



4825 MARK CENTER DRIVE

LEAVE YOUR MEDICAL MARK ON I-395

 Your Gateway to Advanced Care

P|R|P

Real Estate Investment
Management

AVAILABILITY



28,106 SF

28,106 SF

10,487 SF

LEASED

6,320 SF

LEASED

LEASED

LEASED

LEASED

LEASED

LEASED

LEASED

LEASED



Over **70,000 SF** available

SIGNAGE



EYE-CATCHING
SIGNAGE
OPPORTUNITY



90+ Million
views per year



Only large block option from Springfield to DC with
PROMINENT INTERSTATE SIGNAGE



ACCESSIBILITY

Easy access to



Free shuttle to
Pentagon City
Station

Time to (minutes)

3

INOVA

Existing and Future Campus

5

I-495 / I-95

10

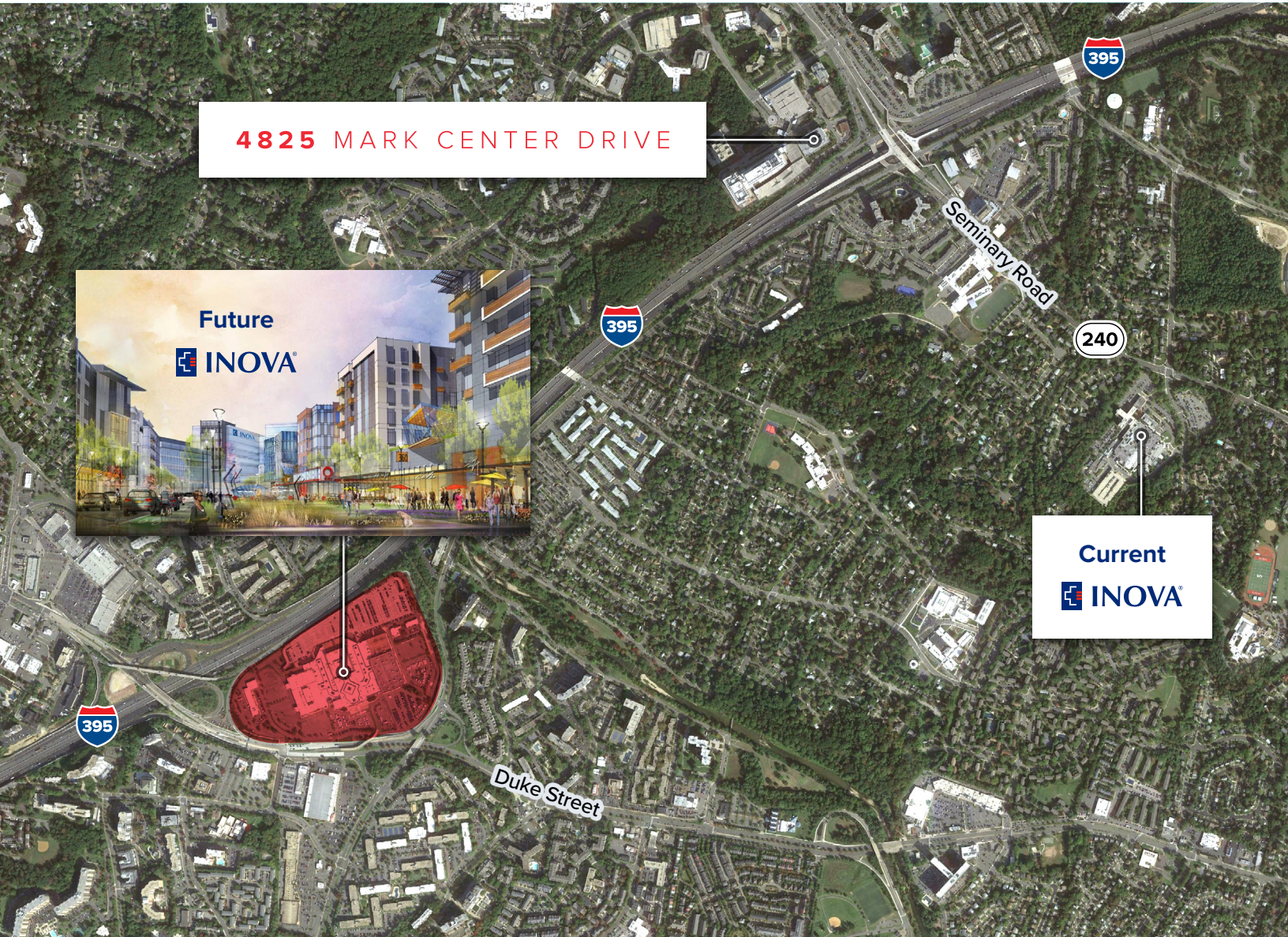
Pentagon

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Reagan National Airport

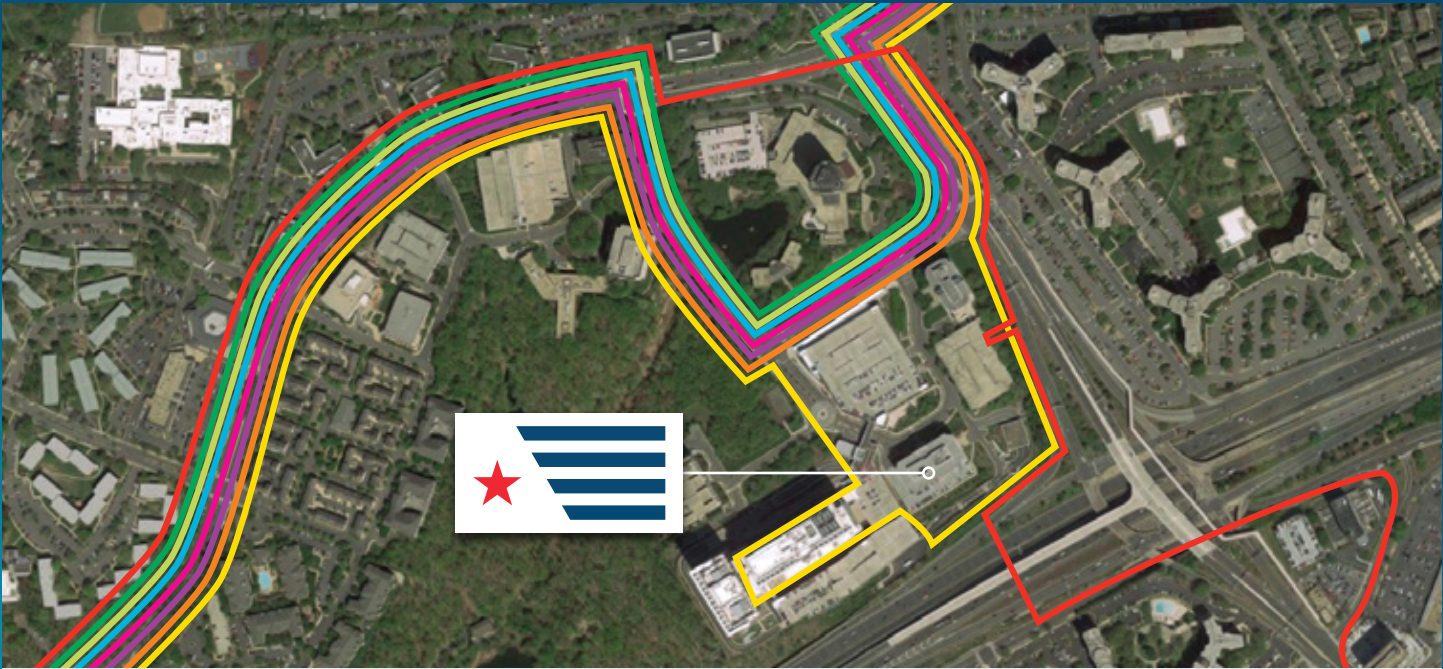
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Washington, DC



FIBER + DARK FIBER

Up to 30 MVA available allowing for data center use



Abundant fiber + dark fiber available

Regular fiber providers

- AiNet
- Atlantech Online
- Crown Castle
- LIT Networks
- Metropolitan Network Services
- Uniti Fiber

Dark fiber providers

- Zayo
- Fiber Light
- Century Link
- Summit



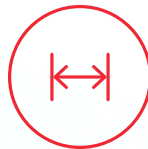
BUILDING SPECS



Typical Floor
28,106 SF



Ceiling Height
9' finished



Column Spacing
25'x40'



Core Factor
12%



New Lobby Renovations



Elevators
6



Parking
3/1,000 SF



HVAC
Two, 45-ton self-contained HVAC units per floor. One, 800-ton cooling tower with two cells and Variable Air Volume system with DDC controls

AMENITIES

- | | |
|--|--|
| Crossroads Place
Five Guys
Wingstop
Dairy Queen
Olive Garden
Chipotle
Starbucks
Dave's Hot Chicken
Long Horn Steakhouse | Van Dorn Plaza
Club Burger and Sandwiches
Van Dorn Diner
Hangry Joe's
Java Loco Coffee & Bubble Tea
Subway
Shah's Halal Food
Pho 95 |
| Plaza at Landmark
Subway
Quickway Hibachi
Pizzato Pizza
Linjee Thai Restaurant
Jollibee
America's Best Wings
Chipotle | Village at Shirlington
Astro Beer Hall
Busboys & Poets
Copperwood Tavern
Corso Italian
Our Mom Eugenia
Palette 22
Peet's Coffee
Stellina Pizzeria
Taco Bamba |
| Shoppes at Summit Centre
Potbelly
Dunkin'
Silver Diner
Sushi Jin | West End Village
Jersey Mike's
Mediterranean Bakery
City Kitchen
Taste of Asia
Domino's Pizza |



DEMOGRAPHICS

Within a 3-mile radius of 4825 Mark Center Drive

KEY FACTS

- 256,370
2025 Total Population
- 260,698
2030 Projected Population
- 0.3%
2026-2031 Population: Annual Growth Rate
- 37.4 years
Median age
- 108,074
Total Households
- \$117,685
Median Households Income
- 6,226
Total Businesses
- 64,741
Total Employees
- 201,721
Total Daytime Population

HEALTHCARE

- \$2.25 Billion
Total spend
- 142 (42% above national average)
Spending Potential Index
- \$8,835 per year
Per Person
- 90%+
of Alexandria residents have commercial insurance



Source: ESR

DOCTOR DEMAND ON YOUR DOORSTEP

Physician Specialty	Patient Volume			Providers			
	Current Volume	5-Year Projected Volume	5-Year Projected Growth	Clinician Count	Benchmark (per 100K)	Current Gap	5-Year Gap
Physical Therapy/Rehabilitation	188,524	213,286	12.9%	191	105.7	58.5	60.4
Primary Care	431,640	444,553	3.0%	140	79.3	47.4	48.8
Psychiatry	104,146	120,132	14.9%	26	22.5	27.1	27.5
Radiology	169,100	169,617	0.3%	4	11.3	22.6	22.8
General Surgery	3,845	3,821	-0.8%	6	9.8	17.1	17.2
Emergency Department	8,611	8,918	3.8%	26	17.9	16.4	16.7
Pediatrics	83,454	88,016	5.9%	52	28.2	14.7	15.2
Ophthalmology	53,906	57,414	6.6%	8	7.5	9.7	9.9
ENT	22,445	24,513	9.3%	1	4.1	8.6	8.7
Cardiovascular	61,695	66,778	8.3%	20	11.8	7.8	8.0
Orthopedics	19,324	20,599	6.5%	17	9.0	4.2	4.4
Nephrology	3,361	3,518	4.5%	5	3.5	3.4	3.4
Allergy	19,950	19,407	-3.0%	4	3.0	3.1	3.2
Endocrinology	1,539	1,900	23.1%	5	3.1	2.2	2.3
Women's Health	32,540	32,882	0.8%	53	23.3	2.1	2.5
Pulmonology	9,070	8,500	-6.3%	9	4.6	2.0	2.0
Podiatry	9,391	9,878	5.5%	13	6.2	1.6	1.7
Dermatology	28,922	29,524	2.0%	13	5.8	0.8	0.9
Oncology	19,324	20,599	6.5%	15	6.5	0.3	0.4
Neurology	12,645	13,123	3.8%	19	8.1	0.1	0.2
Gastroenterology	15,420	15,464	0.2%	15	6.0	-0.9	-0.8
Urology	5,990	5,875	-1.8%	9	3.1	-1.6	-1.6
Pathology	0	0	N/A	12	4.3	-1.8	-1.7
Plastic Surgery	5,755	5,992	3.7%	8	2.3	-2.5	-2.4
TOTALS:	1,500,597	1,574,889		670	383.2	240.3	383.2

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



INOVA CAMPUS HIGHLIGHTS

\$1B

Redevelopment

4M SF

Mixed-use project with
entertainment
venue + outdoor areas

2,000+

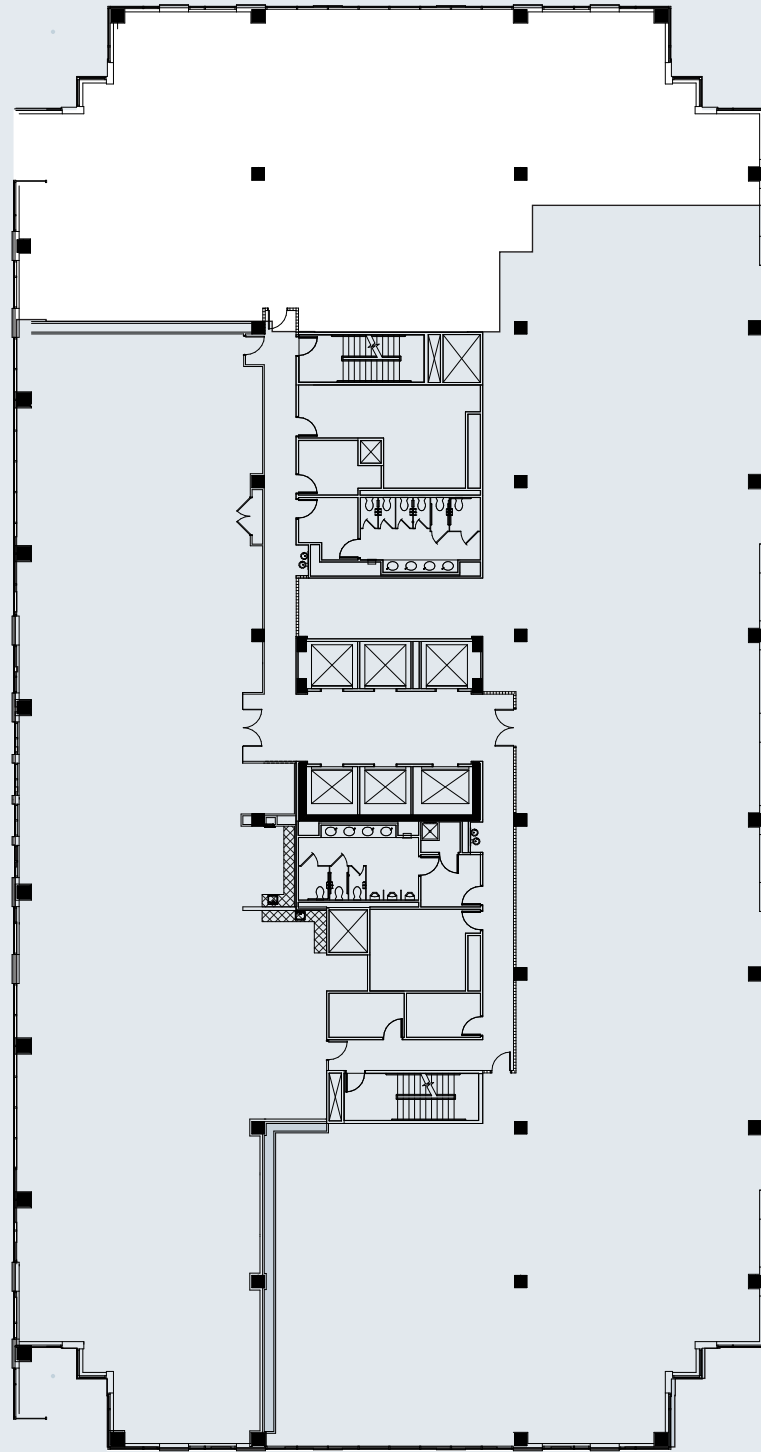
Healthcare
workers employed

1M SF | 7 BUILDINGS

Phase 1 will consist of a 675,000 square foot hospital to replace the existing facility. Additionally, a 130,000 square foot cancer facility and a 110,000 square foot outpatient facility will be built. There is also enough density to construct an additional 170,000 square feet.

↑ SEMINARY ROAD

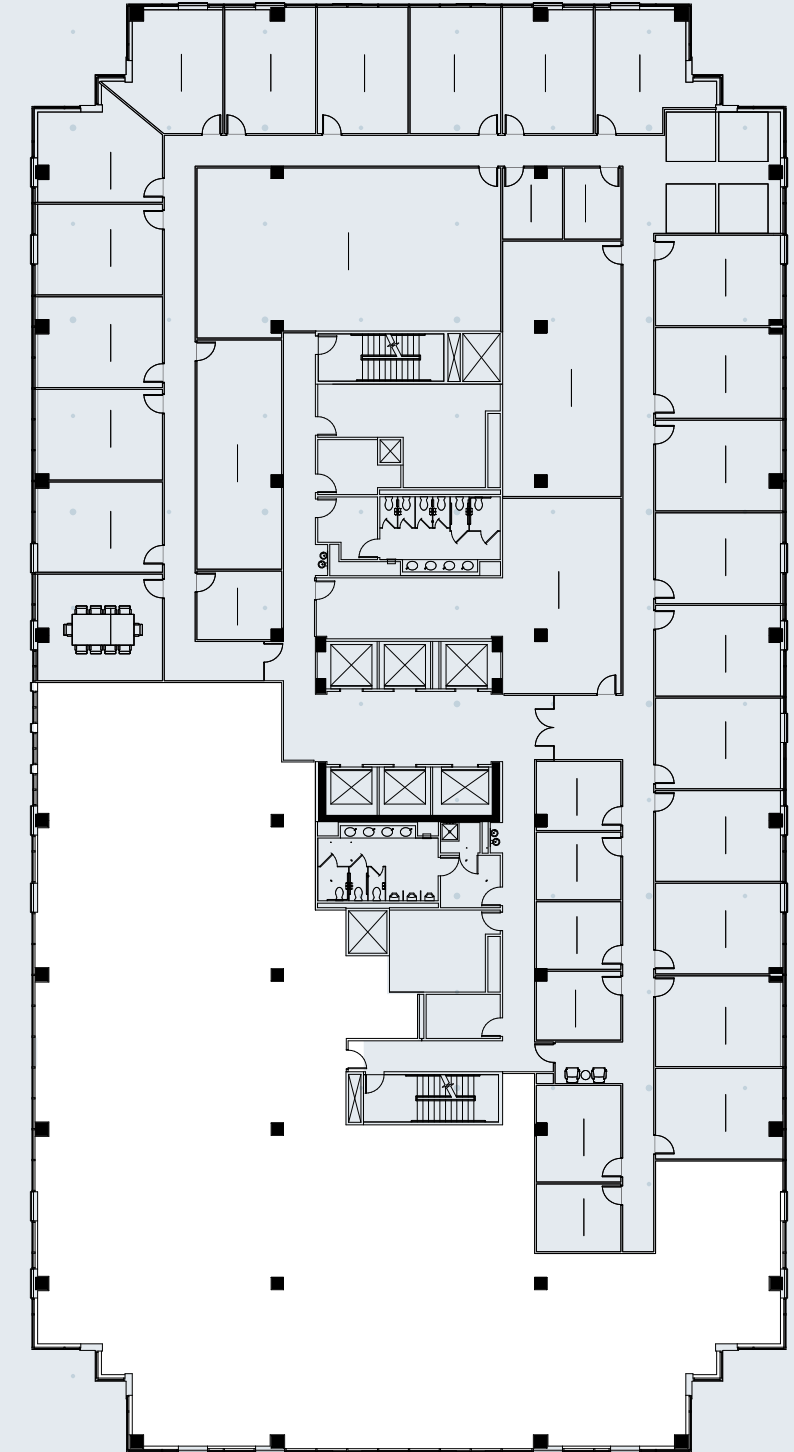
↑ MARK CENTER DRIVE



4TH FLOOR **6,320 SF**

↑ I-395

↑ MARK CENTER DRIVE



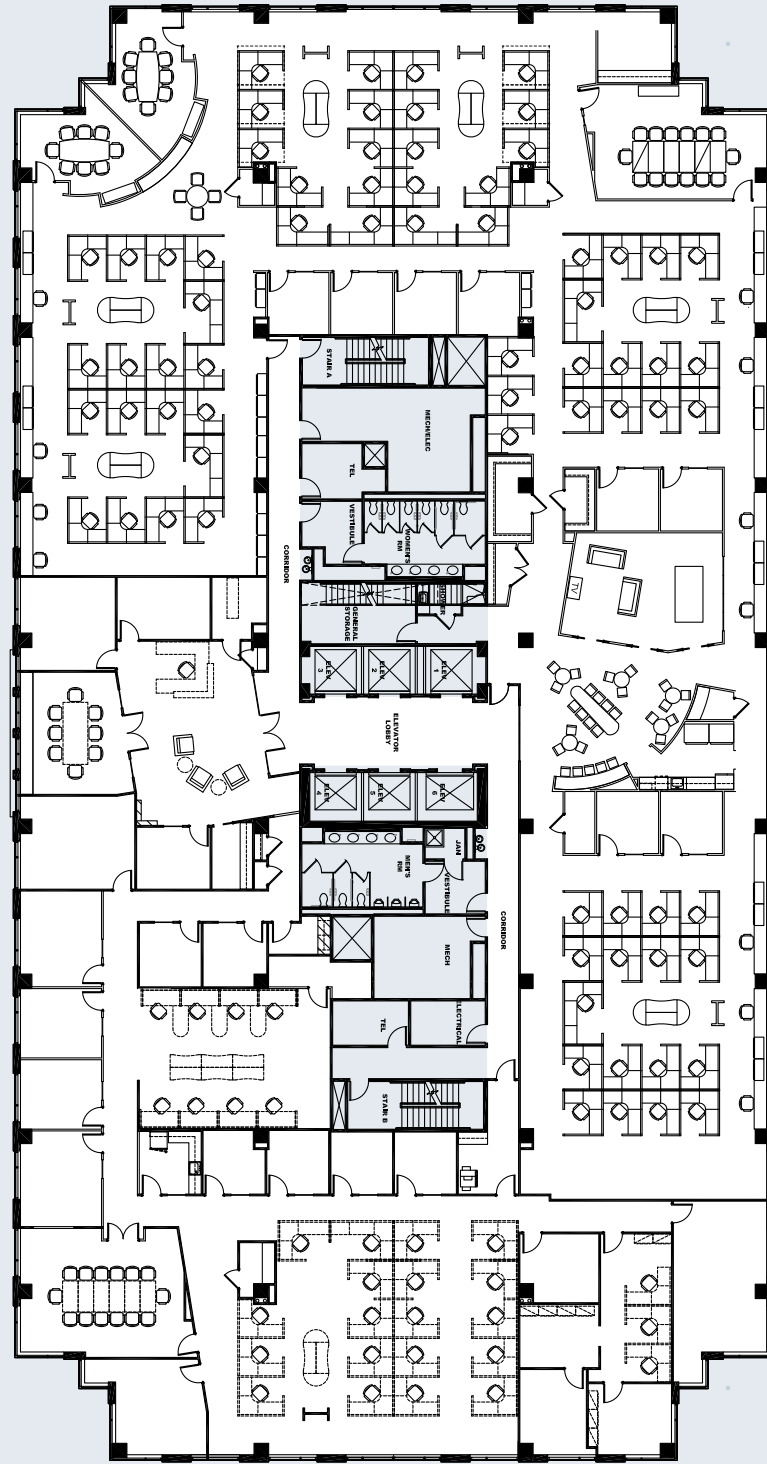
6TH FLOOR **10,487 SF**

↑ I-395

↑ SEMINARY ROAD

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↑ MARK CENTER DRIVE



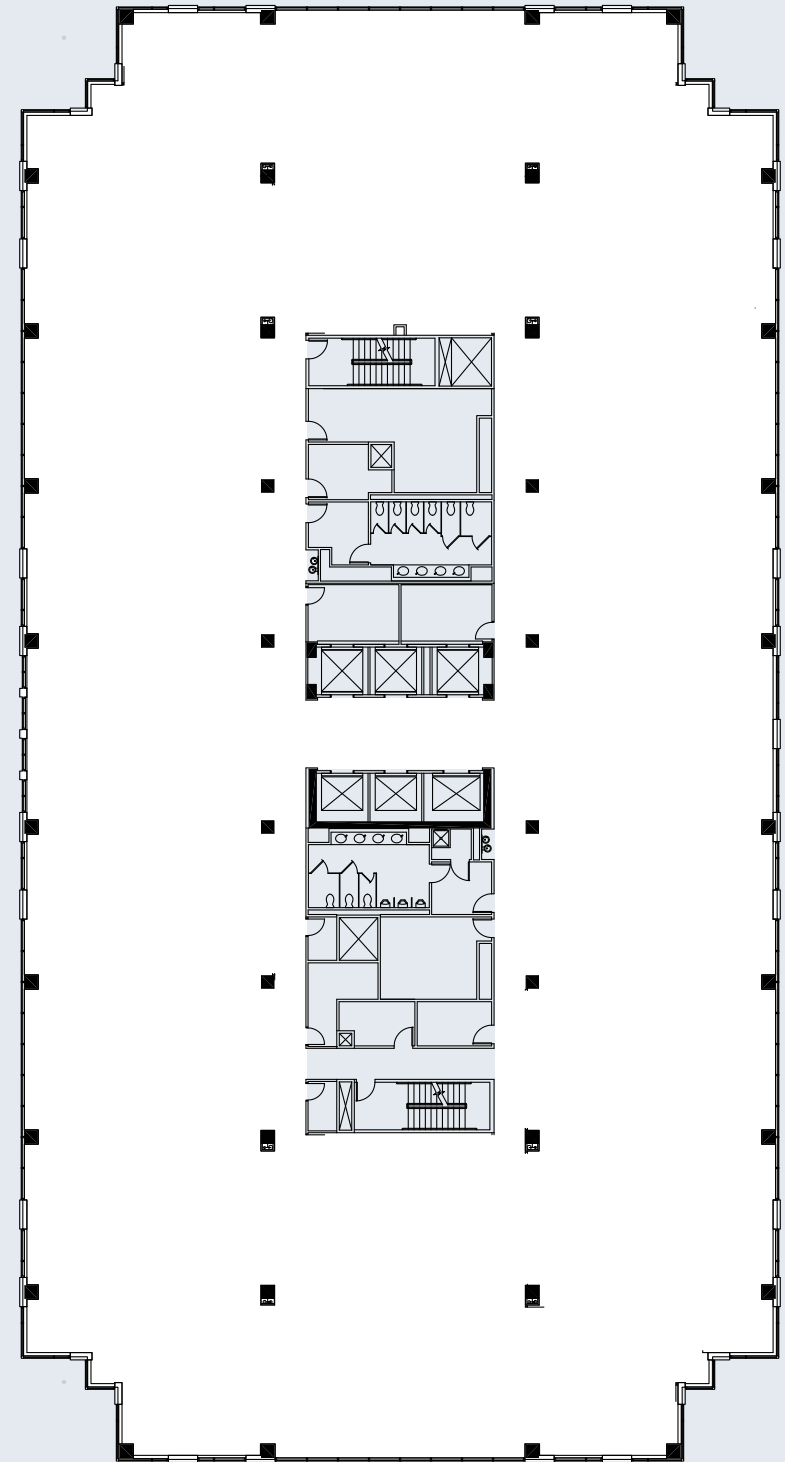
7TH FLOOR **28,106 SF**

↑ I-395

↑ MARK CENTER DRIVE

↑ SEMINARY ROAD

↑ I-395



8TH FLOOR **28,106 SF**



4825 MARK CENTER DRIVE

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PRP

Real Estate Investment
Management