

The Wellness Center

AT WEST FALLS

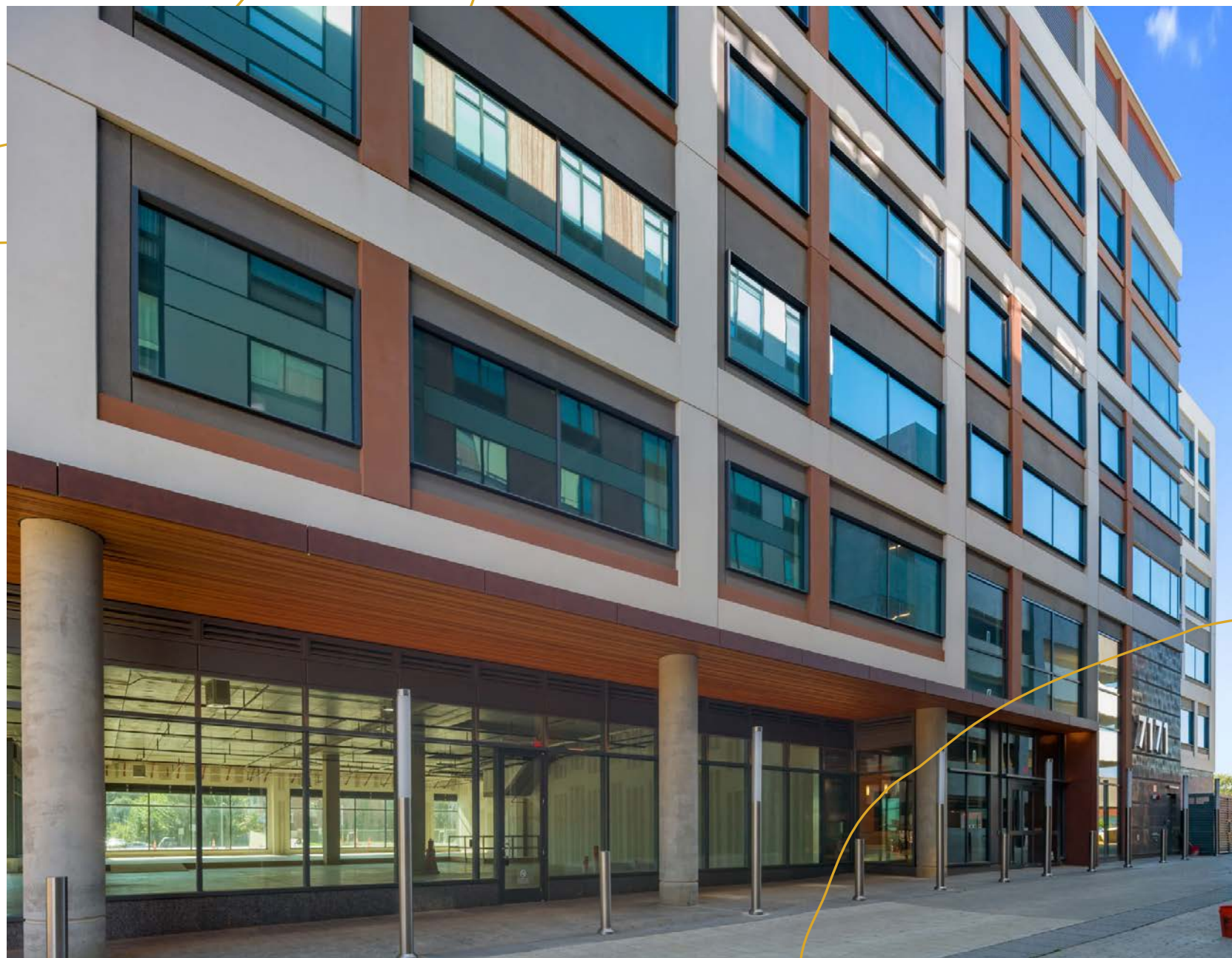


Trammell Crow Company

A new home for health and wellness

Presenting an exciting opportunity for healthcare systems and top-tier physician groups of all kinds: The Wellness Center at West Falls. A brand new medical office building amid the affluent Northern Virginia community of West Falls Church, the Wellness Center will serve the healthcare needs of local residents and the growing populations of Arlington, Tysons, and the entire national capital region.





A new home for health and wellness

Designed by Gensler and developed by Trammell Crow Company, this six-story, 124,000-square-foot medical office building offers an ideal location with excellent market demographics. The Wellness Center at West Falls will be known as a place of compassionate care, holistic wellness, and impassioned innovation in medical science.

An advantageous location

Strategically situated directly on Route 7, The Wellness Center at West Falls is in the western corner of Arlington County, adjacent to Fairfax County, and just 10 minutes from Tysons. It is easily reached via I-66, the Dulles Access Road, the Washington & Old Dominion Trail, and Metro's Orange Line.

Location Highlights

10 miles from downtown DC

10 minutes from Tysons, VA

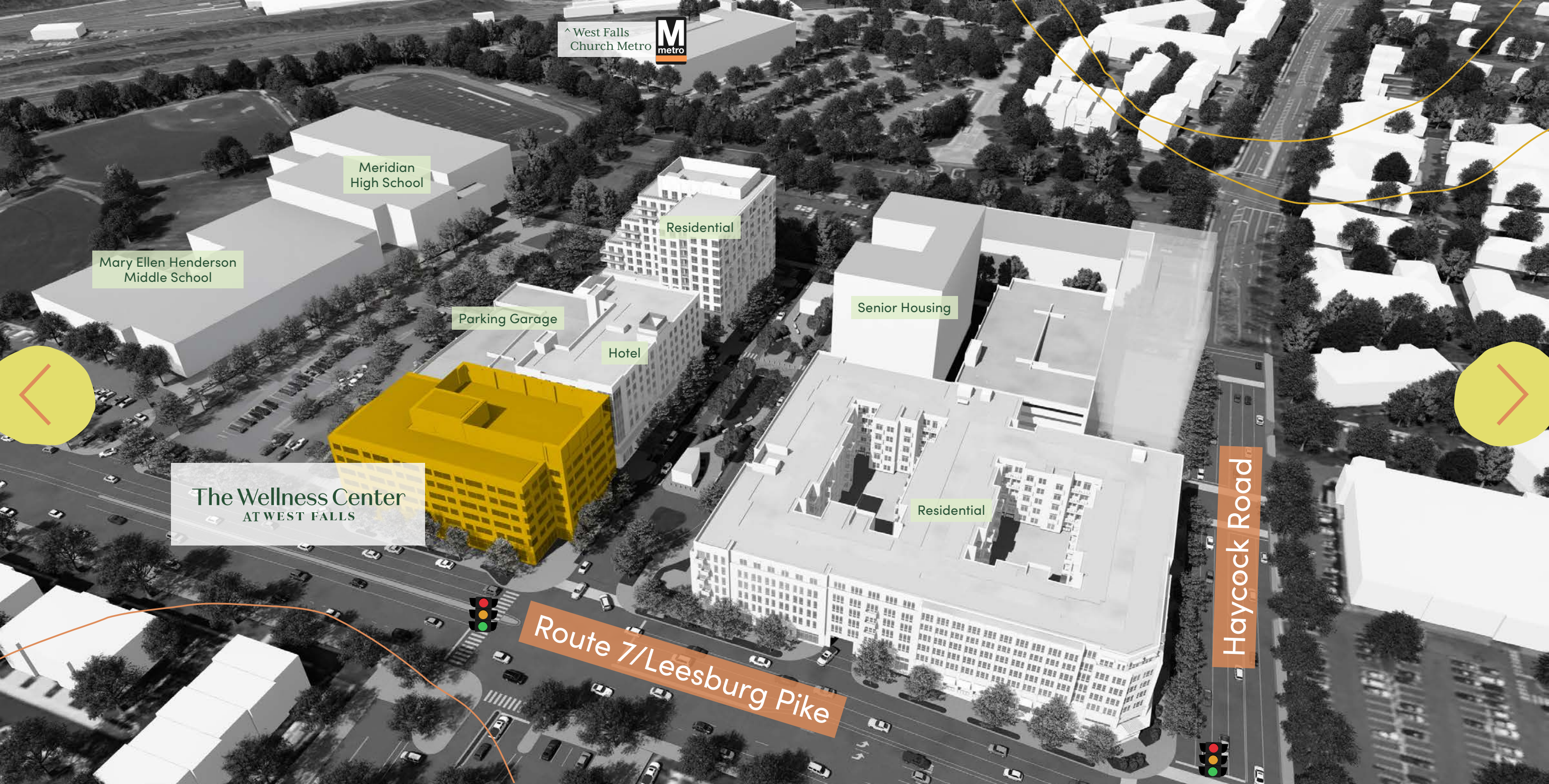
One half mile from West Falls Church Metro Station

On Route 7, with easy access from I-66

Signage opportunity

Parking garage adjacent (360 spaces)

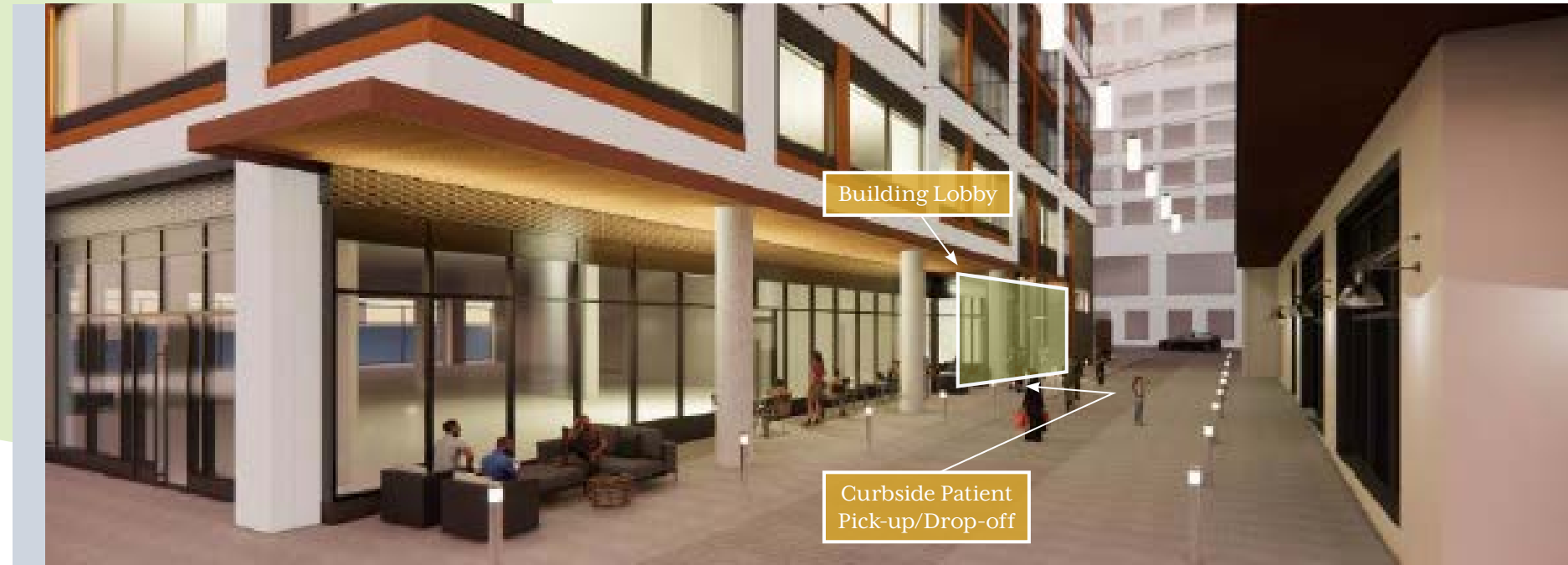




Building



Curbside Patient
Pick-up/Drop-off at
the building lobby

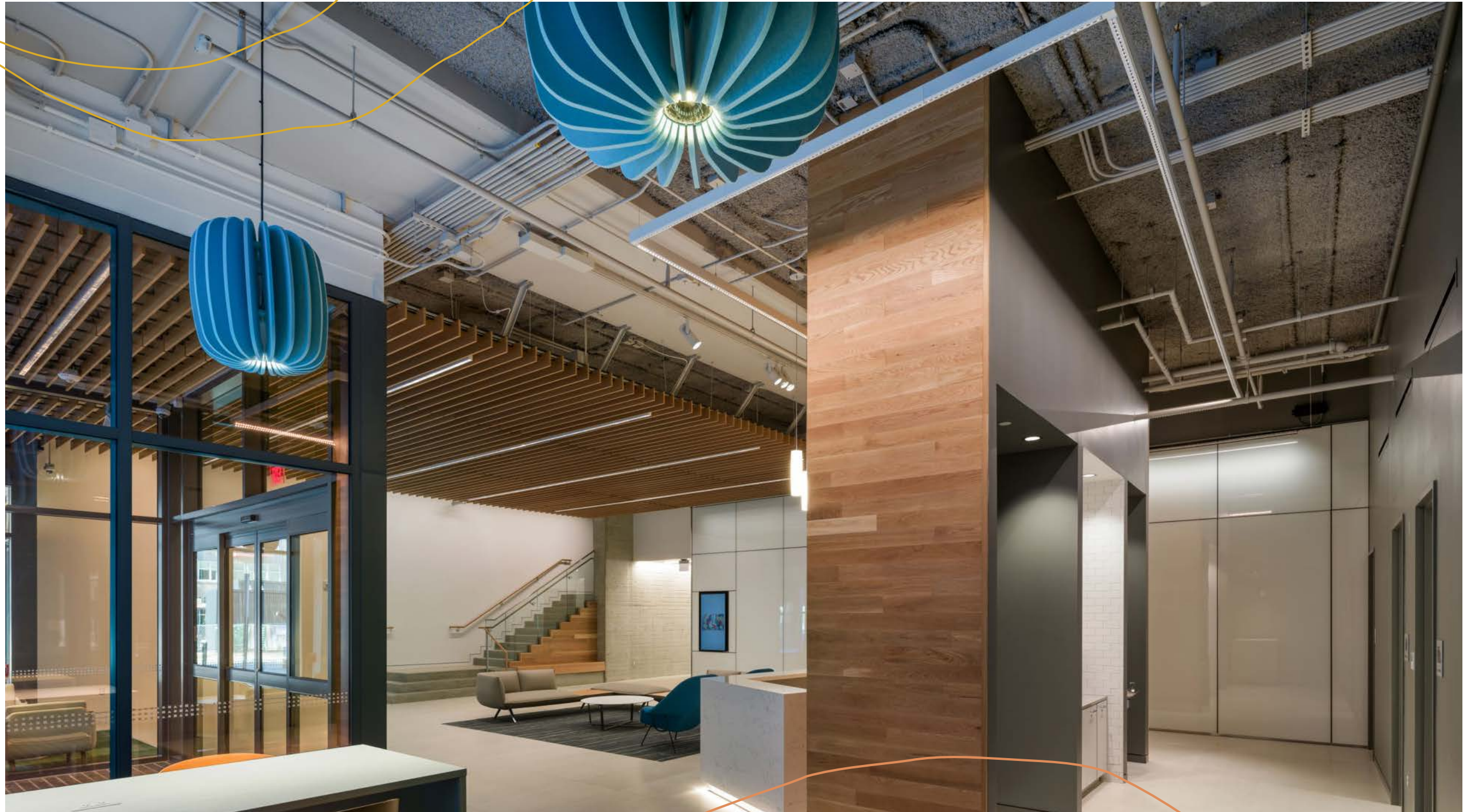


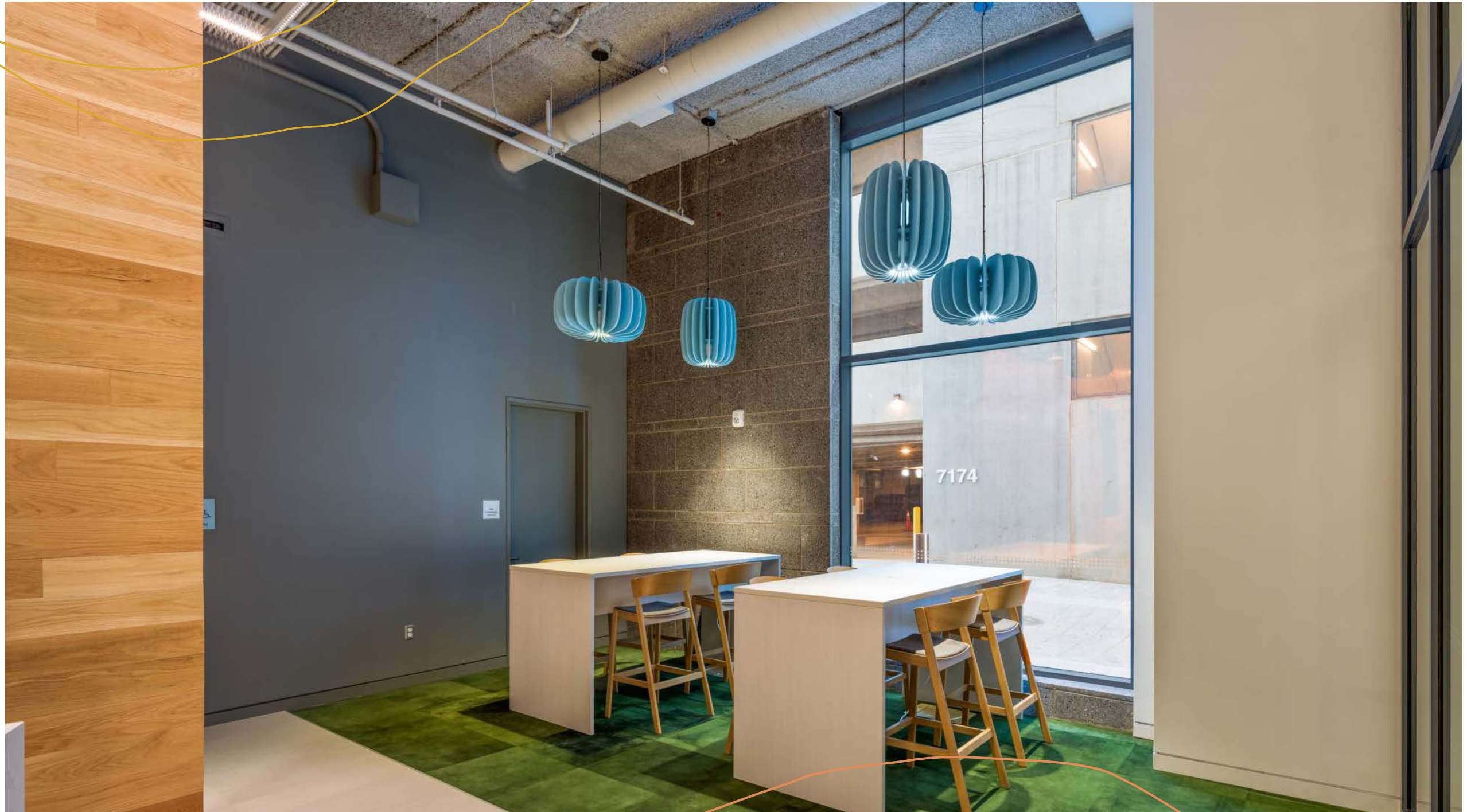
Pedestrian-friendly
street connecting the
Wellness Center to
the parking garage





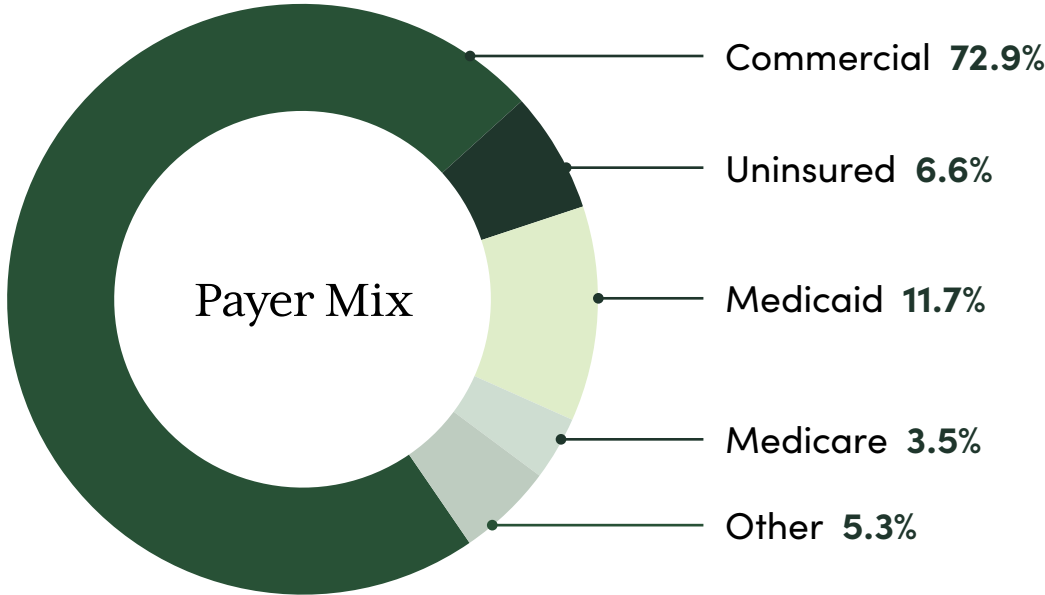
Virtual Tour





A vigorous service line market

Within a 5-mile radius of West Falls Church, all healthcare service lines have seen dynamic growth in recent years—with growth rates projected to rise significantly.



Service Line	2023 Volume	2028 Volume	5-Year Growth
Endocrinology	2,699	3,292	22.0%
Psychiatry	171,576	195,985	14.2%
Cardiovascular	149,117	168,370	12.9%
Physical Therapy/Rehabilitation	327,136	364,050	11.3%
Orthopedics	60,824	67,220	10.5%
Lab	566,730	625,193	10.3%
Other Specialties	187,324	205,642	9.8%
ENT	42,526	46,609	9.6%
Rheumatology	274,590	299,608	9.1%
Nephrology	6,772	7,360	8.7%
Evaluation and Management	1,318,978	1,403,207	6.4%
Radiology	382,733	403,485	5.4%
Oncology	19,529	20,563	5.3%
Neurology	22,129	23,207	4.9%
Urology	12,898	13,350	3.5%
Gastroenterology	31,032	32,016	3.2%
General Surgery	7,681	7,894	2.8%
Pulmonology	17,957	17,400	-3.1%
Obstetrics & Gynecology	16,341	15,495	-5.2%



A complete community

The Wellness Center at West Falls is a key component of the West Falls Church Economic Development Project, a 10-acre parcel in northwest Falls Church, Virginia, that was formerly the site of George Mason High School. The mixed-use project will include 1.4 million square feet of new development, comprising medical office space, retail (including a grocery store), senior housing, apartments, condominiums, a hotel, structured parking, and up to an acre of open space.



Community Highlights

\$179,794 average household income (10-mile radius)

1.4M SF mixed-use development

120,000 SF retail, including 40,000 SF grocery

527 residential units

225 senior housing units

150-room hotel

Ample parking on site



The Wellness Center



West Falls Neighborhood





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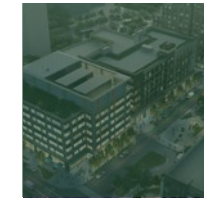


West Falls Neighborhood





The Wellness Center



West Falls Neighborhood





The Wellness Center



West Falls Neighborhood

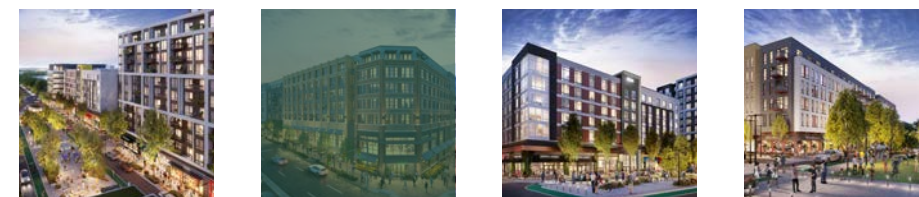




The Wellness Center



West Falls Neighborhood

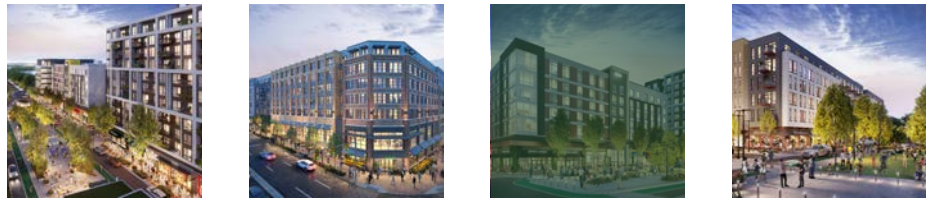




The Wellness Center



West Falls Neighborhood





The Wellness Center



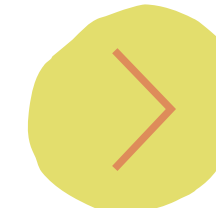
West Falls Neighborhood



Ground Floor

Typical Tenant Floor

Test Fit



Floor Plans

Ground Floor

Typical Tenant Floor

Test Fit

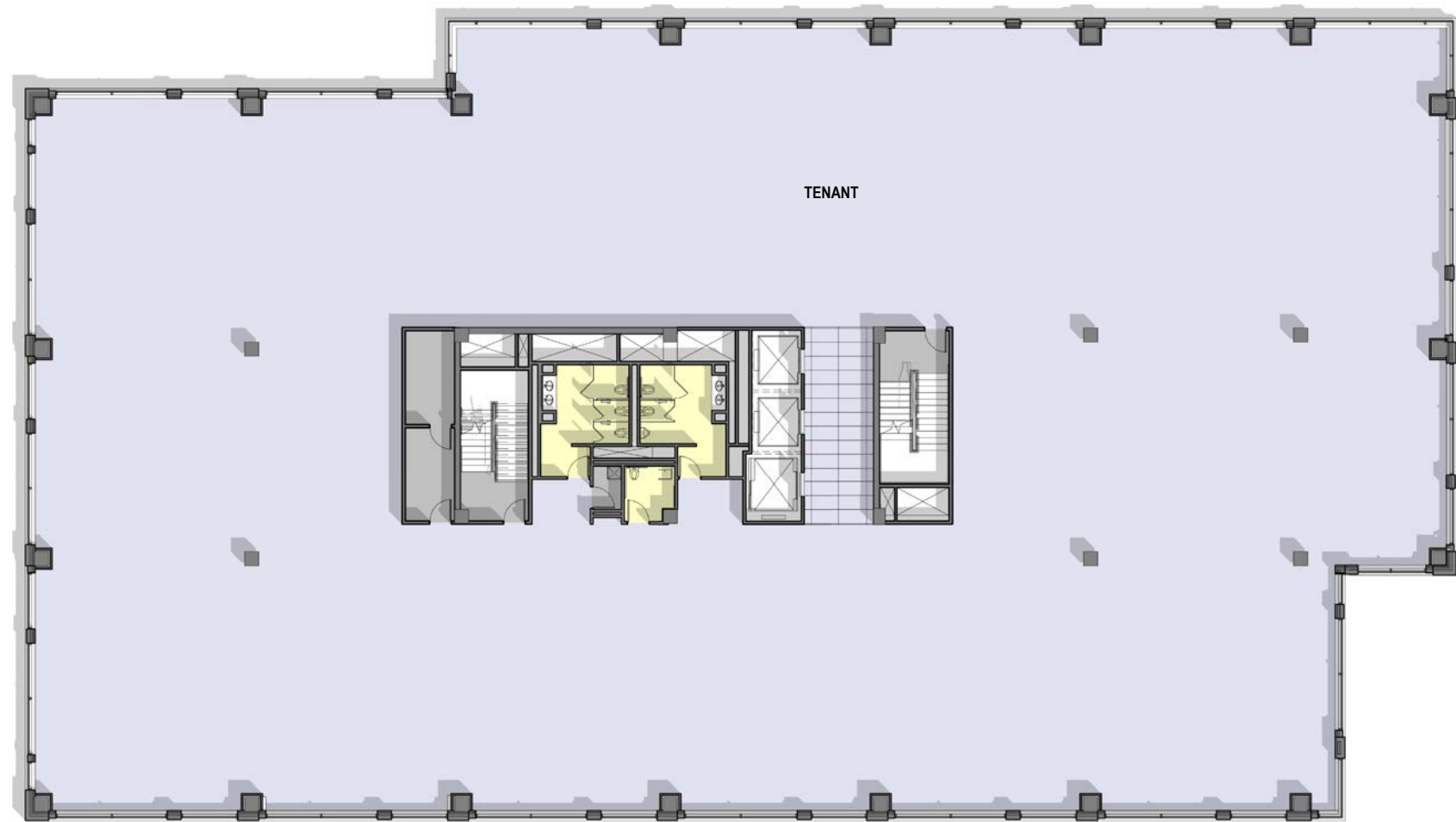


Floor Plans

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Typical Tenant Floor

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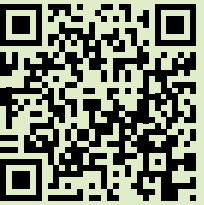


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Virtual Tour

Floor Plans

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Typical Tenant Floor

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Trammell Crow Company

Founded in 1948, Trammell Crow Company (TCC) is one of the nation's leading developers of and investors in commercial real estate. TCC has developed or acquired 2,800 buildings valued at nearly \$70 billion and totaling over 625 million square feet. As of March 31, 2021, TCC had projects in process worth \$15 billion and projects in its pipeline worth \$6.8 billion. It employs nearly 600 professionals in 23 major cities in the United States and Europe.

Trammell Crow Company's teams are dedicated to building value for their clients. TCC serves users of and investors in office, industrial, healthcare, multifamily residential (through its operating subsidiary High Street Residential), and mixed-use

projects. For those who occupy real estate, TCC can execute the development or acquisition of facilities tailored to meet the needs of its clients. For investors, the company specializes in joint venture speculative development, acquisition/redevelopment ventures, build-to-suit development, and providing incentive-based fee development services.

TCC is an independently operated subsidiary of CBRE Group, Inc. (NYSE:CBRE), a Fortune 500 and S&P 500 company headquartered in Dallas, and the world's largest commercial real estate services and investment firm (in terms of 2020 revenue).

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