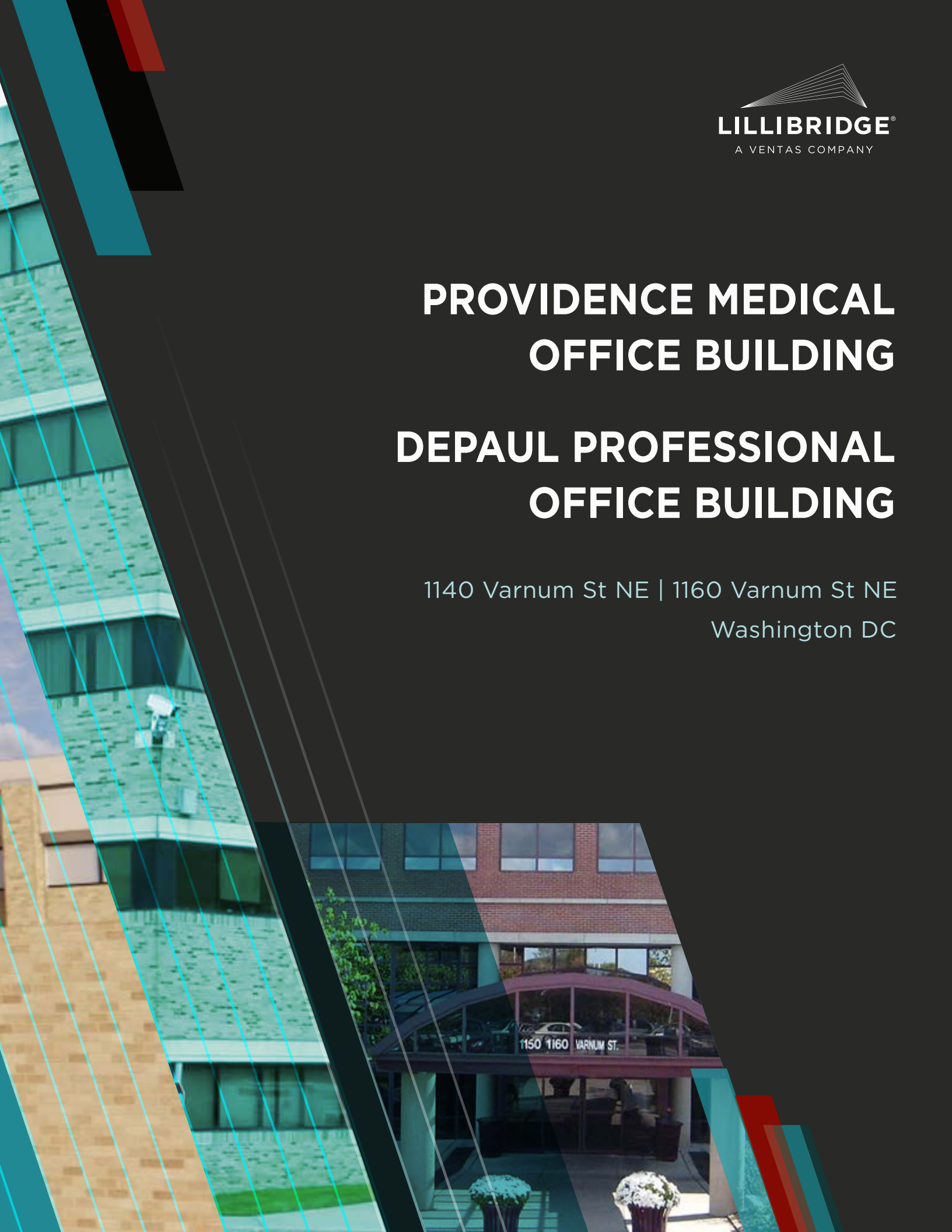


PROVIDENCE MEDICAL OFFICE BUILDING

DEPAUL PROFESSIONAL OFFICE BUILDING

1140 Varnum St NE | 1160 Varnum St NE
Washington DC



Creating Exceptional

Providence Medical Office Building (MOB) and DePaul Professional Office Building (POB) are located at 1140 and 1160 Varnum Street in Washington, D.C on the Providence Health Services campus.

Providence Health Services is known for their strong community outreach programs and wide variety of healthcare services including primary care and geriatrics, urgent care, imaging, and behavioral health treatments.

Along with immediate access to these services provided by Providence Health, Providence MOB and DePaul POB offer on-site management, an on-campus Metro bus stop, and ample free surface parking. Additionally, the Providence MOB and DePaul POB are conveniently located near major highways, making it easy for patients and staff to access the facility.

The on-site pharmacy, handicap accessibility, and laboratory services available contribute to an atmosphere of comfort and efficiency that make Providence MOB and DePaul POB exceptional places of care.



Providence Medical Office Building & DePaul Professional Office Building

Location Map



Aerial Map






Providence Medical Office Building & DePaul Professional Office Building

Washington DC

The Providence MOB and DePaul POB are located on the Providence Health Services campus in Washington, D.C, a prime location for healthcare services. The buildings are situated near highway 500, the RD subway line, and various commuter rail lines. The buildings are also served by an on-campus Metro bus stop and ample free surface parking, which provide a convenient and accessible environment for patients, staff, and visitors.



TRANSPORTATION

PUBLIC TRANSPORTATION/SUBWAY		
Brookland-CUA Transit Stop 	19 min walk	0.9 mi
COMMUTER RAIL		
Union Station Commuter Rail (Brunswick, Camden, Penn Lines) 	10 min drive	4.4 mi
Union Station Commuter Rail (Manassas, Fredericksburg Lines) 	10 min drive	4.4 mi
INTERSTATE		
Interstate 94	16 min drive	6.8 mi
AIRPORT		
Ronald Reagan Washington National Airport	20 min drive	9.7 mi
Baltimore-Washington International Airport	47 min drive	32.3 mi
Washington Dulles International Airport	65 min drive	33.5
DOWNTOWN		
MUSEUMS, LANDMARKS, RESTAURANTS, GARDENS & SHOPPING		
Downtown Washington DC (US Capitol, Smithsonian, Lincoln Memorial)	20 min drive	5.1 mi

DEMOGRAPHICS



POPULATION AND HOUSEHOLDS

POPULATION	1 Mile	5 Mile
2022 Total Population	27,024	837,884
2027 Total Population	27,872	868,369
Population Growth 2022-2027	3.14%	3.64%
Average Age	40.90	39.40
HOUSEHOLDS	1 Mile	5 Mile
2022 Total Households	10,528	354,287
2027 Total Households	10,873	368,546
Growth 2022-2027	3.28%	4.02%
Average Household Size	2.20	2.20
Median Home Value	490,870	604,778
Median Year Built	1953	1957

AVAILABLE SPACE

PROVIDENCE MEDICAL OFFICE BUILDING (MOB)
32,015 SF

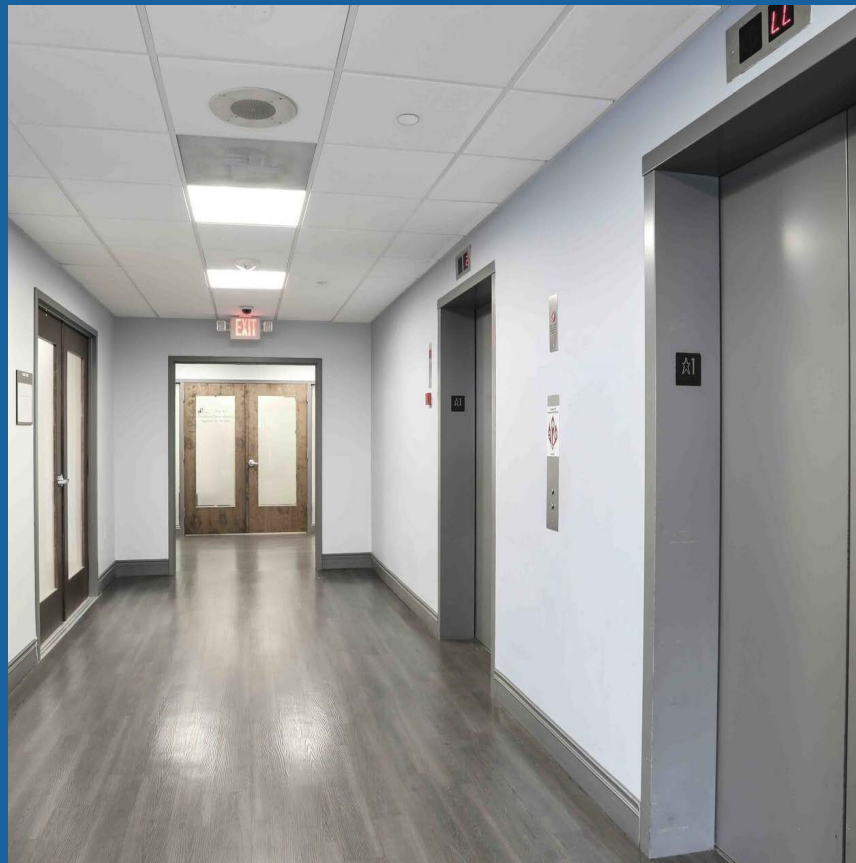
- 3 story MOB

DEPAUL PROFESSIONAL OFFICE BUILDING (POB)
69,565 SF

- 4 story MOB

Conveniently located on the Providence Health Services campus!

- Offers ample surface parking and attached 5-floor parking garage, with valet parking available
- On-site cafe and free on-campus ATM
- On-site pharmacy and laboratory services available
- Property holds a mix of healthcare specialties
- On-site property management and maintenance support for tenants
- Competitive lease package
- On-site property management
- Well-connected to highways and public transportation, with Metro bus stop on-campus
- Handicap accessible with elevators



For Leasing Information

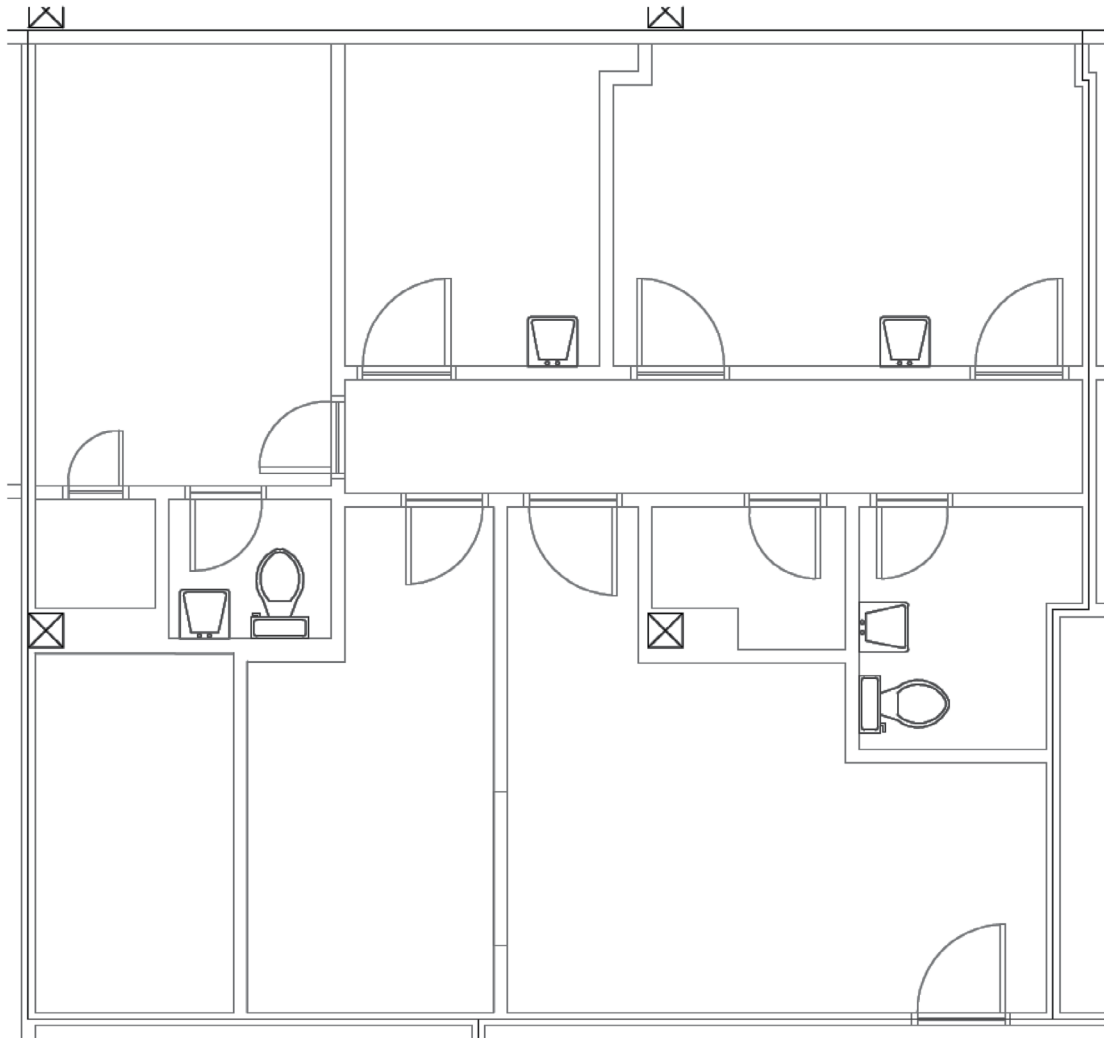
Contact Regional Leasing Director
Tyler Miller at (804) 836-4473
Tyler.Miller@Lillibridge.com

SUITE PLAN

Providence Medical Office Building

1140 Varnum St NE
Washington DC

SUITE 101
1,002 SF



For Leasing Information

Contact Regional Leasing Director
Tyler Miller at (804) 836-4473
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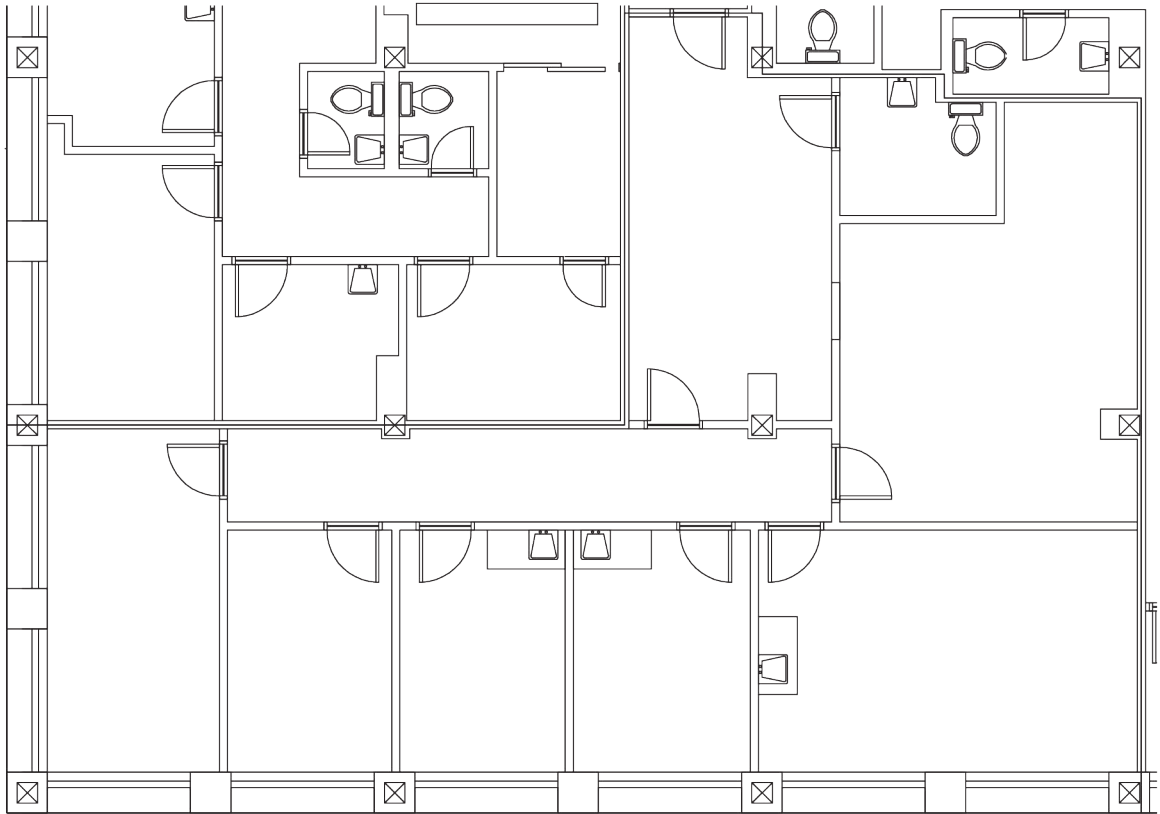
SUITE PLAN

Providence Medical Office Building

1140 Varnum St NE
Washington DC

SUITE 208B

1,614 SF



For Leasing Information

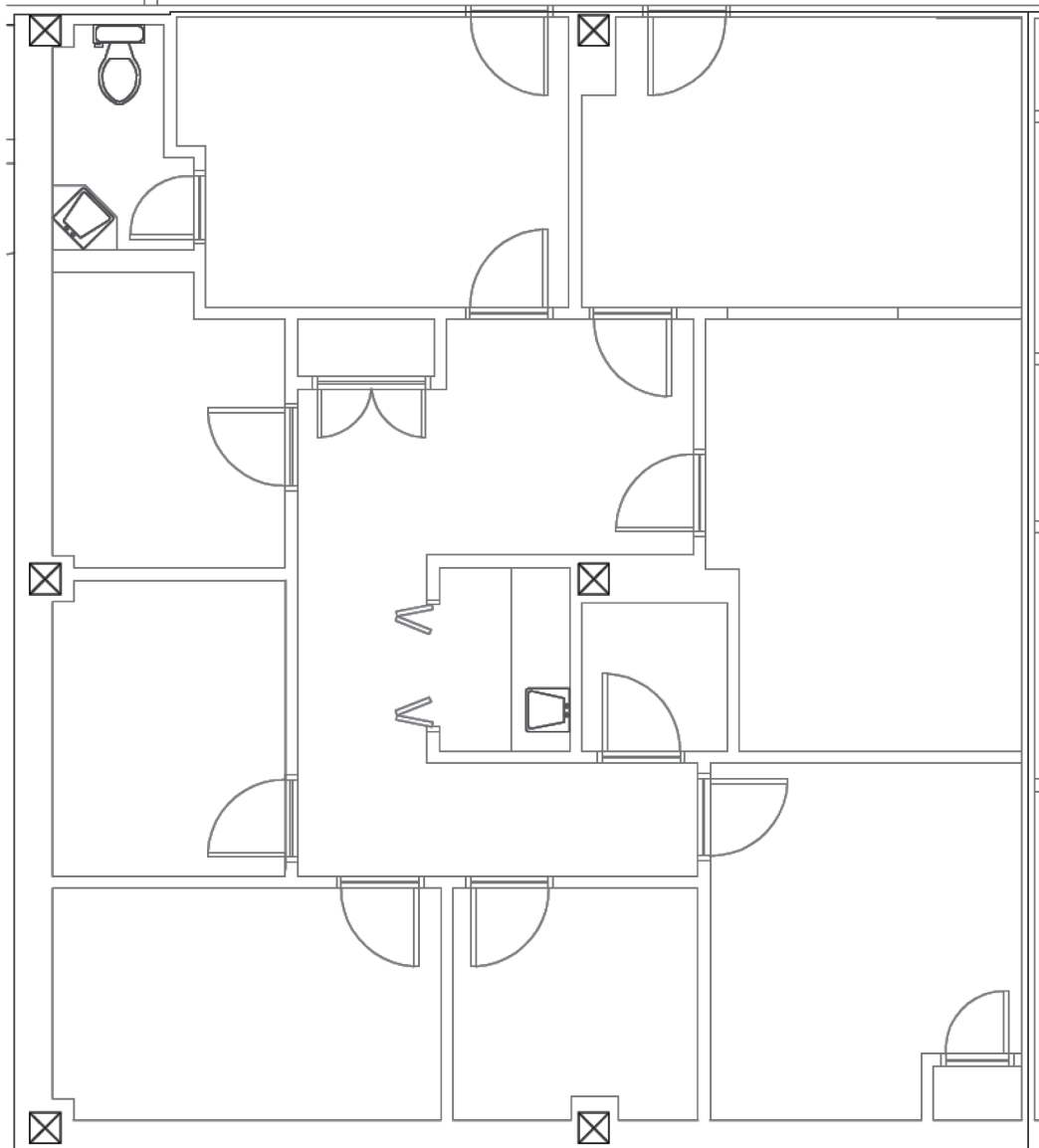
Contact Regional Leasing Director
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SUITE PLAN

Providence Medical Office Building

1140 Varnum St NE
Washington DC

SUITE 30
1,370 SF



For Leasing Information

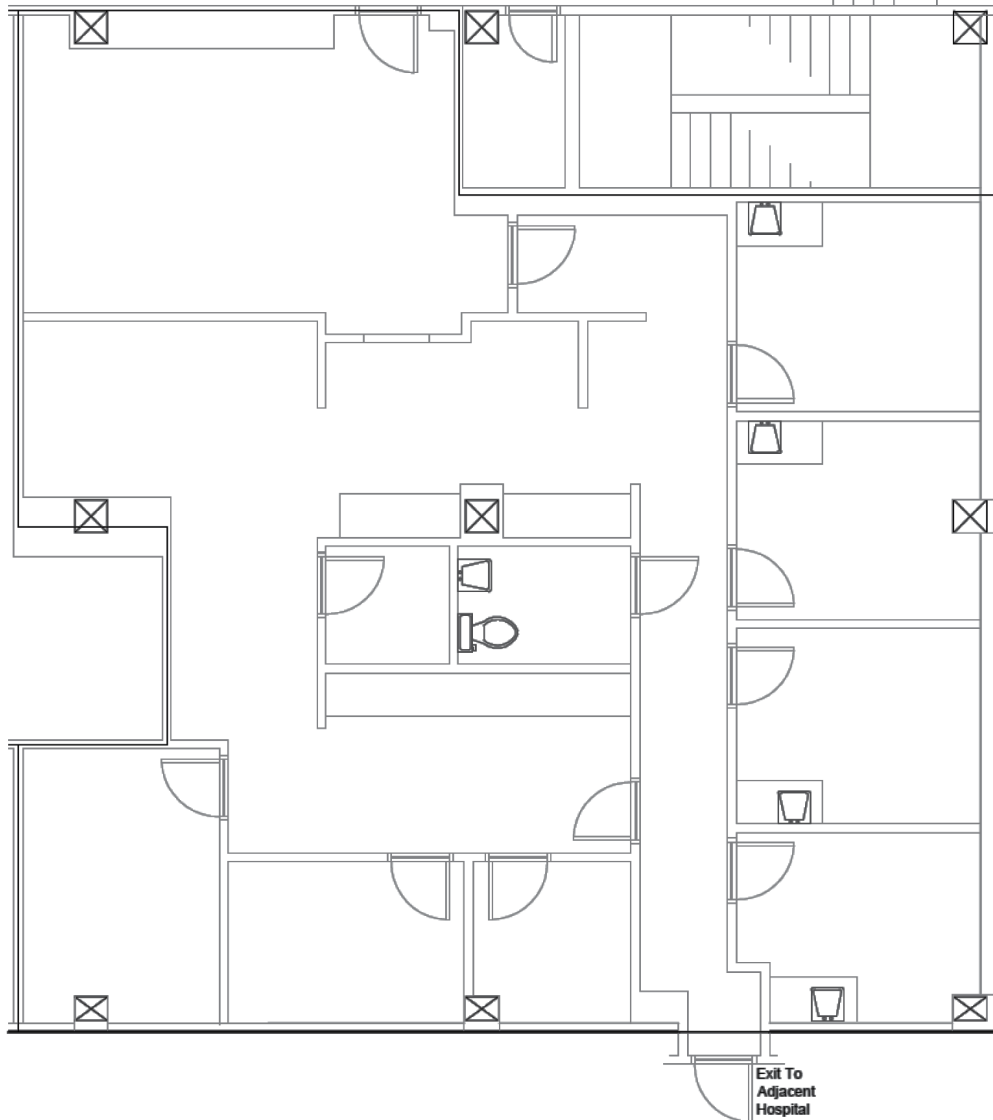
Contact Regional Leasing Director
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SUITE PLAN

DePaul Professional Office Building

1160 Varnum St NE
Washington DC

SUITE 21
2,164 SF



For Leasing Information

Contact Regional Leasing Director
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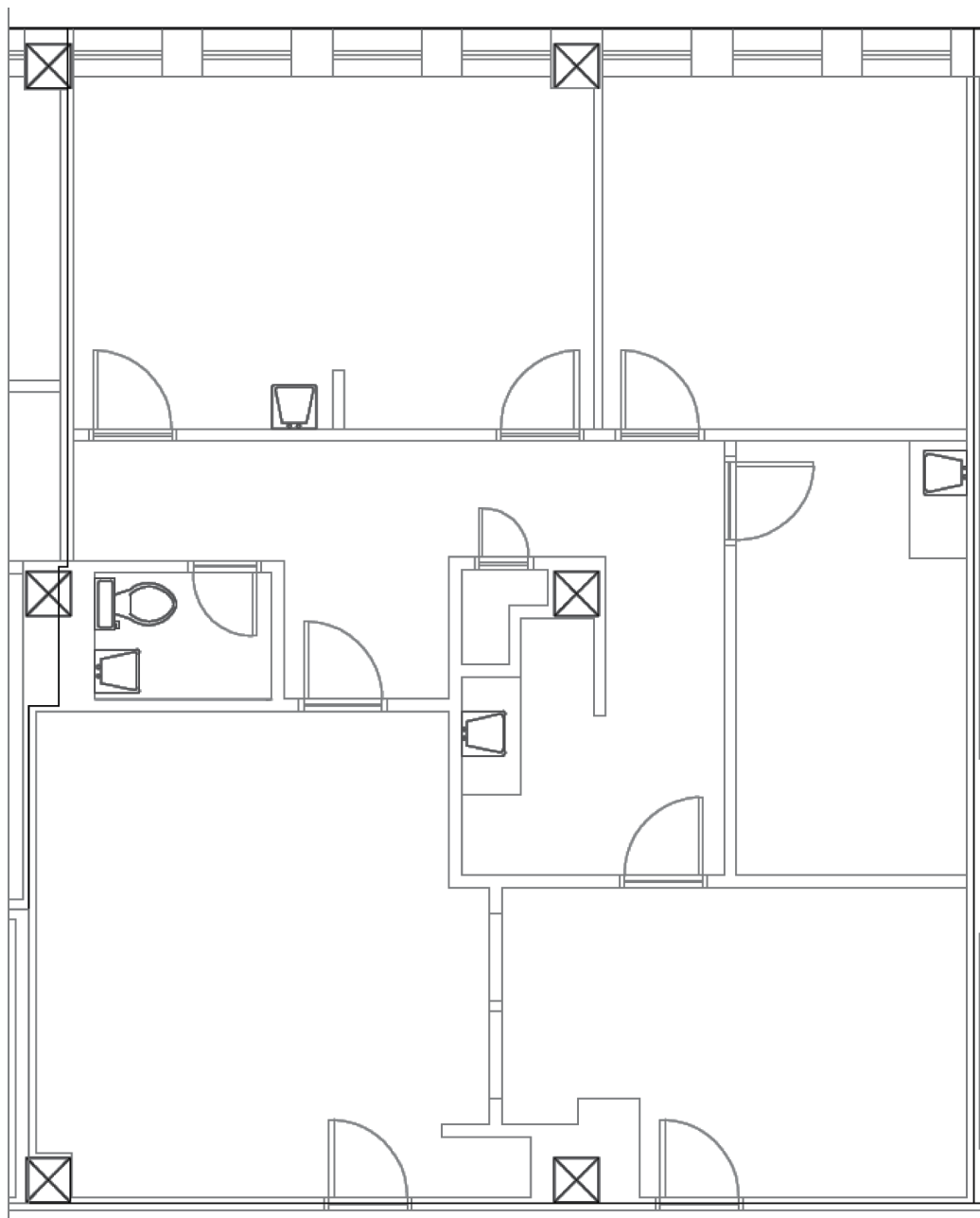
SUITE PLAN

DePaul Professional Office Building

1160 Varnum St NE
Washington DC

SUITE 302

1,285 SF



For Leasing Information

Contact Regional Leasing Director
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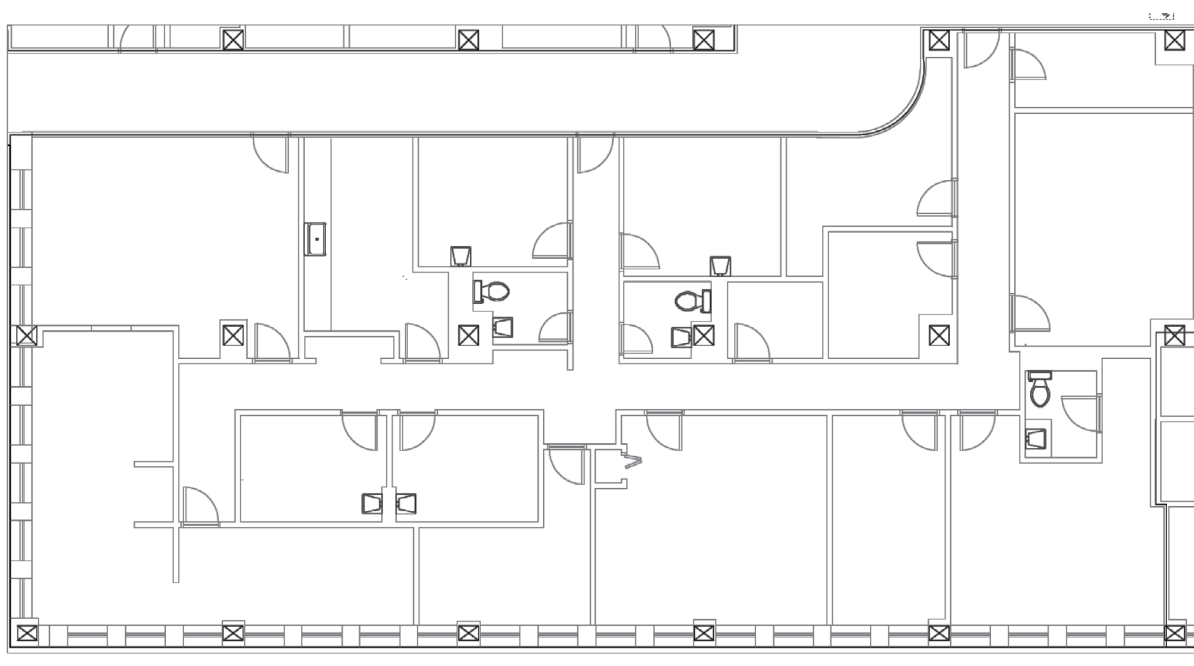
SUITE PLAN

DePaul Professional Office Building

1160 Varnum St NE
Washington DC

SUITE 311

2,794 SF



For Leasing Information

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ABOUT LILLIBRIDGE

We Create Exceptional Places of Care

300+

Medical Office
Buildings



WE ADVISE

160+

Hospital & Health
System Partners



WE LEASE

30+

States With
Properties



WE MANAGE



WE MONETIZE

Healthcare is a Rapidly Changing Environment

Lillibridge Healthcare Services devises real estate solutions for healthcare providers seeking quality facilities. With rising demand for outpatient healthcare real estate, our firm offers prime medical office space to health systems, physicians and other medical service groups.

We are committed to delivering exceptional places of care for healthcare providers and their patients. As part of our commitment, we strive to provide the best tenant experience, which is why we're proud to be in the Kingsley Index's Top Quartile of Overall Tenant Satisfaction, the premier real estate industry performance-benchmarking index.

Lillibridge Healthcare Services is a wholly owned property management and leasing subsidiary of Ventas, one of the world's foremost real estate investment trusts and owner of approximately 1,200 properties within its high-quality, diversified real estate portfolio.

At Lillibridge, creating exceptional is the way we do business.



OUR COMMITMENT

Delivering exceptional places of care to the communities we serve is our mission.

Working in conjunction with our corporate team, our dedicated onsite property management teams are there on the frontlines to help ensure that our buildings are maintained to promote the highest level of health and safety, elevate efficiency, and deliver a high-quality experience to our tenants and their patients.



**KINGLSEY EXCELLENCE AWARD—
TOP 25% IN TENANT SATISFACTION**



**TOBY AWARDS FOR
DOCTOR'S CENTER AT
EMORY ST. JOSEPH'S**

ESG ACHIEVEMENTS



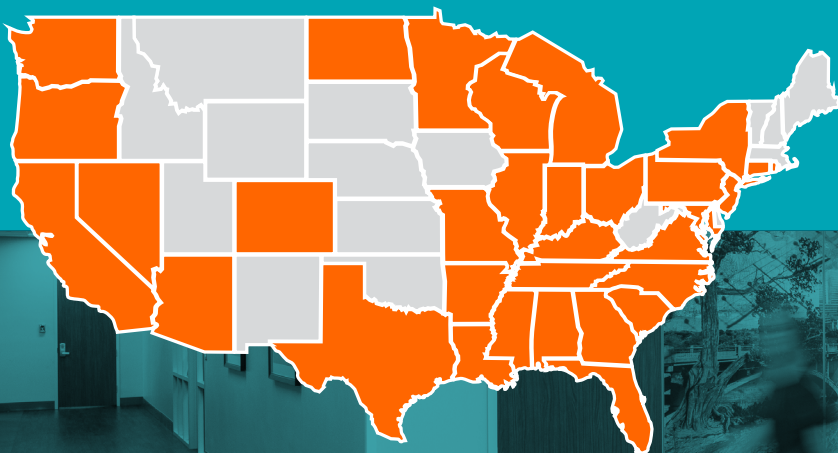


**2021 TOP ENERGY STAR
CERTIFIED OWNER/OPERATOR
OF MEDICAL OFFICE BUILDINGS**

Our Reach

Our medical office buildings are strategically located on highly-rated hospital campuses and medical centers in core markets throughout the country.

As the most capable and experienced team in healthcare real estate, the Lillibridge team is here to help you find the right location and space to grow your business.



**PROVIDENCE MEDICAL OFFICE BUILDING
DEPAUL PROFESSIONAL OFFICE BUILDING**

Providence Medical Building
1140

Regional Leasing Director:

TYLER MILLER

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