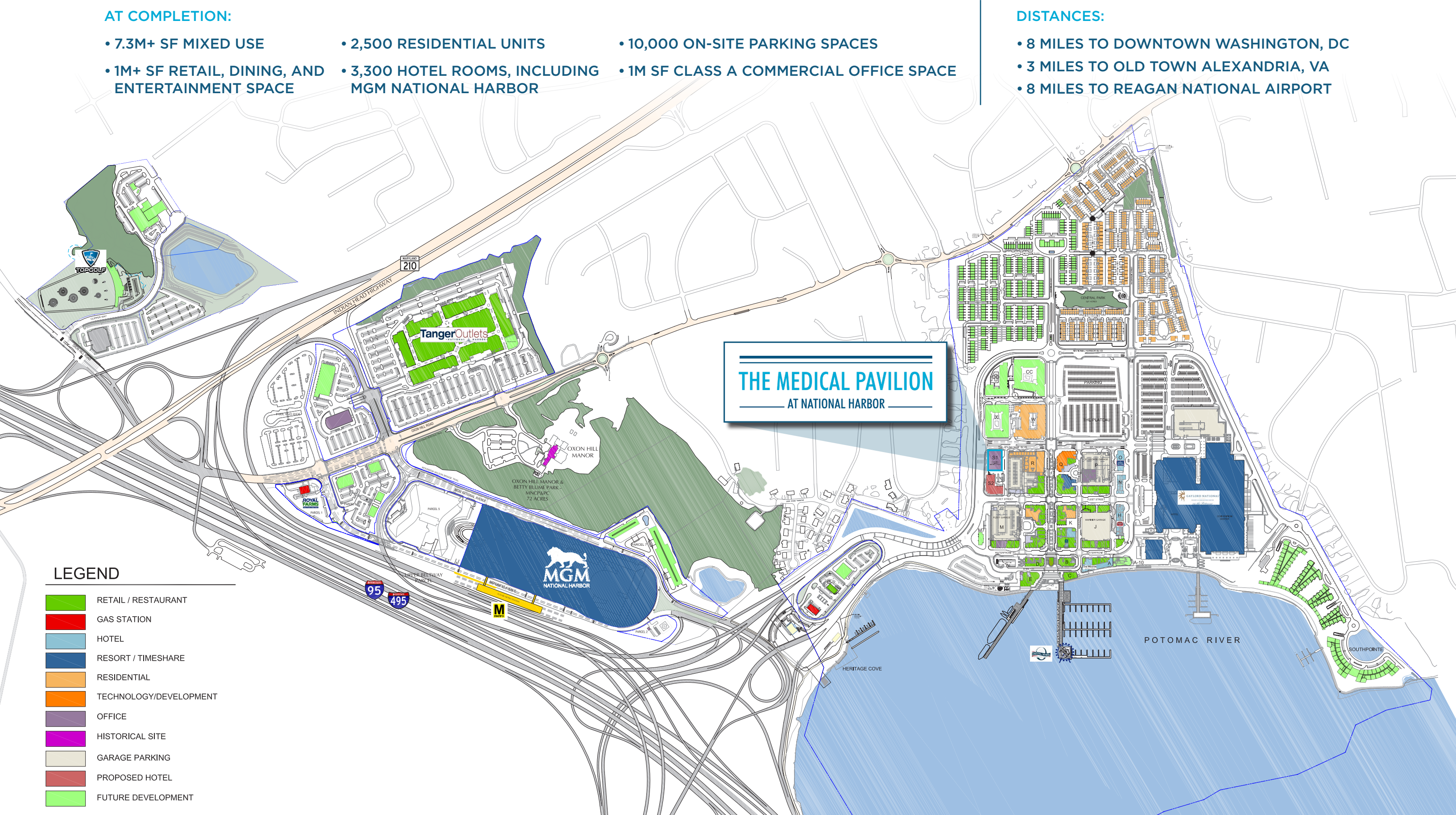
NATIONAL HARBOR SITE PLAN

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



LEGEND

- RETAIL / RESTAURANT
- GAS STATION
- HOTEL
- RESORT / TIMESHARE
- RESIDENTIAL
- TECHNOLOGY/DEVELOPMENT
- OFFICE
- HISTORICAL SITE
- GARAGE PARKING
- PROPOSED HOTEL
- FUTURE DEVELOPMENT

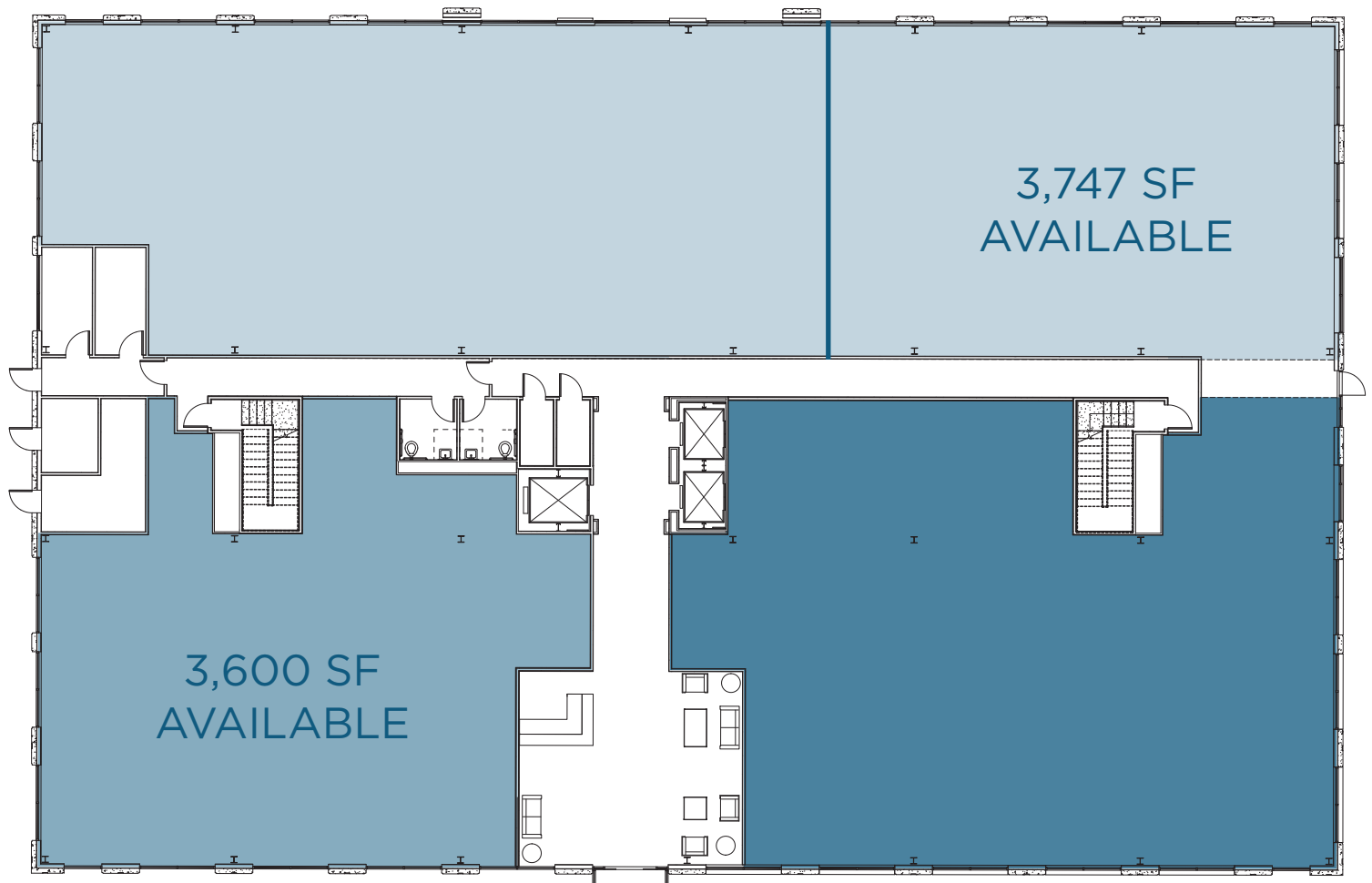
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AT NATIONAL HARBOR

OPPORTUNITY

- Suites available from 1,800 - 12,000 SF
- Heated, cooled and swept shell condition presents ability for custom space design and efficient build-out
- Join an established and growing mixed-use waterfront destination
- With a diverse mix of primary and specialty care groups the building presents an opportunity to create a strong referral network



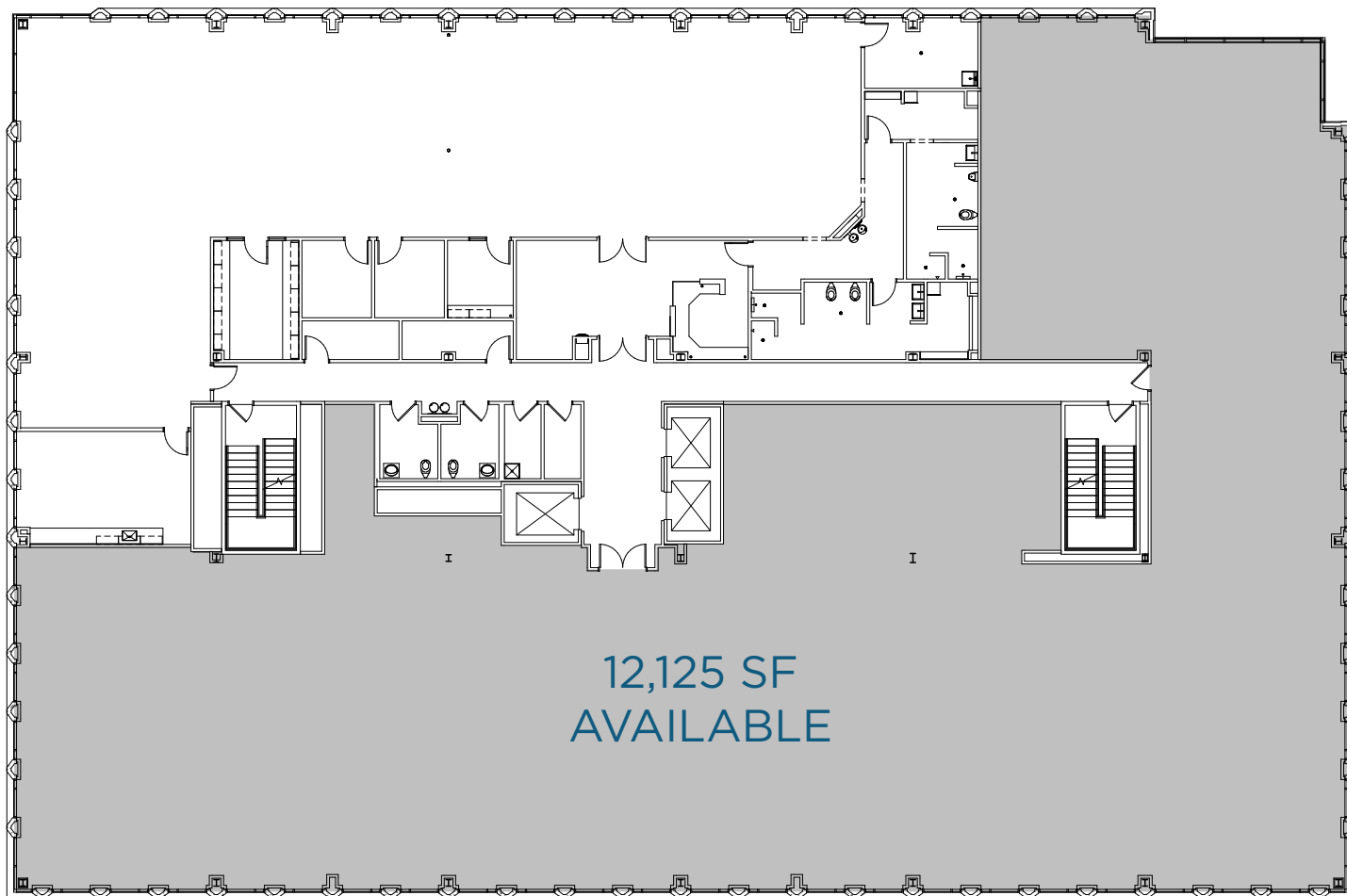
FLOOR PLANS



1ST FLOOR

3,600 SF AVAILABLE
3,747 SF AVAILABLE

FLOOR PLANS



3RD FLOOR

12,125 SF AVAILABLE

FLOOR PLANS



4TH FLOOR

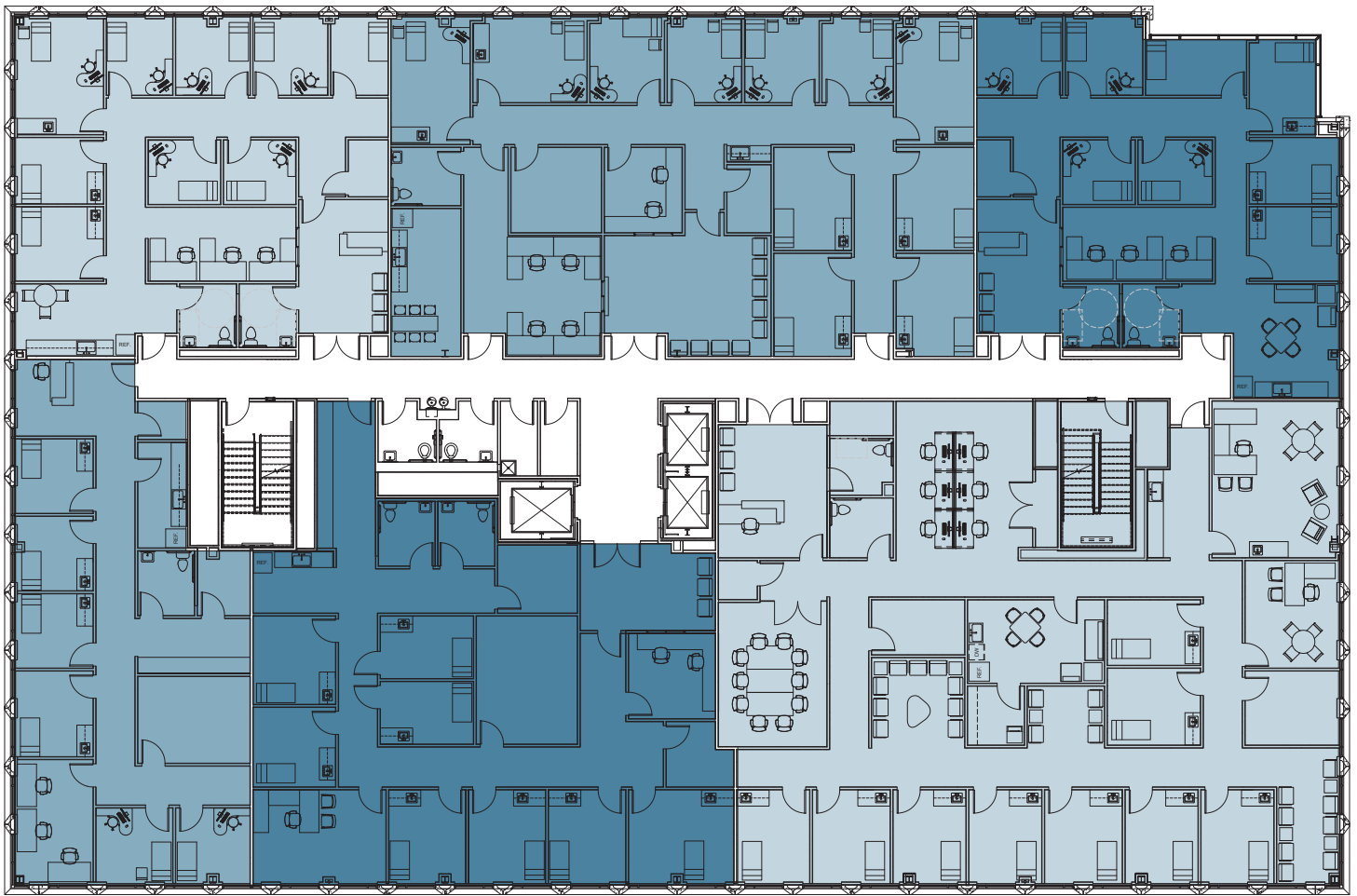
5,350 SF AVAILABLE

FLOOR PLANS



HYPOTHETICAL MULTI-TENANT

FLOOR PLANS



HYPOTHETICAL MULTI-TENANT

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