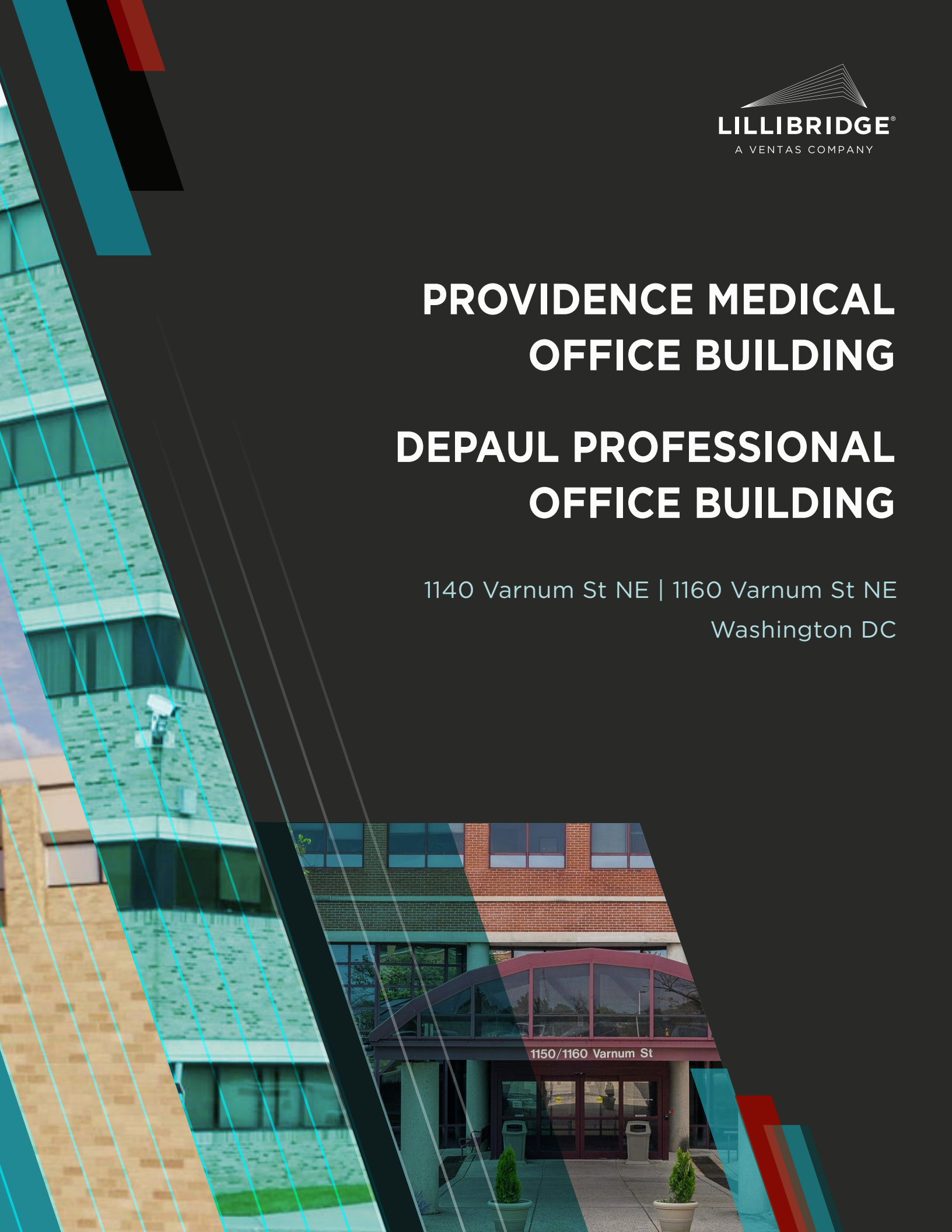


PROVIDENCE MEDICAL OFFICE BUILDING

DEPAUL PROFESSIONAL OFFICE BUILDING

1140 Varnum St NE | 1160 Varnum St NE
Washington DC



Creating Exceptional

Providence Medical Office Building (MOB) and DePaul Professional Office Building (POB) are located at 1140 and 1160 Varnum Street in Washington, D.C on the Providence Health Services campus.

Providence Health Services is known for their strong community outreach programs and wide variety of healthcare services including primary care and geriatrics, urgent care, imaging, and behavioral health treatments.

Along with immediate access to these services provided by Providence Health, Providence MOB and DePaul POB offer on-site management, an on-campus Metro bus stop, and ample free surface parking. Additionally, the Providence MOB and DePaul POB are conveniently located near major highways, making it easy for patients and staff to access the facility.

The on-site pharmacy, handicap accessibility, and laboratory services available contribute to an atmosphere of comfort and efficiency that make Providence MOB and DePaul POB exceptional places of care.



Providence Medical Office Building & DePaul Professional Office Building

Location Map



Aerial Map






Providence Medical Office Building & DePaul Professional Office Building

Washington DC

The Providence MOB and DePaul POB are located on the Providence Health Services campus in Washington, D.C, a prime location for healthcare services. The buildings are situated near highway 500, the RD subway line, and various commuter rail lines. The buildings are also served by an on-campus Metro bus stop and ample free surface parking, which provide a convenient and accessible environment for patients, staff, and visitors.



TRANSPORTATION

PUBLIC TRANSPORTATION/SUBWAY		
Brookland-CUA Transit Stop 	19 min walk	0.9 mi
COMMUTER RAIL		
Union Station Commuter Rail (Brunswick, Camden, Penn Lines) 	10 min drive	4.4 mi
Union Station Commuter Rail (Manassas, Fredericksburg Lines) 	10 min drive	4.4 mi
INTERSTATE		
Interstate 94	16 min drive	6.8 mi
AIRPORT		
Ronald Reagan Washington National Airport	20 min drive	9.7 mi
Baltimore-Washington International Airport	47 min drive	32.3 mi
Washington Dulles International Airport	65 min drive	33.5
DOWNTOWN		
Downtown Washington DC (US Capitol, Smithsonian, Lincoln Memorial)	20 min drive	5.1 mi
MUSEUMS, LANDMARKS, RESTAURANTS, GARDENS & SHOPPING		

DEMOGRAPHICS



PROVIDENCE MEDICAL OFFICE BUILDING
DEPAUL PROFESSIONAL OFFICE BUILDING

POPULATION AND HOUSEHOLDS

POPULATION	1 Mile	5 Mile
2022 Total Population	27,024	837,884
2027 Total Population	27,872	868,369
Population Growth 2022-2027	3.14%	3.64%
Average Age	40.90	39.40
HOUSEHOLDS	1 Mile	5 Mile
2022 Total Households	10,528	354,287
2027 Total Households	10,873	368,546
Growth 2022-2027	3.28%	4.02%
Average Household Size	2.20	2.20
Median Home Value	490,870	604,778
Median Year Built	1953	1957

AVAILABLE SPACE

PROVIDENCE MEDICAL OFFICE BUILDING (MOB)

32,015 SF

- 3 story MOB

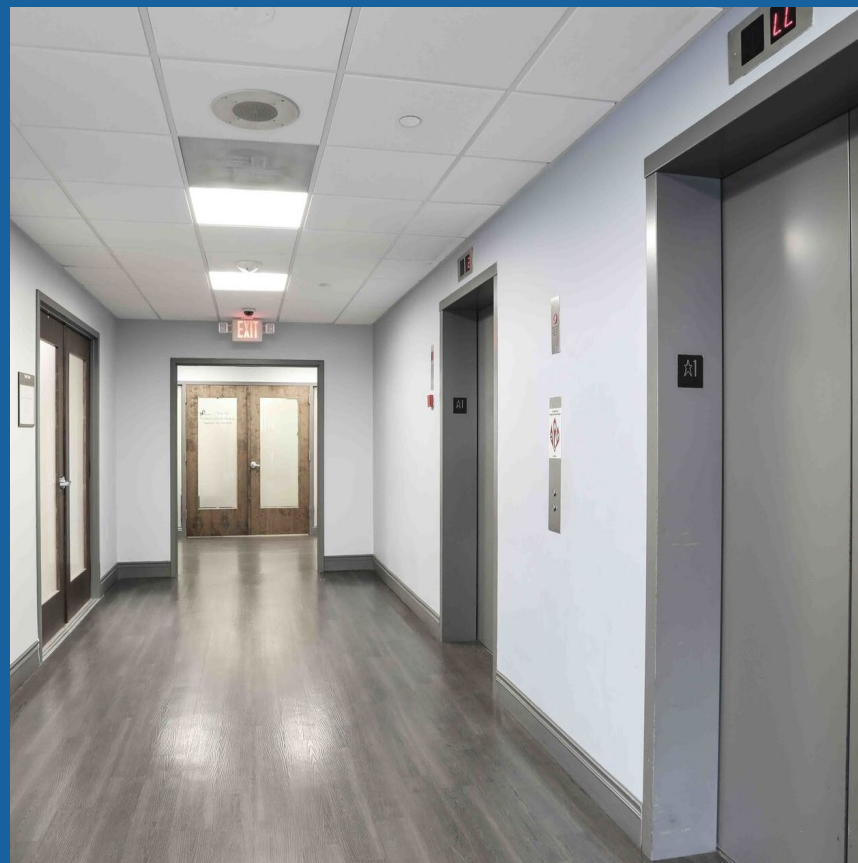
DEPAUL PROFESSIONAL OFFICE BUILDING (POB)

69,565 SF

- 4 story MOB

Conveniently located on the Providence Health Services campus

- Offers ample free surface parking and attached 5-floor parking garage
- On-site cafe
- On-site laboratory services available
- Property holds a mix of healthcare specialties
- On-site property management and maintenance support for tenants
- Competitive lease package
- Close proximity to highways and public transportation, with Metro bus stop on-campus
- Handicap accessible with elevators



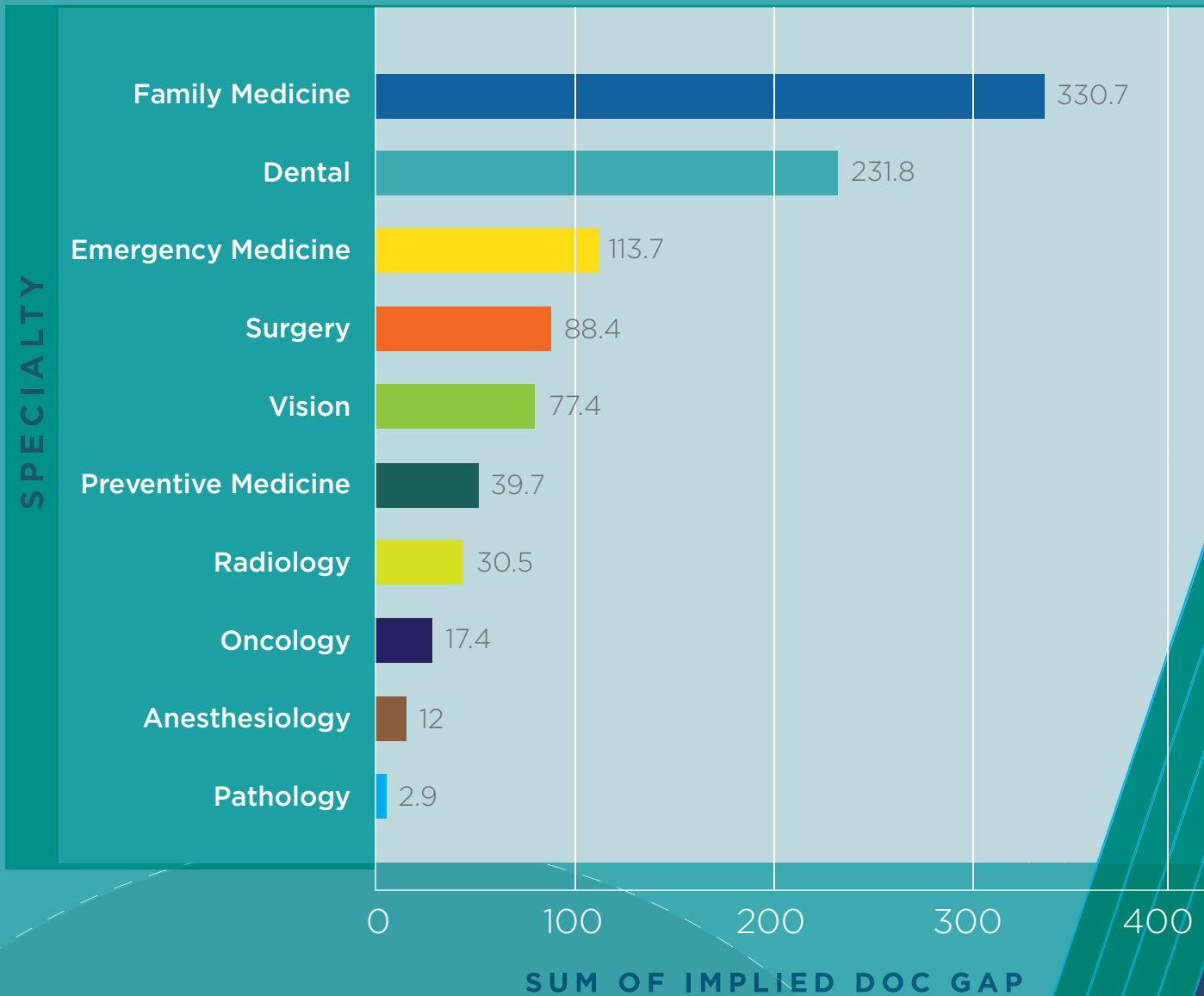
For Leasing Information

Contact Regional Leasing Director
Tyler Miller at (804) 836-4473
Tyler.Miller@Lillibridge.com

SPECIALTIES IN DEMAND

Top 10 Healthcare Specialties in Demand Within a 10-Mile Radius

10 MILE POPULATION FOR LOCATION IS 2,041,154



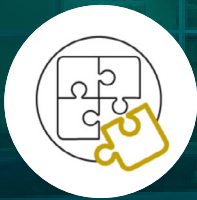
This graph ranks healthcare specialties based on their 'Implied Doc Gap', a measure of provider demand versus supply in the area. Higher numbers represent greater opportunities for a new and expanding practices.

ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

360+

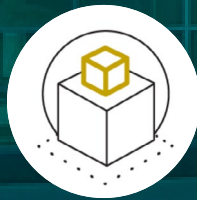
Medical Office
Buildings



WE ADVISE

100+

Hospital
Partners



WE LEASE

30+

States With
Properties



WE MANAGE



WE MONETIZE

Healthcare is a Rapidly Changing Environment

Lillibridge Healthcare Services is driven by a mission to create exceptional places of care. We consistently maintain state-of-the-art facilities, prioritize tenant satisfaction, and strive to exceed the expectations of healthcare providers and their patients.

Our commitment to tenant satisfaction is reflected in the multiple awards we have received for our exceptional performance in this area, recognizing our dedication to delivering an outstanding tenant experience.

To ensure we meet your specific needs, our regional leasing directors offer unique insights into local markets. Their expertise enables us to find the perfect medical office space tailored to your requirements, taking into account the importance of location and strategic opportunities aligned with your goals.

As a wholly owned property management and leasing subsidiary of Ventas, a leading real estate investment trust with approximately 1,400 properties in its diversified portfolio, Lillibridge Healthcare Services remains committed to delivering outstanding environments that support optimal patient care and provider success.



OUR COMMITMENT

Delivering exceptional places of care to the communities we serve is our mission.

Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.



KINGLSEY EXCELLENCE AWARD—TOP 25% IN TENANT SATISFACTION




TOBY AWARDS FOR DOCTOR'S CENTER AT EMORY ST. JOSEPH'S

ESG ACHIEVEMENTS



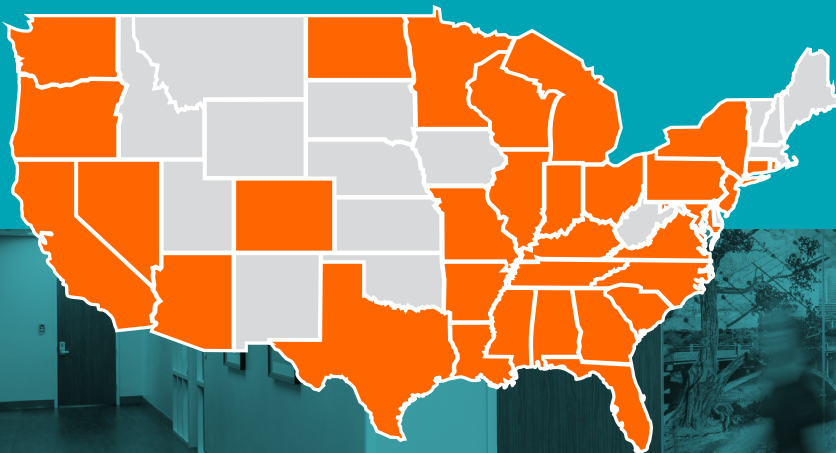


CONSECUTIVE ENERGY STAR PARTNER OF THE YEAR

Our Reach

Our medical office buildings are strategically located on highly-rated hospital campuses and medical centers in core markets throughout the country.

As the most capable and experienced team in healthcare real estate, the LillibrIDGE team is here to help you find the right location and space to grow your business.



**PROVIDENCE MEDICAL OFFICE BUILDING
DEPAUL PROFESSIONAL OFFICE BUILDING**

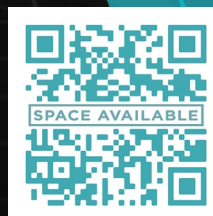
Providence Medical Building
1140

Regional Leasing Director:

TYLER MILLER

Tyler.Miller@Lillibridge.com

(804) 836-4473



Lillibridge.com • (312) 408-1370
300 North LaSalle Street • Suite 1600
Chicago, IL 60654