

# For sale

Office/Medical condo in  
the heart of Clarendon  
20,851 SF Available





# 1220 N Fillmore St

## Property highlights

- Total square feet: 20,851 SF  
Sub-division available upon request  
(Lender approval required)
- Parking: 190 commercial spaces,  
managed by Colonial parking

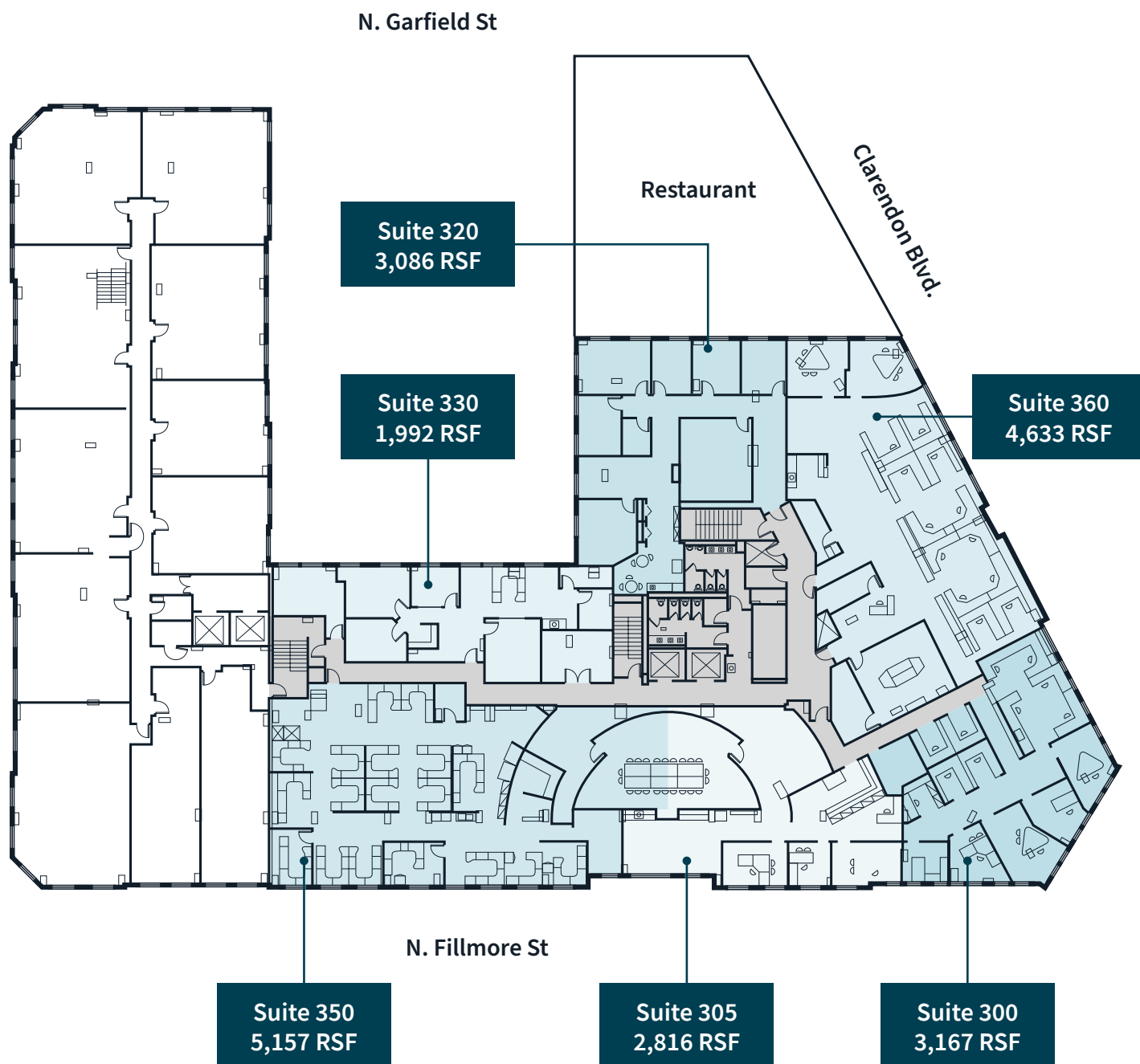
## Description

Introducing Station Square at Clarendon Metro located at 1220 N Fillmore St. Station Square at Clarendon Metro is a prominent 10-story mid-rise condo building. Constructed in 2006 by Bush Companies, the building comprises 309 residential apartment units, offering a vibrant community atmosphere. With ground floor retail spaces soon to

include a Fox Trot Market, the first, second, third, and fourth floors are specifically zoned for commercial use. The third floor presents the last available office/medical condo, providing an ideal chance for an owner/user to secure a prime location tailored to their real estate requirements. Encompassing a total of 20,851 square feet, the space can be sub-divided based on individual needs and preferences. Located in the heart of Clarendon, this location experiences high foot traffic and is just steps away from the Clarendon Metro Station, making it an exceptional choice for medical providers looking to establish their practice in a highly desirable and easily accessible area.



## Floor plan



# Healthcare demographics

Within 1 mile radius around the building



**55,247**

Total population



**0.99%**

2023-2028  
annual growth rate



**34.1**

Median age



**28,606**

Total households



**2,233**

Total businesses



**35,463**

Total employees



**65,283**

Total  
daytime population



**\$133,199**

Median  
household income

Click each tapestry segment for a full description

3B

Metro renters

**18,327**

Households

**64.1 %**

of households

3A

Laptops and lattes

**7,686**

Households

**26.9 %**

of households

3C

Trendsetters

**1,059**

Households

**3.7 %**

of households



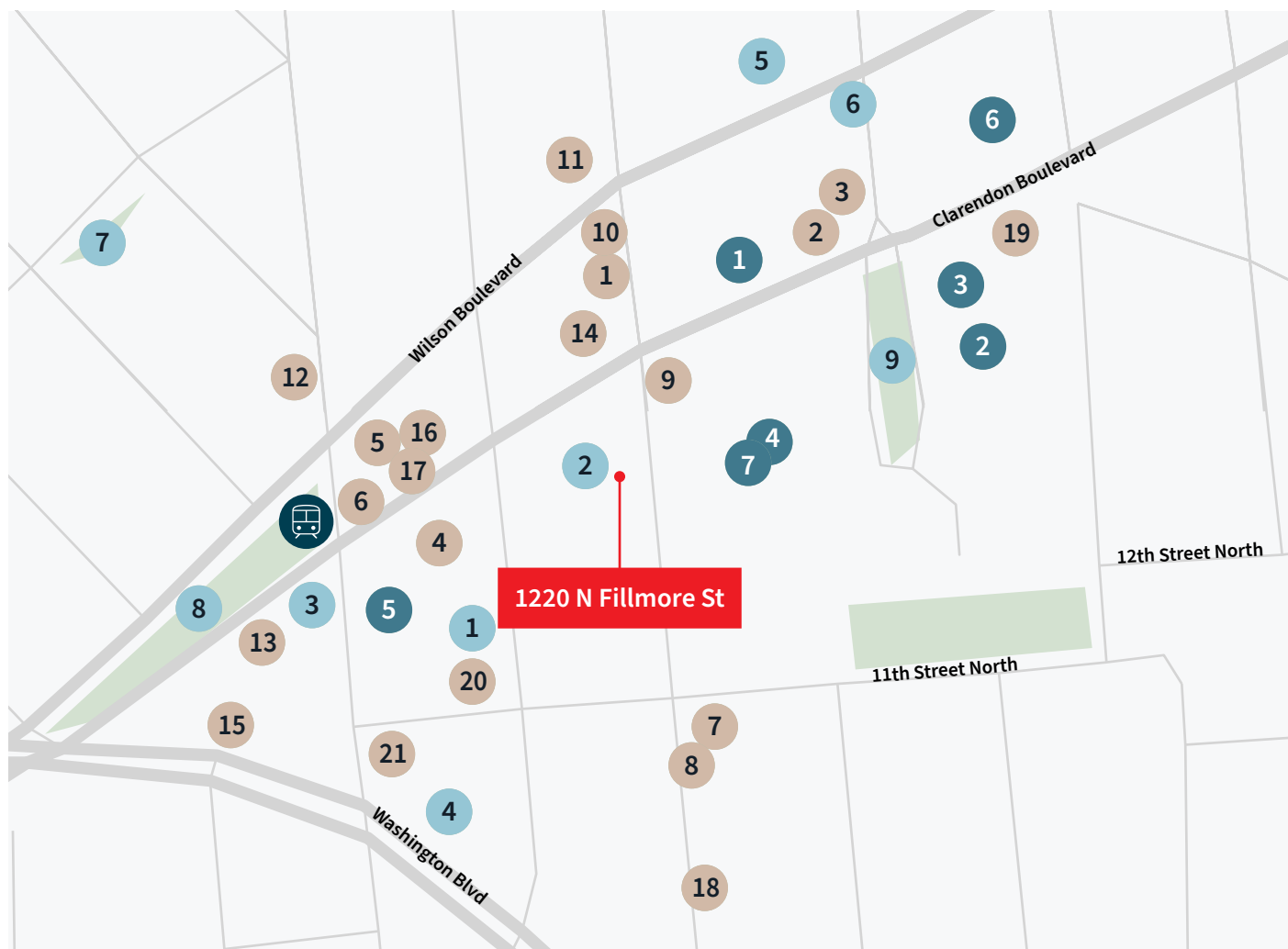


# Service line demand analysis

Patient Volume				Providers					
Physician Specialty	2022 Volume	2027 Volume	5 Year Growth	2022 Doc Count	Docs per 100k	Benchmark	Delta	2023 Gap	2028 Gap
Endocrinology	226	314	38.9%	1	2.5	3.4	-0.9	0.3	0.5
Orthopedics	3,830	5,075	32.5%	1	2.5	16.3	-13.8	5.5	6.0
Cardiovascular	9,403	12,439	32.3%	9	22.8	12.6	10.2	-4.0	-3.6
Psychiatry	16,636	21,450	28.9%	35	88.5	109.0	-20.5	8.1	11.8
Nephrology	466	599	28.4%	1	2.5	3.6	-1.0	0.4	0.5
ENT	3,046	3,901	28.1%	0	0.0	3.7	-3.7	1.5	1.6
Other specialties	12,140	15,545	28.1%	32	80.9	97.1	-16.2	6.4	9.7
Oncology	1,270	1,621	27.6%	0	0.0	6.9	-6.9	2.7	2.9
Physical therapy/ Rehabilitation	29,324	37,402	27.5%	29	73.3	90.4	-17.1	6.7	9.8
Rheumatology	20,085	25,084	24.9%	1	2.5	2.2	0.4	-0.1	-0.1
Neurology	1,687	2,085	23.6%	0	0.0	9.2	-9.2	3.7	4.0
Gastroenterology	2,177	2,677	23.0%	0	0.0	6.6	-6.6	2.6	2.8
Lab	44,492	54,677	22.9%	1	2.5	5.2	-2.6	1.0	1.2
Urology	877	1,059	20.7%	0	0.0	3.4	-3.4	1.3	1.4
Evaluation and management	1,03,800	1,23,471	19.0%	70	177.0	310.8	-133.8	52.9	63.5
General surgery	626	735	17.3%	1	2.5	12.8	-10.3	4.1	4.5
Radiology	29,859	35,003	17.2%	1	2.5	11.4	-8.9	3.5	3.9
Pulmonology	1,383	1,516	9.6%	2	5.1	4.1	0.9	-0.4	-0.2
Obstetrics and gynecology	2,257	2,154	-4.5%	4	10.1	20.8	-10.7	4.2	4.9

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

## Amenity map



### Food + Beverage

- |                                    |                                |
|------------------------------------|--------------------------------|
| 1. Maison Cheryl                   | 12. East West Cafe             |
| 2. Seamore's                       | 13. Sweetgreen                 |
| 3. Tatte Bakery & Cafe   Clarendon | 14. The Cheesecake Factory     |
| 4. CIRCA at Clarendon              | 15. Bar Bao                    |
| 5. Hanabi Ramen                    | 16. Chipotle Mexican Grill     |
| 6. Spice Kraft Indian Bistro       | 17. Four Sisters Grill         |
| 7. Green Pig Bistro                | 18. Screwtap Wine Bar          |
| 8. Bakeshop                        | 19. Starbucks                  |
| 9. Colony Grill                    | 20. South Block - Clarendon    |
| 10. Buena Vida Gastrolounge        | 21. Smokecraft Modern Barbecue |
| 11. Ambar Clarendon                |                                |

### Retail

1. Lululemon
2. Apple Clarendon
3. Pottery Barn
4. Crate & Barrel
5. Trader Joe's
6. Whole Foods Market
7. The Crossing Clarendon

### Fitness + Wellness

1. Massage Envy
2. Gold's Gym
3. MADabolic Arlington
4. Orangetheory Fitness
5. Barry's Arlington
6. Life Time
7. James Hunter Dog Park
8. Clarendon Central Park
9. The Loop



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