

THE Sibley Memorial Hospital

M E D I C A L B U I L D I N G



5215 LOUGHBORO ROAD, NW · WASHINGTON, DC 20016

ESTIMATED DELIVERY

1ST QUARTER 2011



Gittleson Zuppas

Commercial Realty Inc.

Medical Real Estate Specialists

THE Sibley Memorial Hospital

MEDICAL BUILDING

5215 LOUGHBORO ROAD, NW · WASHINGTON, DC 20016

MEDICAL BUILDING HIGHLIGHTS

- **5-story, 140,000 square foot, Class A Medical Building**
- **Green Building**

Energy-efficient HVAC systems

Full cut-off light fixtures to minimize light pollution

Rain water harvesting will reuse storm water run off from roof and parking decks and irrigate indigenous landscaping

Cool roof technology on buildings and reflective concrete on exposed structured parking deck to mitigate heat in and around Building

Bus layover accommodations provided on site to facilitate the use of mass transit, with shuttle bus provided for patients to Metro

- **750-car parking garage for patients and staff with direct access to Building**
- **Very favorable tenant lease terms**



PROPOSED LOBBY INTERIOR

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PROJECTED EXPANDED CAMPUS





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BUILDING AMENITIES

- Easy access for patients, either directly from garage or at convenient drop-off location at front entrance of Building
- Fully ADA-compliant, with three high-speed elevators
- Three-suite surgery center
- Diagnostic radiology on-site: CT, Ultrasound, MRI, and X-ray
- Outpatient pharmacy
- Cafe` with heart-healthy meal options and direct access to beautifully landscaped outdoor seating area
- Conference rooms available to Building tenants free of charge
- Free parking for physicians in medical staff parking lot or garage
- Abundant surface and garage parking
- **Shuttle bus service available to patients and staff to and from Friendship Heights Metro Station, running 6 am - 6 pm M-F**

BENEFITS FOR YOUR PRACTICE

Convenience

- Reduce travel time between office and Hospital
- Easy access to clinical services and in-patients

Enhanced Patient Care

- Improve coordination of care for your patients with convenience to diagnostics, surgery and other clinical areas
- Easier access to colleagues for referrals and consultations

Expanded Referral Base

- Expand your opportunities for referrals through proximity to a comprehensive mix of specialties and the Hospital

Professional Atmosphere

- Enhanced image through association with Sibley Hospital
- Medical offices dedicated exclusively to the practice of medicine

Improved Practice Efficiency

- Increase your office efficiency through a custom-designed suite
- Secure access for electronic patient information
- Better utilization of time between office and Hospital



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LEASE TERMS

- **Lease Term: 10-15 years**
- **Rental Rate: \$40.00 per square foot, plus electric**
- **Annual Escalation: 3%**
- **Annual Operations and Real Estate Expenses/Pass-Throughs: Base Year shall be the year you occupy your new office**
- **Generous Build-out Allowance**

LEASE PROCESS

1. **Sign letter of intent**
2. **Begin designing your office with approved Building architect**
3. **Approve the office design for pricing**
4. **Sign the lease**
5. **Prepare and approve construction drawings**
6. **Build out your office**
7. **Move in and begin seeing your patients**





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RESERVE YOUR MEDICAL SUITE TODAY!

LEASING BY



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Contact David Gittleson or Nick Zuppas

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DEVELOPED BY



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