

 **3330 N**
WASHINGTON BLVD



ROONEY
PROPERTIES





Strategic access to Route 66 and Arlington Boulevard



Steps from Clarendon and Virginia Square Metro stations



1.8 miles to VHC Health Virginia Hospital Center



Nearby amenities



EL POLLO RICO
POLLO A LA BRASA



The pulse of Virginia Square

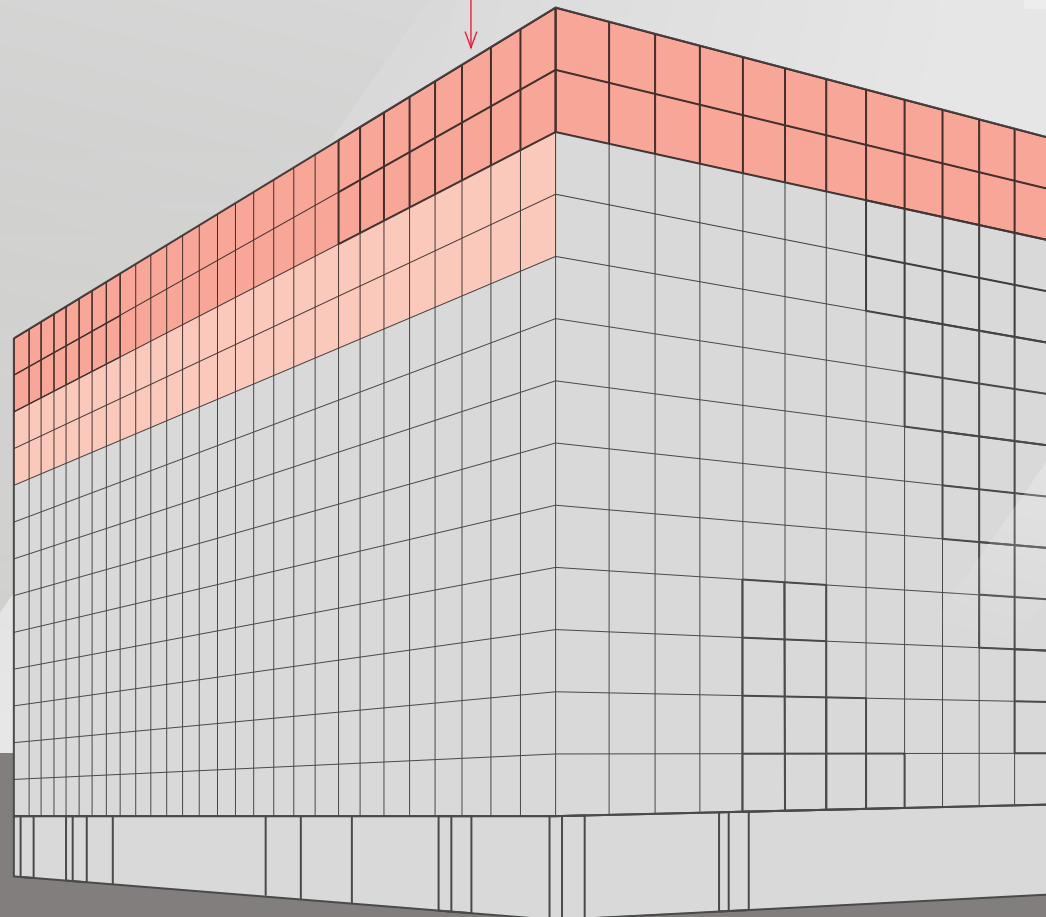
Availabilities

Top two floors

Your Sign Here


8,513 SF
Entire 7th Floor

4,701 SF
6th Floor



Amenities

 On-site fitness center and conference facility

 Building improvements coming soon: updated lobby finishes, and reimagined amenity set



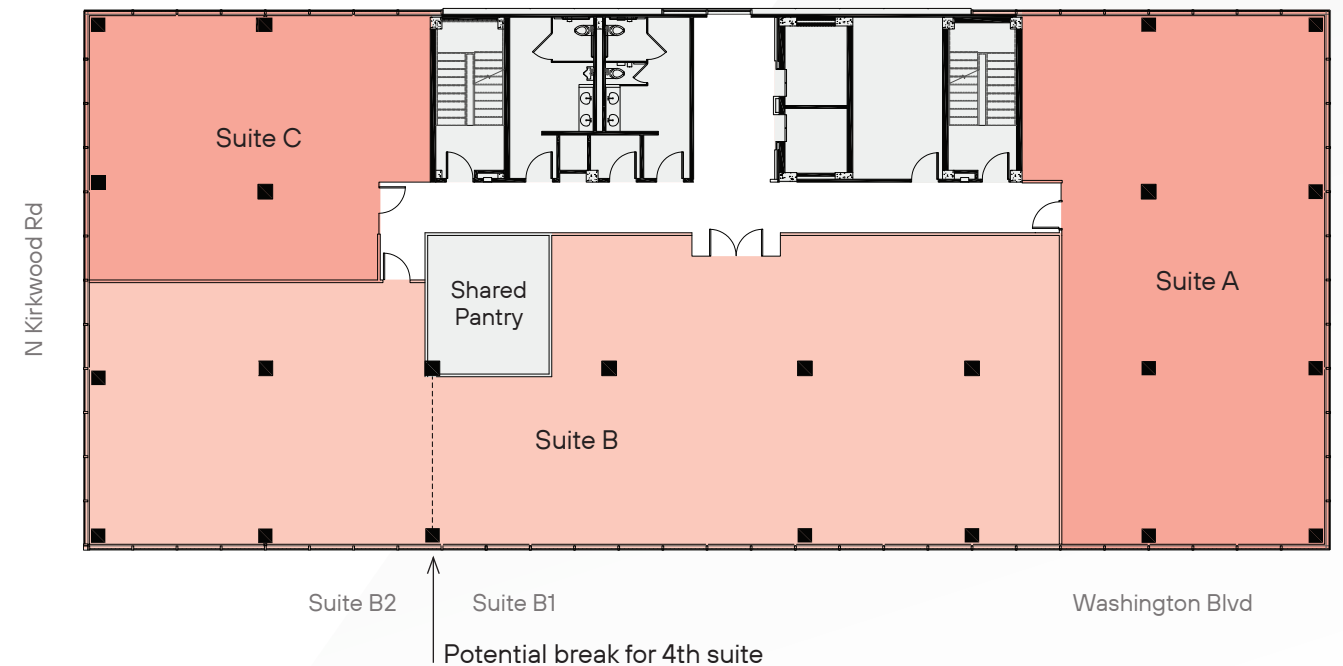
Entire 7th Floor

8,513 RSF • Top floor • Shell condition • Will subdivide

Conceptual office intensive test-fit



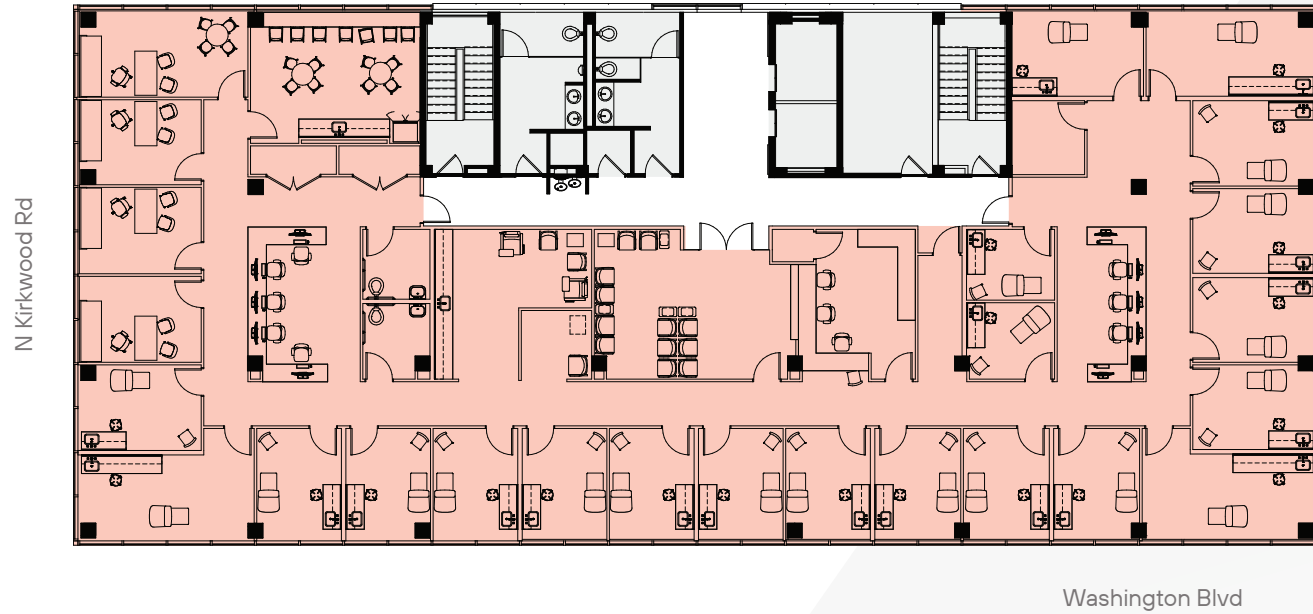
Multi-tenant test-fit



Entire 7th Floor

8,513 RSF • Top floor • Shell condition • Will subdivide

Full floor medical user - hypothetical plan



Partial 6th Floor

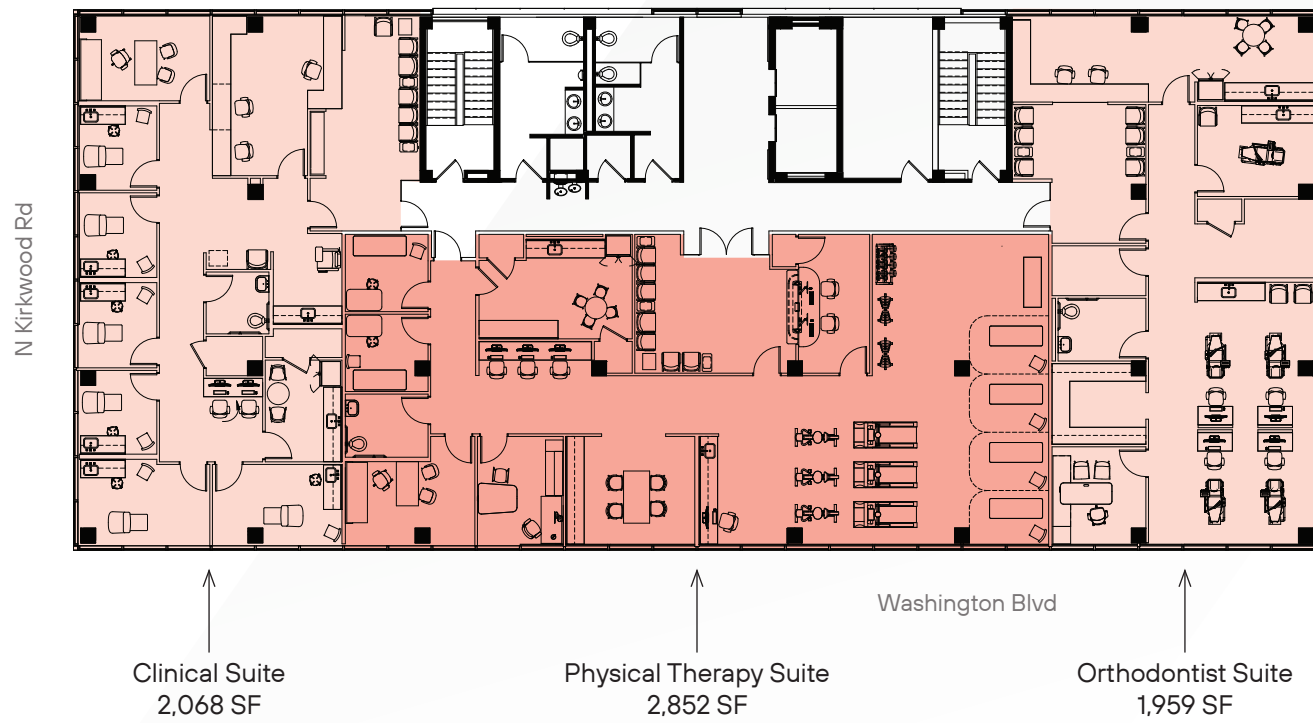
4,701 RSF • High-end, 2nd generation build-out • Primarily open plan



As-built

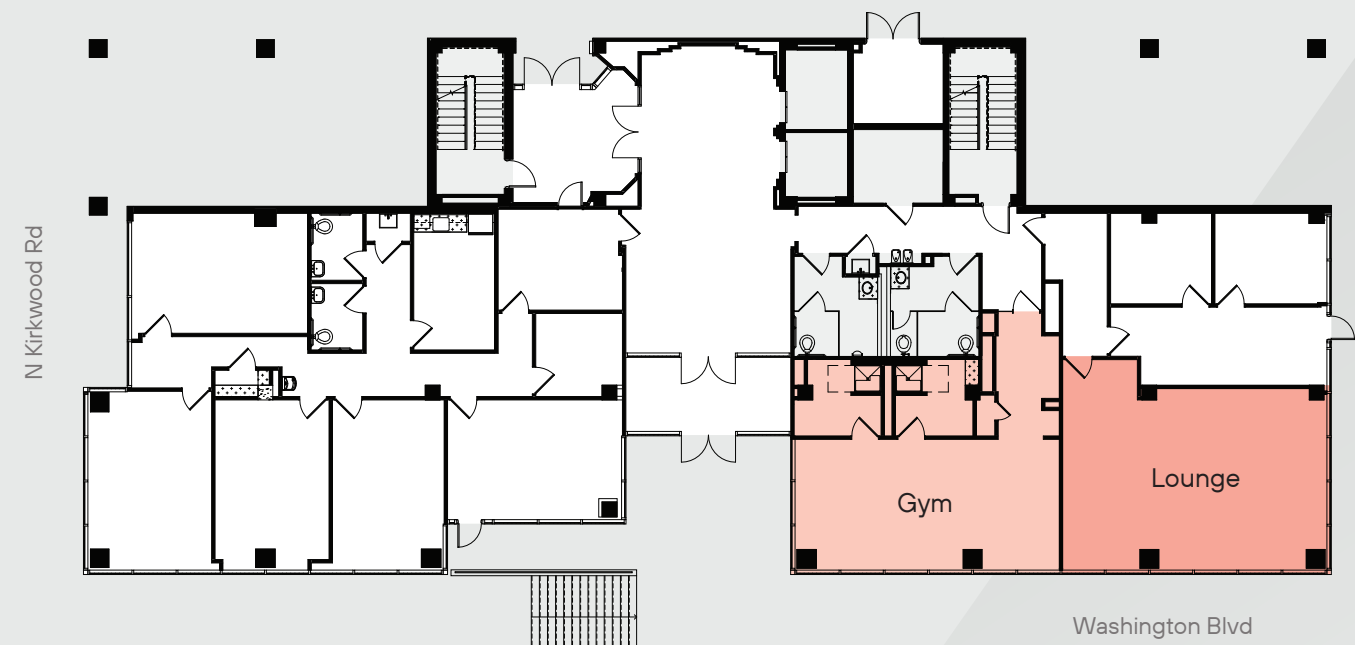


Multi-tenant medical user - hypothetical plan



1st Floor

Amenities



Make your **medical mark**











Service line demand analysis

Physician Specialty	Patient volume			Providers					
	2024 Volume	2029 Volume	5-Year Growth	Doc Count	Docs per 100k	Benchmark	Delta	Current Gap	5-Year Gap
Endocrinology	407	542	33.2%	0	0.0	3.1	-3.1	2.0	2.1
Psychiatry	28,809	34,972	21.4%	82	124.2	127.2	-3.0	2.0	4.2
Physical Therapy/Rehabilitation	50,932	61,505	20.8%	95	143.9	105.7	38.2	-25.2	-23.3
Cardiovascular	18,407	22,066	19.9%	7	10.6	11.8	-1.2	0.8	1.0
Oncology	2,257	2,697	19.5%	0	0.0	5.9	-5.9	3.9	4.0
Nephrology	832	971	16.6%	0	0.0	3.5	-3.5	2.3	2.4
Orthopedics	7,589	8,841	16.5%	0	0.0	15.2	-15.2	10.0	10.3
Other Specialties	23,173	26,711	15.3%	56	84.8	101.7	-16.9	11.2	13.0
ENT	5,359	6,155	14.8%	0	0.0	4.1	-4.1	2.7	2.8
Rheumatology	35,319	40,536	14.8%	3	4.5	2.2	2.3	-1.5	-1.5
Lab	81,923	92,250	12.6%	3	4.5	5.2	-0.6	0.4	0.5
Neurology	2,874	3,223	12.1%	0	0.0	8.1	-8.1	5.3	5.5
Gastroenterology	3,855	4,282	11.1%	0	0.0	6.0	-6.0	3.9	4.0
Evaluation and Management	198,423	218,443	10.1%	180	272.6	331.4	-58.9	38.9	44.8
Radiology	53,014	57,930	9.3%	5	7.6	11.7	-4.2	2.7	3.0
Urology	1,595	1,735	8.8%	0	0.0	3.1	-3.1	2.1	2.1
General Surgery	1,063	1,152	8.4%	0	0.0	12.7	-12.7	8.4	8.6
Pulmonology	2,334	2,329	-0.2%	2	3.0	4.6	-1.6	1.1	1.1
Obstetrics & Gynecology	3,671	3,369	-8.2%	8	12.1	21.6	-9.5	6.2	6.6

NOTE: Delta represents the difference between the per-100,000 clinician supply rate in the area of interest and the selected benchmark.

Current Gap indicates the number of providers needed today to service patient volume

Demographics

 57,909 Total Population	 1.42% 2024-2029 Annual Growth Rate	 32.4 Median Age	 3,047 Total Businesses	 44,090 Total Employees	 83,558 Total Daytime Population	 28,581 Total Households	 \$148,812 Median Household Income
--	---	--	---	---	--	--	--

Contacts

Medical Leasing

Conn Curry

Vice President

conn.curry@jll.com

+ 1 203 258 1350

Andy Thau

Vice President

andrew.thau@jll.com

+1 202 550 6503

Office Leasing

Matt Owens

Senior Vice President

matt.owens@jll.com

+1 708 485 8764

