

2800  
SHIRLINGTON



Shirlington Rd  
Arlington Mill Dr  
EXIT ONLY

Shirlington Rd



MONDAY  
PROPERTIES





## PRIME LOCATION

2800 Shirlington is directly off of I-395 and within close proximity to iconic destinations including the Pentagon, Amazon HQ2 and Virginia Tech's new Innovation campus. The Village at Shirlington, a 24-hour community with an eclectic mix of retail and restaurants, is at your doorstep.

Also conveniently located 10 minutes away from:

Rosslyn Ballston Corridor  
National Landing  
Inova Alexandria Hospital

Reagan National Airport  
National Landing  
Washington, DC



## CONVENIENT SERVICES

We offer convenient on-site amenities such as a full service deli and a fitness center with lockers, showers and towel service!

Property management and engineering staff is also located on site.



## AMPLE GARAGE & SURFACE PARKING



## RENOVATED LOBBY & ELEVATOR CORRIDORS





**Inova™**  
Alexandria Hospital

**VHC HEALTH™**

**Anderson Orthopaedic Clinic** SINCE 1941

**AMELIA HEART & VASCULAR CENTER**

**USA VEIN CLINICS™**



5 MILE RADIUS

**ACCESS TO TOP MEDICAL TALENT**



# IMMENSE 5-YEAR SPECIALTY GROWTH WITHIN AN UNDERSERVED RESIDENTIAL COMMUNITY

In a 3-mile radius surrounding the building:



**277,923**  
Total Population



**0.71%**  
2023-2028 Annual Growth Rate



**37.1**  
Median Age



**129,124**  
Total Households



**8,424**  
Total Businesses



**139,548**  
Total Employees



**273,358**  
Total Daytime Population



**\$110,418**  
Median Household Income

Physician Specialty	2023 Volume	2028 Volume	5-Year Growth	Doc Count	Docs per 100k	Benchmark	Delta	Current Gap*	5-Year Gap
Endocrinology	2,181	2,806	28.7%	8	2.3	3.4	-1.1	3.8	4.4
Psychiatry	148,941	179,526	20.5%	515	149.4	109.0	40.4	-139.4	-118.4
ENT	32,506	38,839	19.5%	4	1.2	3.7	-2.6	8.8	9.5
Cardiovascular	103,773	123,698	19.2%	38	11.0	12.6	-1.6	5.4	7.8
Orthopedics	42,503	49,717	17.0%	39	11.3	16.3	-5.0	17.3	20.5
Physical Therapy/Rehabilitation	272,643	318,291	16.7%	306	88.8	90.4	-1.6	5.6	23.0
Nephrology	4,880	5,673	16.3%	8	2.3	3.6	-1.2	4.3	5.0
Other Specialties	131,088	152,243	16.1%	268	77.7	97.1	-19.4	66.9	85.6
Rheumatology	208,325	239,438	14.9%	7	2.0	2.2	-0.1	0.4	0.9
Lab	437,018	498,234	14.0%	11	3.2	5.2	-2.0	6.8	7.8
Oncology	13,671	15,514	13.5%	9	2.6	6.9	-4.2	14.6	16.0
Neurology	17,483	19,775	13.1%	22	6.4	9.2	-2.9	9.9	11.7
Evaluation and Management	1,025,135	1,140,306	11.2%	907	263.1	310.7	-47.6	164.4	224.1
Gastroenterology	22,582	24,844	10.0%	19	5.5	6.6	-1.1	3.9	5.1
Radiology	293,566	321,945	9.7%	23	6.7	11.4	-4.8	16.5	18.7
Urology	9,091	9,910	9.0%	10	2.9	3.4	-0.5	1.6	2.3
General Surgery	6,024	6,492	7.8%	18	5.2	12.8	-7.6	26.3	28.8
Pulmonology	13,648	14,112	3.4%	12	3.5	4.1	-0.7	2.2	3.0
Obstetrics & Gynecology	17,193	15,873	-7.7%	69	20.0	20.8	-0.8	2.6	6.6

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

\*The "Current Gap Column" represents the number of providers needed to service patient volume



**IMPRESSIVE INTERIORS**



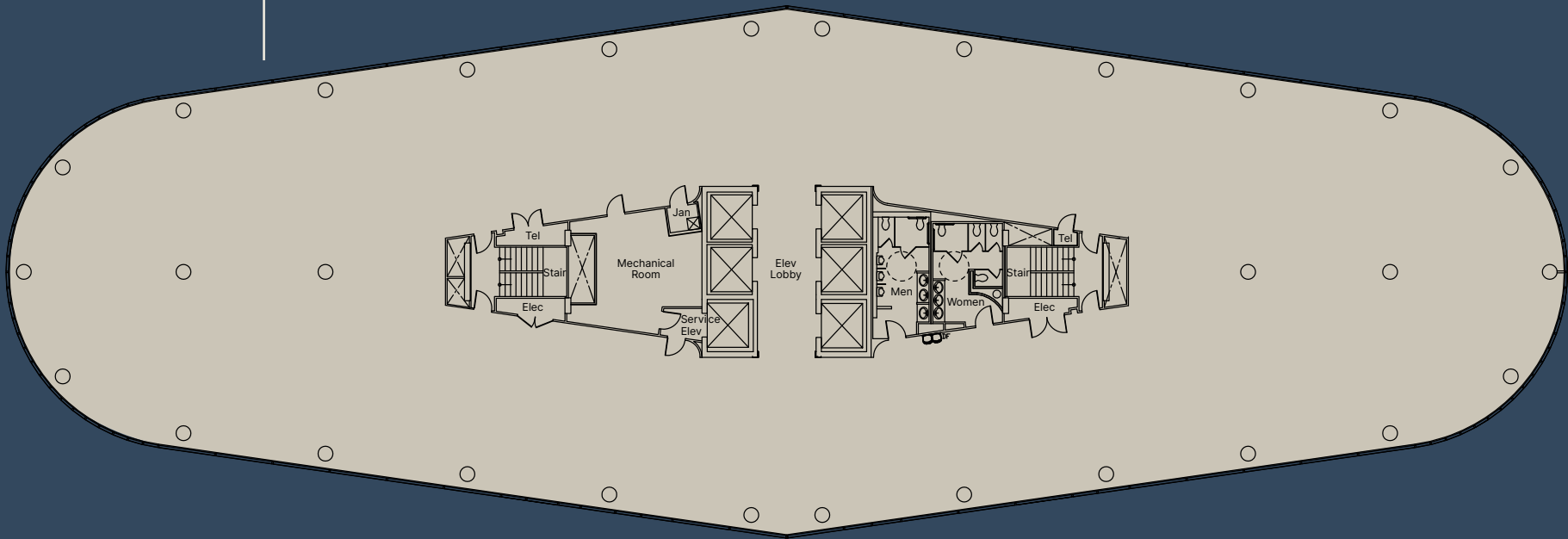


**SIGNAGE OPPORTUNITY FOR 25K SF+ TENANTS**



# 2ND FLOOR

Suite 200  
17,784 SF



VIEWS OF 395

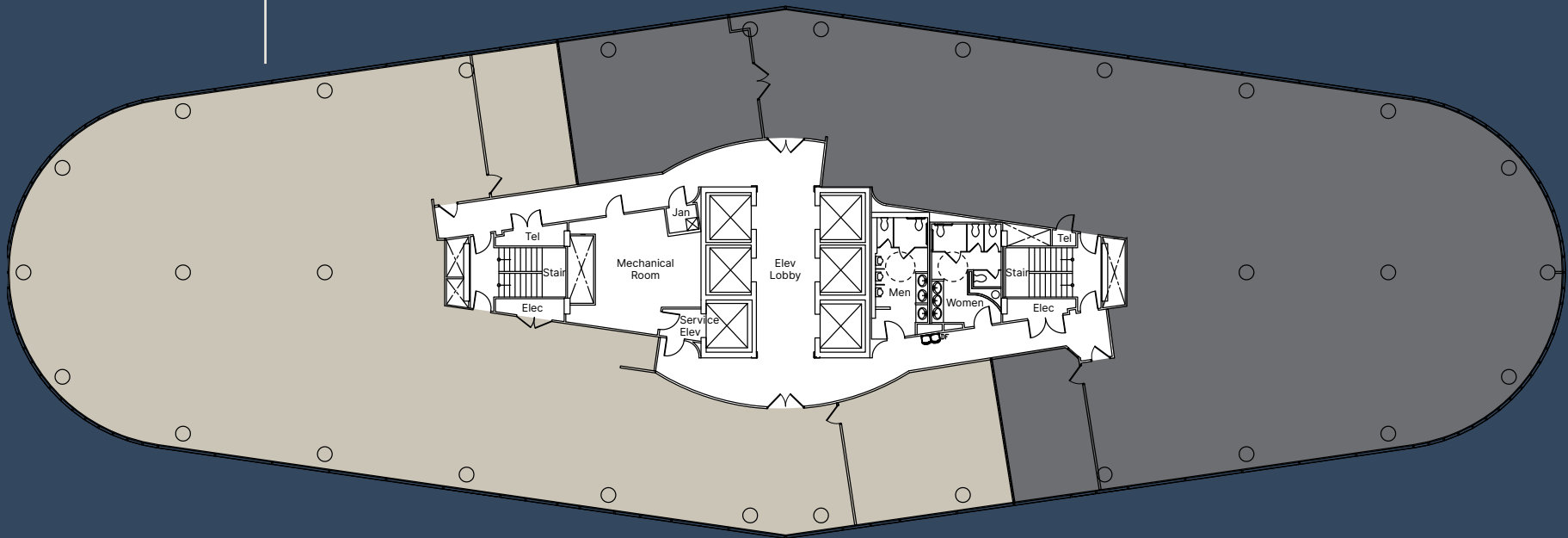


Andrew Thau  
Conn Curry  
703 485 8800



# 3RD FLOOR

Suite 350  
8,757 SF



VIEWS OF 395

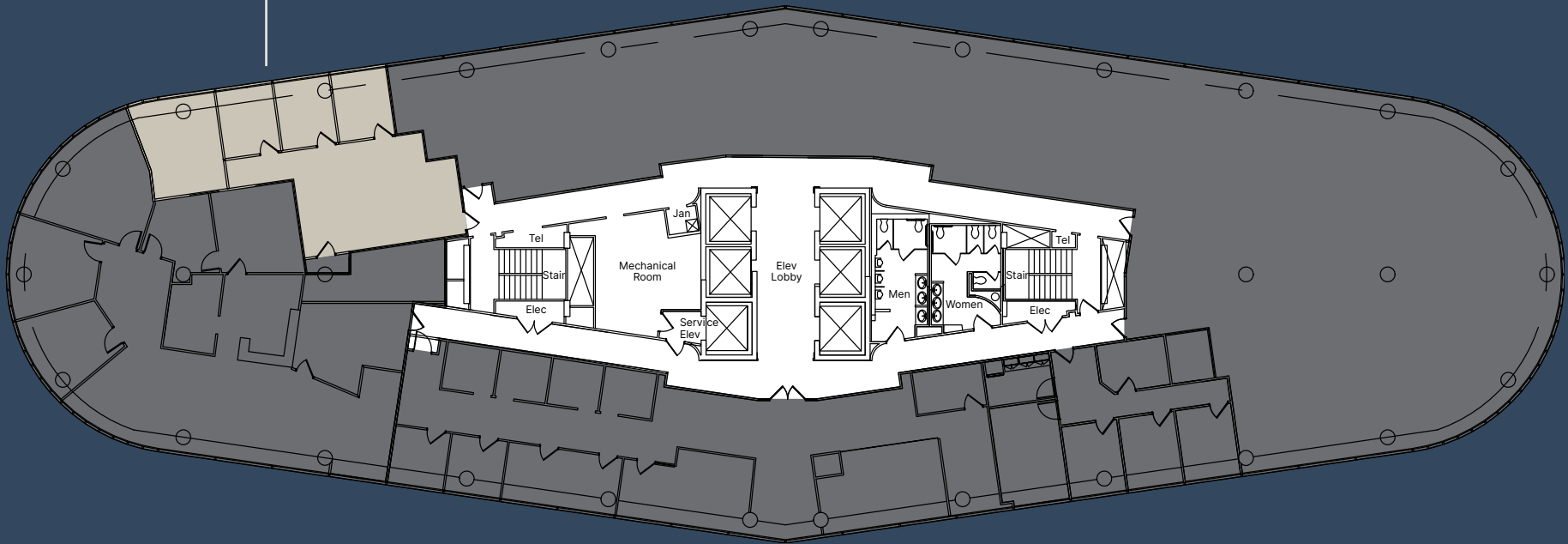


Andrew Thau  
Conn Curry  
703 485 8800



# 7TH FLOOR

Suite 712  
1,411 SF



VIEWS OF 395



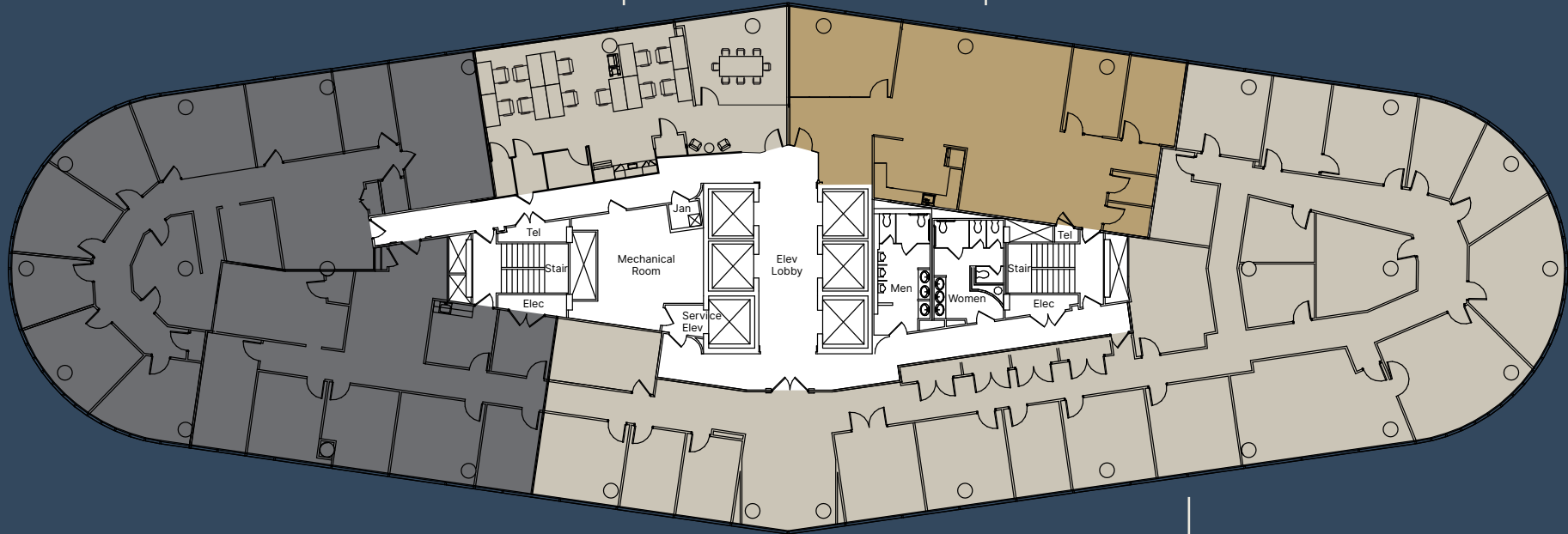
Andrew Thau  
Conn Curry  
703 485 8800



# 8TH FLOOR

**Suite 802A**  
1,546 SF

**Suite 804**  
2,334 SF



**Suite 800**  
8,153 SF

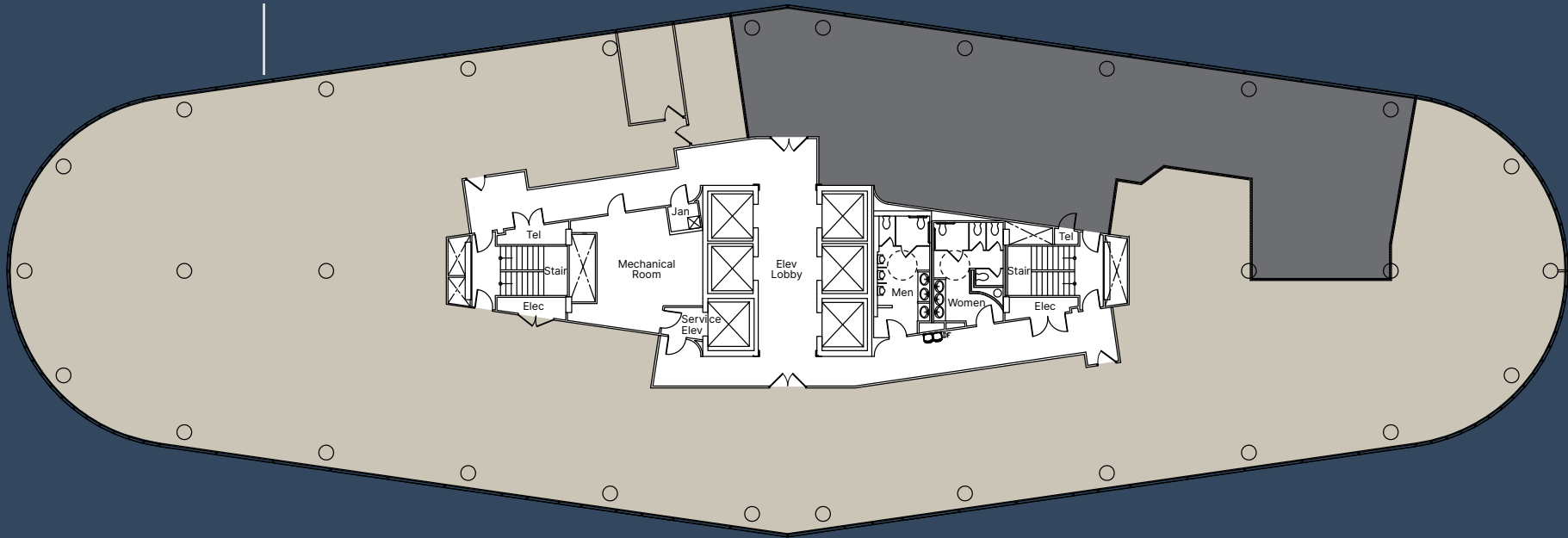


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# 10TH FLOOR

Suite 1001  
13,967 SF



VIEWS OF 395



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**SHIRLINGTON  
VILLAGE**

**FALLS CHURCH**

**ROSSLYN/  
BALLSTON**



**PENTAGON**

S ARLINGTON MILL DRIVE



**2 MIN.  
WALK  
TO SHIRLINGTON  
VILLAGE**

**NATIONAL LANDING  
AMAZON HQ2  
VIRGINIA TECH CAMPUS**

# **ACCESS IN EVERY DIRECTION**

No matter where you need to be,  
2800 Shirlington gives you access to  
your top destinations in the DMV area  
all within a 10-mile radius.

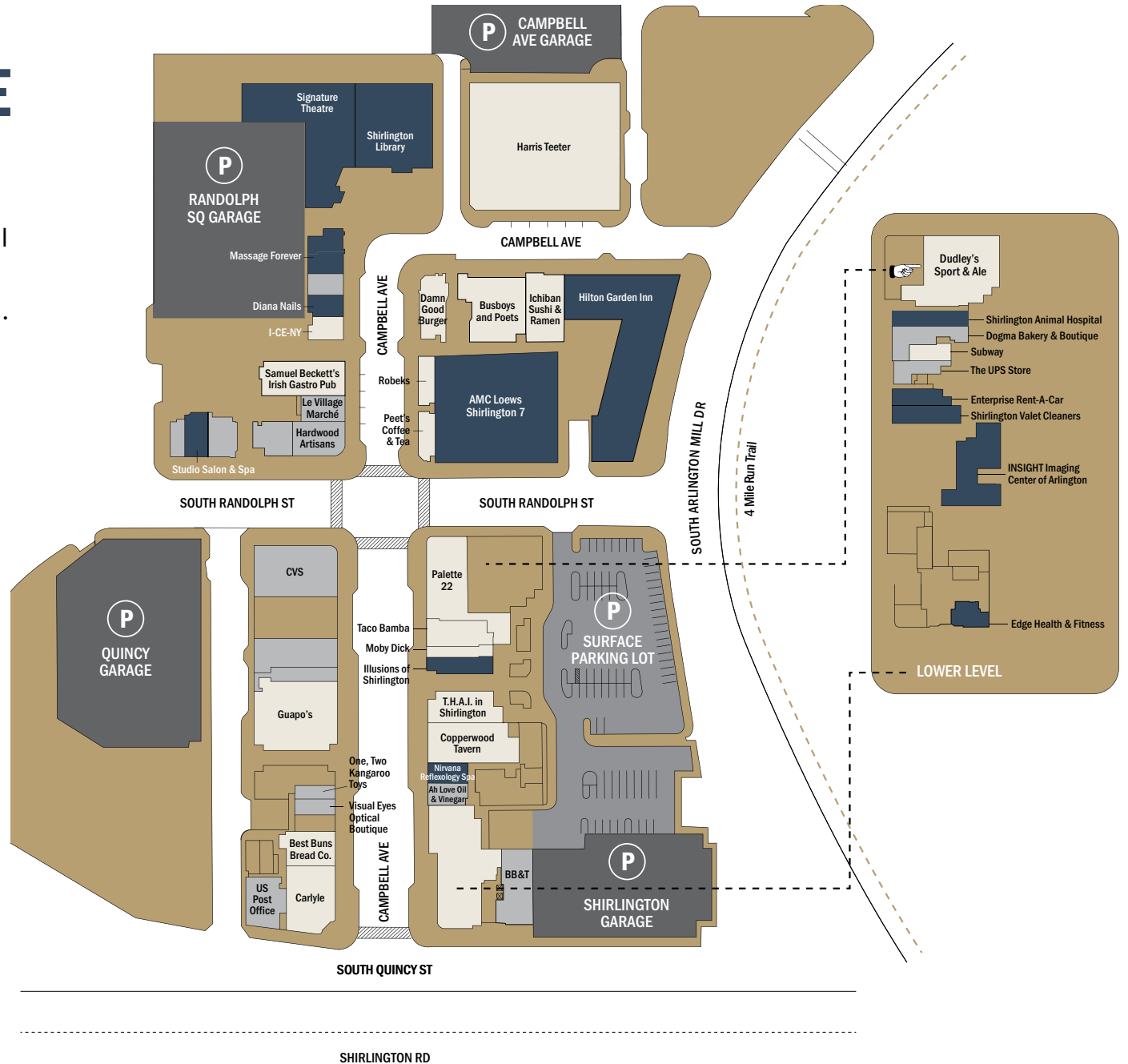


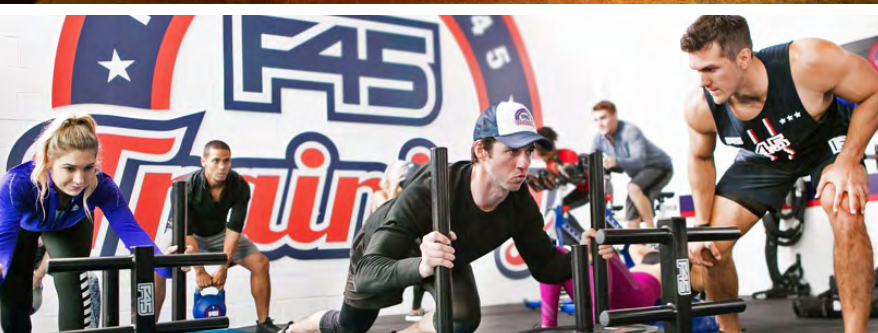
# WALKABLE AMENITY BASE

Get to know your neighbors. Enjoy a **2-minute walk** to The Village at Shirlington, a retail and restaurant hub offering convenience for building tenants.



**PALETTE 22**





# RETAIL MIX AT THE VILLAGE AT SHIRLINGTON

# BREATHE EASY

Monday Properties strives to provide tenants and guests with the highest level of excellence in site maintenance, water and energy efficiency, material selection, and indoor air quality. The wellness of our tenants drives us to make sure all of our properties conform with exceptional standards in environmental health and safety.

As part of the building sustainability effort, annual indoor air quality testing is performed by a trained industrial hygienist using Environmental Protection Agency (EPA) and National Institute for Occupational Safety and Health (NIOSH) sampling techniques. Testing includes Measurement of various indoor air parameters at pre-determined locations within the building and exterior ambient air to evaluate building ventilation adequacy and levels of common indoor air contaminants. These parameters included temperature, relative humidity, carbon dioxide, carbon monoxide, particulate matter 10, particulate matter 2.5, ozone, formaldehyde and total volatile organic compounds. Building standards also include the use of MERV 13 or better filters in the HVAC units servicing the tenant and common area spaces.



## ENSURING YOUR SAFETY AGAINST:

**PARTICULATES** | Copiers & Printers Outside Air

**CARBON DIOXIDE** | Poor Ventilation

**OFF-GASSING** | Office Machinery

**ALLERGENS** | Furniture, Upholstery, Air Ducts

**CARBON MONOXIDE** | Central Heating, Water Heaters

**CHEMICALS, SOLVENTS & RESINS** | Cleaning Products

**MOLD & MILDEW** | Kitchen, Bathroom, Carpet

**FORMALDEHYDE** | Wall Paint, Carpet, Copiers & Printers

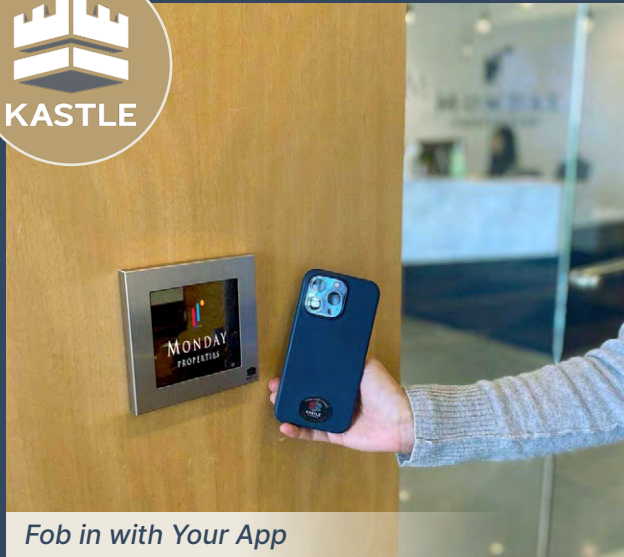
# A SEAMLESS TENANT-FOCUSED APPROACH

**Monday Properties offers a fully integrated tenant experience through Monday+, a custom portfolio-wide app.**

MONDAY 

Tenants can utilize the app as part of their daily routine, including booking a conference room, reserving an amenity space, finding local retailers, ordering lunch, signing up for a fitness class and getting information on events and exclusive deals.

Monday+ allows tenants to better connect with their community and provides convenience and efficiency to their workdays. One significant benefit of the platform is the integration with Kastle Systems, which enables users a touchless access experience from the garage to the office suite.



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 JLL