



**TROPHY MEDICAL OFFICE  
SUBLEASE AVAILABLE**

Medical Pavilion I  
At National Harbor

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**251 National Harbor Blvd.  
Oxon Hill, MD 20745**

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Accelerating success.

# Details

**Total Space Area:**  
Suite 401: 3,500 SF

**Term:**  
Negotiable

**Asking Rent:**  
Negotiable - Please Call For Details

**Available:**  
Immediately

## Space Details:

- Prominent reception space
- 3 spacious floor-to-ceiling windowed offices
- Bright natural light filled open work space
- 1 conference room
- Kitchen
- Storage closet
- High-end finishes



# Highlights

## EXPLORE THE AREA

Sitting along the Potomac River on National Harbor Boulevard, Oxon Hill, MD, National Harbor includes a convention center, outlet stores, thousands of hotel rooms, numerous shops and restaurants, a marina and the MGM Grand Resort and Casino. The surrounding average household income is \$117,932, and over 92% have access to healthcare. These are just a few of the reasons why Medical Pavilion is the premiere campus for medical practices.



Dedicated **valet-service** and covered patient drop off allow for ease of access and an optimal patient experience.



**Medical Pavilion II** at National Harbor is currently being constructed next door and in conjunction with MP I the two buildings will create a 190,000 SF medical campus.



Lobby, common areas and 95,000 square feet of rentable space designed to create an **elegant, yet calming environment for patients**.



**10,000 secured parking spots** in an adjacent and amenity rich facility.



Heated, cooled and swept shell condition presents ability for practices to customize workspace design with an **efficient build-out**.



**3 high-speed elevators** designed specifically for unique medical and patient needs.



High ceilings and large windows ensure **natural light** and awe-inspiring views.



**4 Hospitals within 10 miles** of the campus with the ability to draw patients from MD, DC and VA.

**FLOOR 4:**  
3,500 SF

