

The Wellness Center

AT WEST FALLS

7171 Leesburg Pike Falls
Church, VA 22043

Trammell Crow Company



- 125,000-square-foot Class A medical facility in Falls Church, VA scheduled to deliver in November 2023.
- Located directly on the corner of Route 7/Leesburg Pike and Haycock Rd, 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
- Part of 1.2M SF Mixed-Use Development to include retail, a hotel, condominiums, apartments and senior housing
- Dedicated patient drop-off and parking garage



Timeline

MAY
2022

AVAILABLE
NOW

NOVEMBER
2023

MAY
2024

Groundbreaking

Tenant Improvements Commence

Tenant commitment will allow for Tenant Improvements to begin in conjunction with Base Building Construction. Drives cost savings for Tenant and allows for earlier occupancy

Building Delivery

Tenant Occupancy

Dependent on Tenant Buildout design & scope - assumes there is material TI overlap with base building construction

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

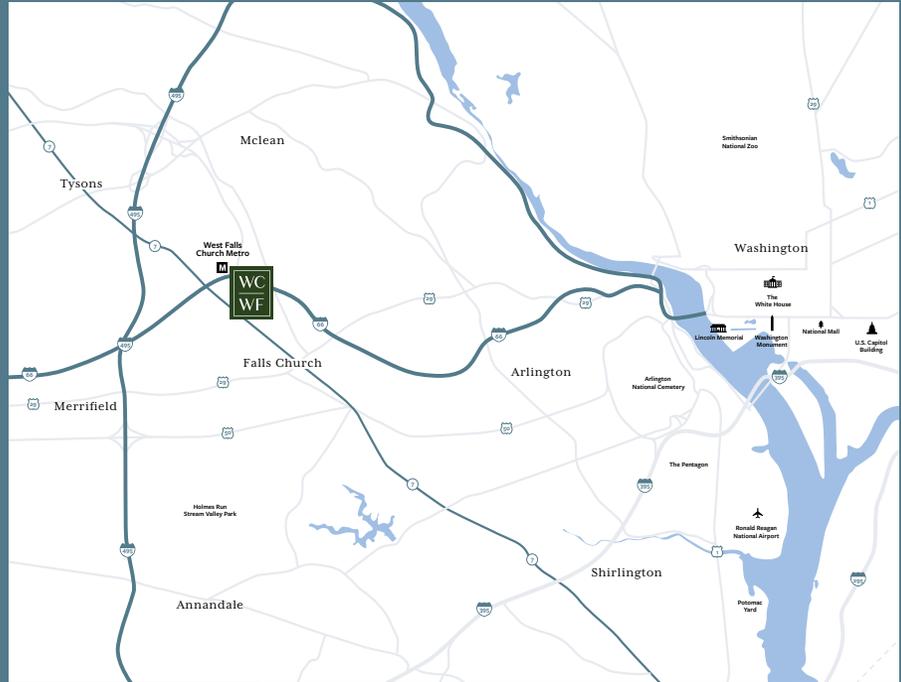
10 minutes from Tysons, VA

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)



An Advantageous Location



The Project is part of the 1.2 million square-foot master planned West Falls development that broke ground on May 13, 2022, and will include approximately 215 units of senior housing, 126 units of for sale condominiums, 400 apartment units, 142,100 square feet of retail uses including a 40,000 square foot grocer, a 146 room hotel, 14,000 square feet of civic space, and parking garages with spaces for offices, apartment and condominium residents, and hotel and retail visitors, and special event parking for schools.





Site Plan



Parcel 2
HESSING TRACT
N.W. CITY OF FALLS CHURCH
DB 4171 PG. 38

Northern Virginia
Center
(Virginia Tech)

Future George Mason
High School

Mary Ellen
Henderson Middle
School

SCHOOL
ENTRY
PLAZA

HIGH SCHOOL
COMMUNITY
LGROVE

MUSTANG ALLEY

SCHOOL
PARKING

LANE 4

STREET A

GARAGE
B3

LANE 3

LANE 2

LANE 1

C1

B2

B1

COMMONS DRIVE

D1*

GARAGE
D2

A1

D3

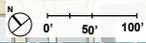
ALLEY 1

STREET C

HAYCOCK ROAD

ROUTE 7 - LEESBURG PIKE

HESTNUT ST



PHASE 2

PHASE 2

ROBBERY ENTRANCE

ROBBERY ENTRANCE

Building Access



ROUTE 7 - LEESBURG PIKE

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

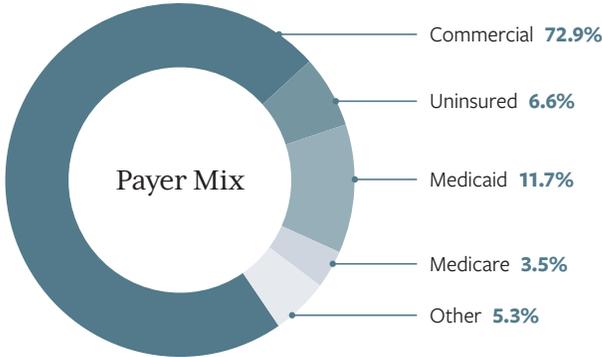


Pedestrian-friendly street connecting the Wellness Center to the parking garage



Projected Service Line Growth

Within a 10-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	2018 Volume Estimate	2023 Volume Forecast	2028 Volume Forecast	5-Yr Growth	10-Yr Growth
Cardiology	99,118	113,224	128,687	14.2%	29.8%
Cosmetic Procedures	9,924	11,833	12,267	19.2%	23.6%
Dermatology	62,551	73,057	81,992	16.8%	31.1%
Endocrinology	937	1,392	1,564	48.5%	66.9%
ENT	38,591	46,811	54,571	21.3%	41.4%
Evaluation and Management	1,213,310	1,316,144	1,409,808	8.5%	16.2%
Gastroenterology	29,570	36,478	41,568	23.4%	40.6%
General Surgery	9,345	10,875	11,939	16.4%	27.8%
Gynecology	15,908	16,175	16,076	1.7%	1.1%
Lab	448,565	508,848	554,334	13.4%	23.6%
Nephrology	8,914	10,665	12,339	19.6%	38.4%
Neurology	18,403	23,233	26,263	26.2%	42.7%
Neurosurgery	1,071	1,317	1,525	23.0%	42.4%
Oncology	2,133	2,315	2,475	8.5%	16.0%
Ophthalmology	85,263	104,445	119,601	22.5%	40.3%
Orthopedics	45,480	58,726	66,442	29.1%	46.1%
Pain Management	11,732	14,541	16,394	23.9%	39.7%
Physical Therapy/Rehabilitation	302,129	348,513	377,650	15.4%	25.0%
Podiatry	14,546	18,959	22,346	30.3%	53.6%
Psychiatry	165,863	184,951	190,829	11.5%	15.1%
Pulmonology	31,412	37,851	44,547	20.5%	35.5%
Radiology	344,679	375,158	403,743	8.8%	17.1%
Spine	1,518	1,936	2,167	27.5%	42.7%
Thoracic Surgery	255	345	413	35.4%	62.0%
Trauma	11,624	12,504	13,307	7.6%	14.5%
Urology	16,369	21,427	24,978	30.9%	52.6%
Vascular	13,088	16,168	18,890	23.5%	44.3%

- Reception desk, indoor and outdoor soft seating with Wifi to create an inviting waiting area for patients and families
- Bike room, 3 bathrooms and 2 showers
- Dedicated specimen storage
- 3 Gurney Sized Elevators





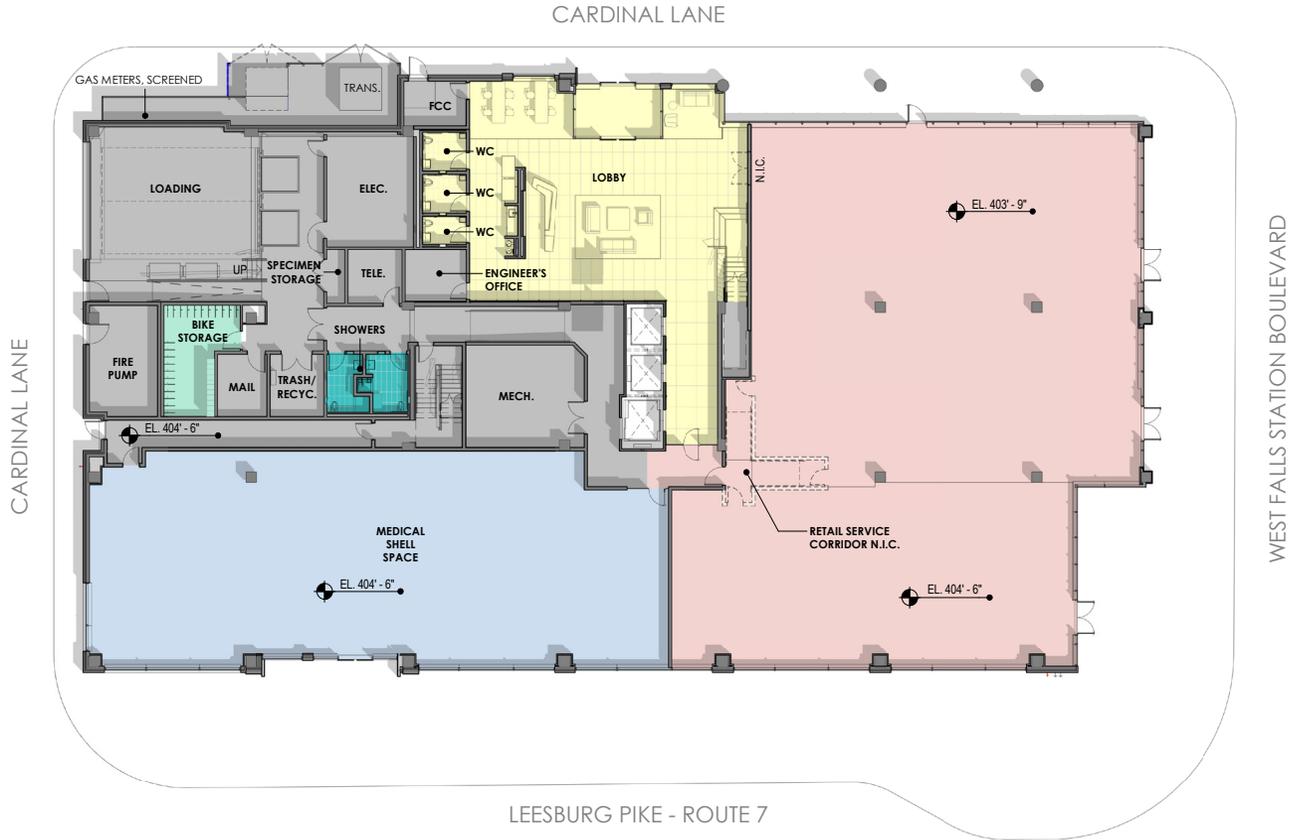
DIRECTORY

- G
- 1
- 2
- 3
- 4





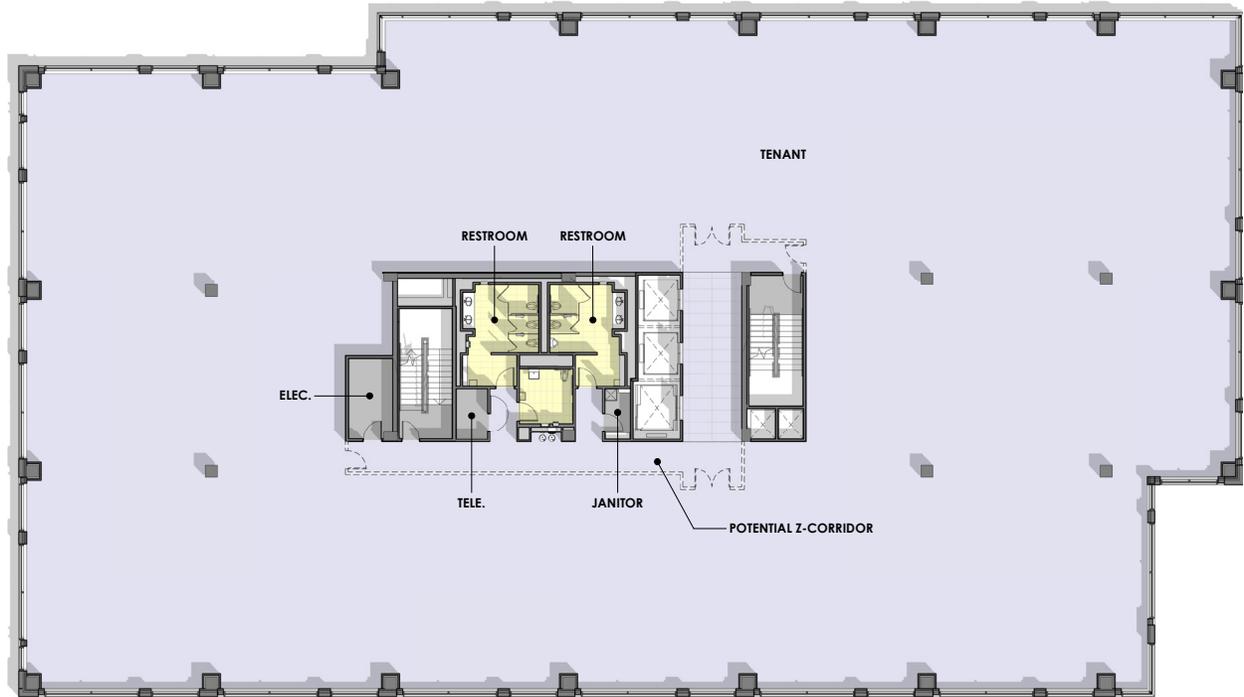
Ground Floor Plan



Test Fit Floor Plan



Typical Floor Plan



East-West Building Section



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).

[Learn More](#)



Matt Sullivan

202 266 1187 | matt.sullivan@cushwake.com

Lindsey Groom

202 266 1303 | lindsey.groom@cushwake.com

Kirsten Ryan

202 407 8198 | kirsten.ryan@cushwake.com

Jack Seher

202 266 1306 | jack.seher@cushwake.com

Trammell Crow Company

