



# BARLOW BUILDING

5454 WISCONSIN AVENUE  
CHEVY CHASE, MD 20815



STARBUCKS COFFEE

TTR Sotheby's

TTR Sotheby's

FreemoveCare



CUSHMAN & WAKEFIELD

[barlowbuilding.com](http://barlowbuilding.com)

# OPPORTUNITY



17-story, 294,000 square foot Class-A medical office building - DC Metro Regions most iconic medical address.

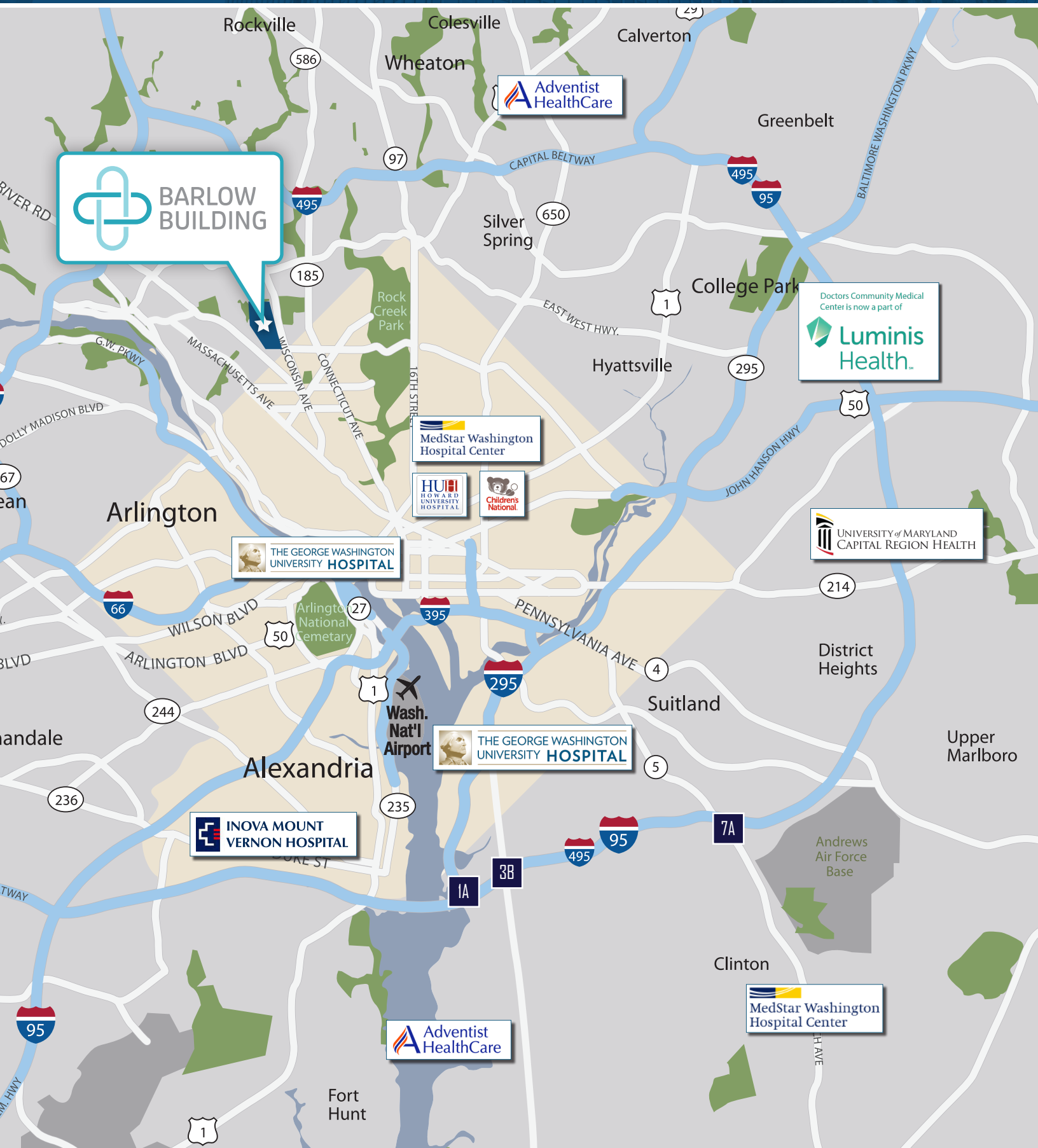


Located in Chevy Chase, MD on Wisconsin Ave directly across the street from Friendship Heights metro and on the border of NW Washington, DC and Montgomery County, MD.



Building draws patients from a densely populated commercial payer mix in Washington, DC, Chevy Chase & Bethesda, MD.

# REGIONAL LANDSCAPE



# DYNAMIC SERVICE LINE GROWTH WITHIN FIVE MILES



SERVICE LINE	2020 VOLUME	2025 VOLUME	2030 VOLUME	5 YEAR GROWTH	10 YEAR GROWTH
Cardiology	162,242	177,425	188,204	9.4%	16.0%
Cosmetic Procedures	13,765	16,005	18,444	16.3%	34.0%
Dermatology	73,314	86,680	96,935	18.2%	32.2%
Endocrinology	3,420	4,087	4,413	19.5%	29.1%
ENT	53,164	62,589	66,087	17.7%	24.3%
Gastroenterology	40,752	44,204	47,305	8.5%	16.1%
General Surgery	10,510	11,263	12,026	7.2%	14.4%
Nephrology	8,659	9,784	11,241	13.0%	29.8%
Neurology	28,327	34,925	39,649	23.3%	40.0%
Neurosurgery	1,537	1,945	2,181	26.5%	41.9%
Oncology	25,550	26,281	28,144	2.9%	10.2%
Ophthalmology	143,629	170,274	189,745	18.6%	32.1%
Orthopedics	47,699	61,898	70,572	29.8%	48.0%
Pain Management	18,445	24,054	27,600	30.4%	49.6%
Physical Therapy/ Rehabilitation	421,782	556,078	629,721	31.8%	49.3%
Podiatry	27,328	33,157	38,808	21.3%	42.0%
Psychiatry	224,636	251,919	283,875	12.1%	26.4%
Pulmonology	23,476	27,855	30,392	18.7%	29.5%
Radiology	515,138	549,344	581,872	6.6%	13.0%
Spine	3,226	4,187	4,590	29.8%	42.3%
Thoracic Surgery	864	1,129	1,254	30.7%	45.2%
Urology	16,779	18,035	19,366	7.5%	15.4%
Vascular	26,950	31,943	35,911	18.5%	33.3%

Source: Advisory Board Outpatient Market Estimator and Primary Care Market Estimator



# KEY 5-MILE DEMOGRAPHICS AND HEALTHCARE FACTS



**TOTAL  
LOCAL POPULATION**

**592,927**



**TOTAL  
LOCAL HOUSEHOLDS**

**262,991**



**AVERAGE  
HOUSEHOLD INCOME**

**\$180,960**



**MEDIAN  
AGE**

**38**

**AGE  
45 YEARS+**

**40.3%**  
238,983



**HEALTHCARE  
SPENDING**

**\$2.75B**

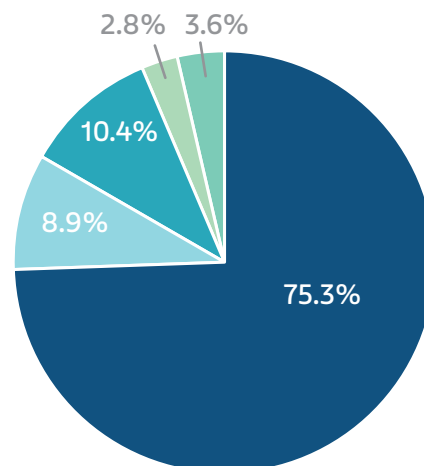
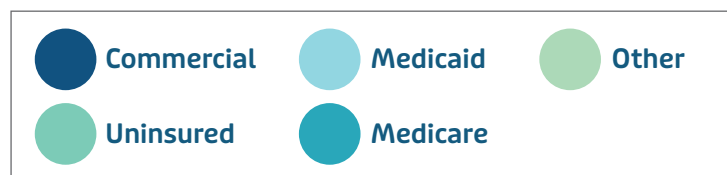
**SPENDING  
PER PERSON**

**\$4,645**

**SPENDING  
PER HOUSEHOLD**

**\$10,473**

## PAYER MIX



# ONCOLOGY OUTPATIENT ESTIMATOR



SERVICE LINE	2020 VOLUME	2025 VOLUME	2030 VOLUME	5 YEAR GROWTH	10 YEAR GROWTH
Oncology	20,947	21,513	23,052	2.7%	10.0%
<b>OUTPATIENT GROUPING</b>					
Chemotherapy	7,882	8,201	8,765	4.0%	11.2%
Radiation Treatment - Conventional	8,759	7,774	7,955	-11.3%	-9.2%
Hyperthermia	9	18	22	93.5%	131.6%
Brachytherapy - Other	23	22	25	-3.3%	7.9%
Brachytherapy Treatment - Low Dose Rate (LDR)	20	19	21	-7.3%	3.5%
Brachytherapy Treatment - High Dose Rate (HDR)	191	168	199	-11.9%	4.2%
IMRT	3,612	4,768	5,473	32.0%	51.5%
Proton Beam Treatment	215	214	227	-0.6%	5.6%
Stereotactic Radiosurgery (SRS)	34	39	43	12.7%	25.5%
Stereotactic Body Radiation Therapy (SBRT)	201	289	318	43.9%	58.7%

**Growth within a 5 mile radius of 5454 Wisconsin Ave**

**Growth is based on CMS data and only accounts for Medicare & Medicaid patients**



# BARLOW BUILDING STACKING PLAN



18	LEASED			
17	LEASED	Suite 1710 2,519 SF	LEASED	
16	LEASED			Suite 1675 2,517 SF
15	LEASED			Suite 1555 4,146 SF
14	LEASED			
13	LEASED	Suite 1300 8,538 SF	Suite 1330 991 SF	LEASED
12	LEASED			Suite 1265 2,914 SF
11	LEASED			
10	Suite 1000 5,940 SF	Suite 1045 5,339 SF	LEASED	Suite 1030 1,753 SF Suite 1040 3,030 SF
9	LEASED		Suite 925 7,984 SF	
8	LEASED			
7	LEASED		Suite 730 1,145 SF	Suite 747 3,632 SF
6	LEASED			
5	LEASED			Suite 504 3,168 SF
4	LEASED			
3	LEASED			
2	LEASED			
1	LEASED			
LL01	LEASED			



## WISCONSIN AVENUE

**KIRSTEN RYAN**  
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kirsten.ryan@cushwake.com

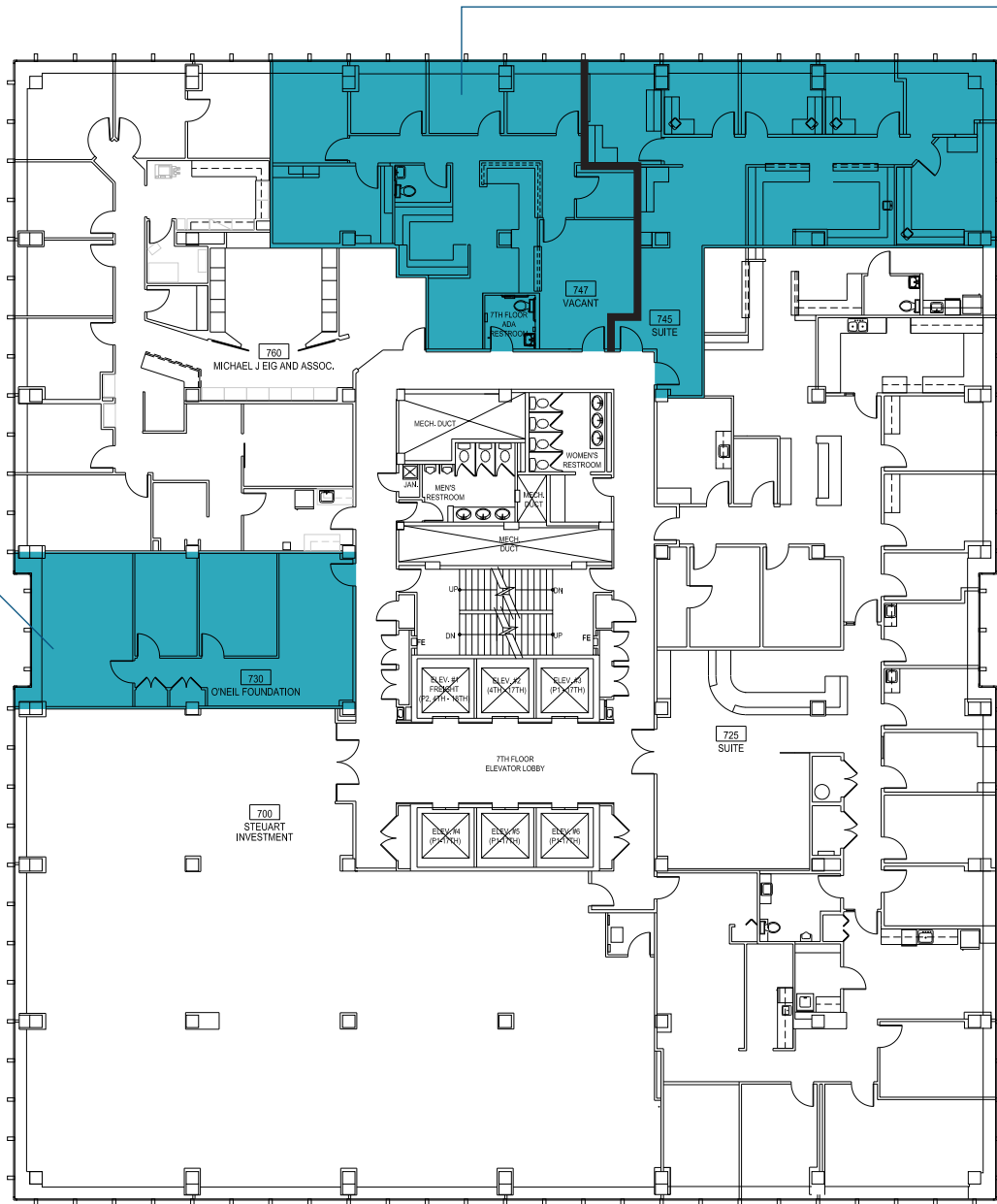
**JACK SEHER**  
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jack.seher@cushwake.com





**SUITE 747**  
**3,632 SF**  
Shell Space

**SUITE 730**  
**1,145 SF**  
Built-out Office

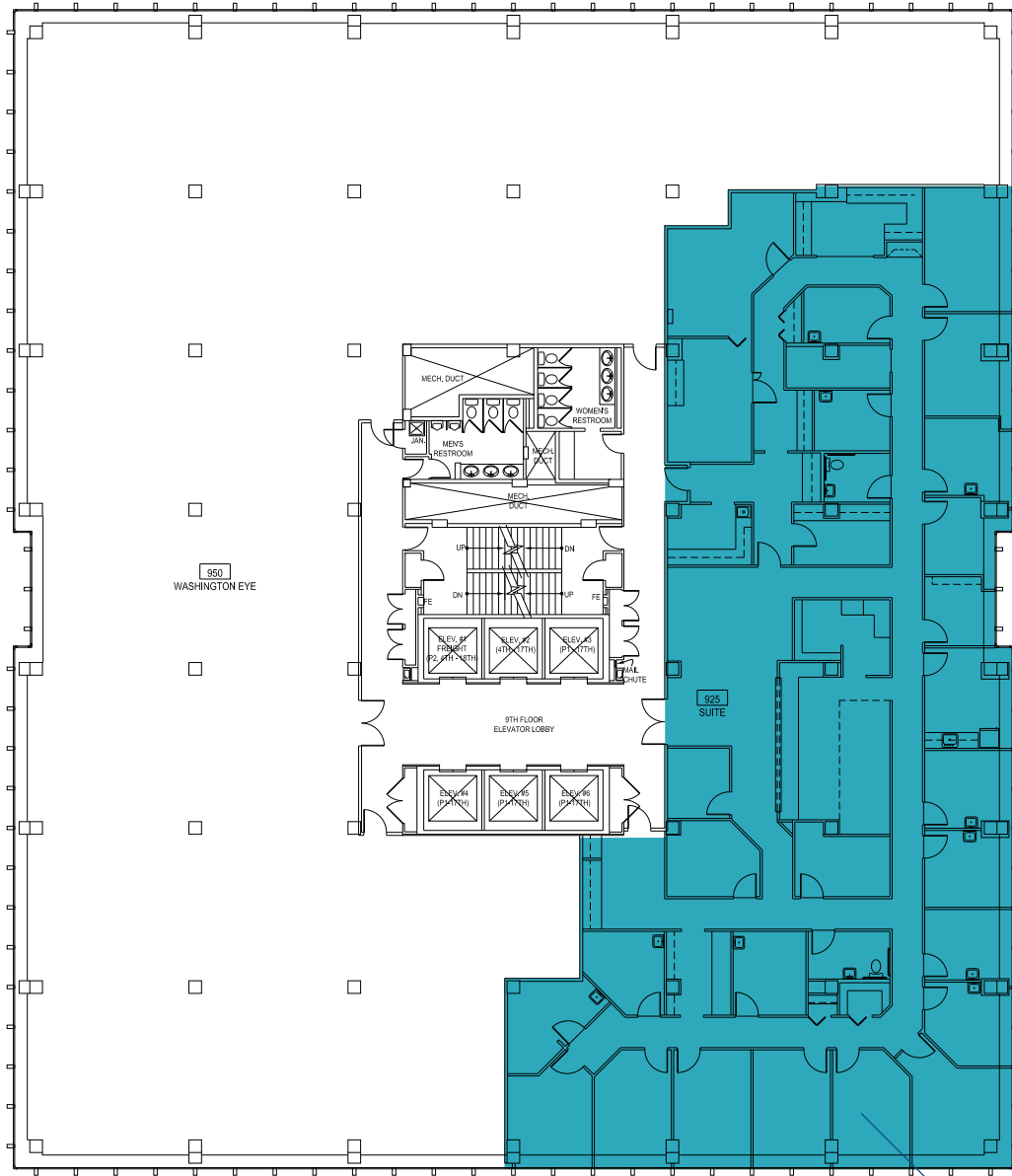


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**WISCONSIN AVENUE**

**SUITE 925**  
**7,984 SF**  
Cardiology Suite  
Fully built-out

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# FLOOR PLANS

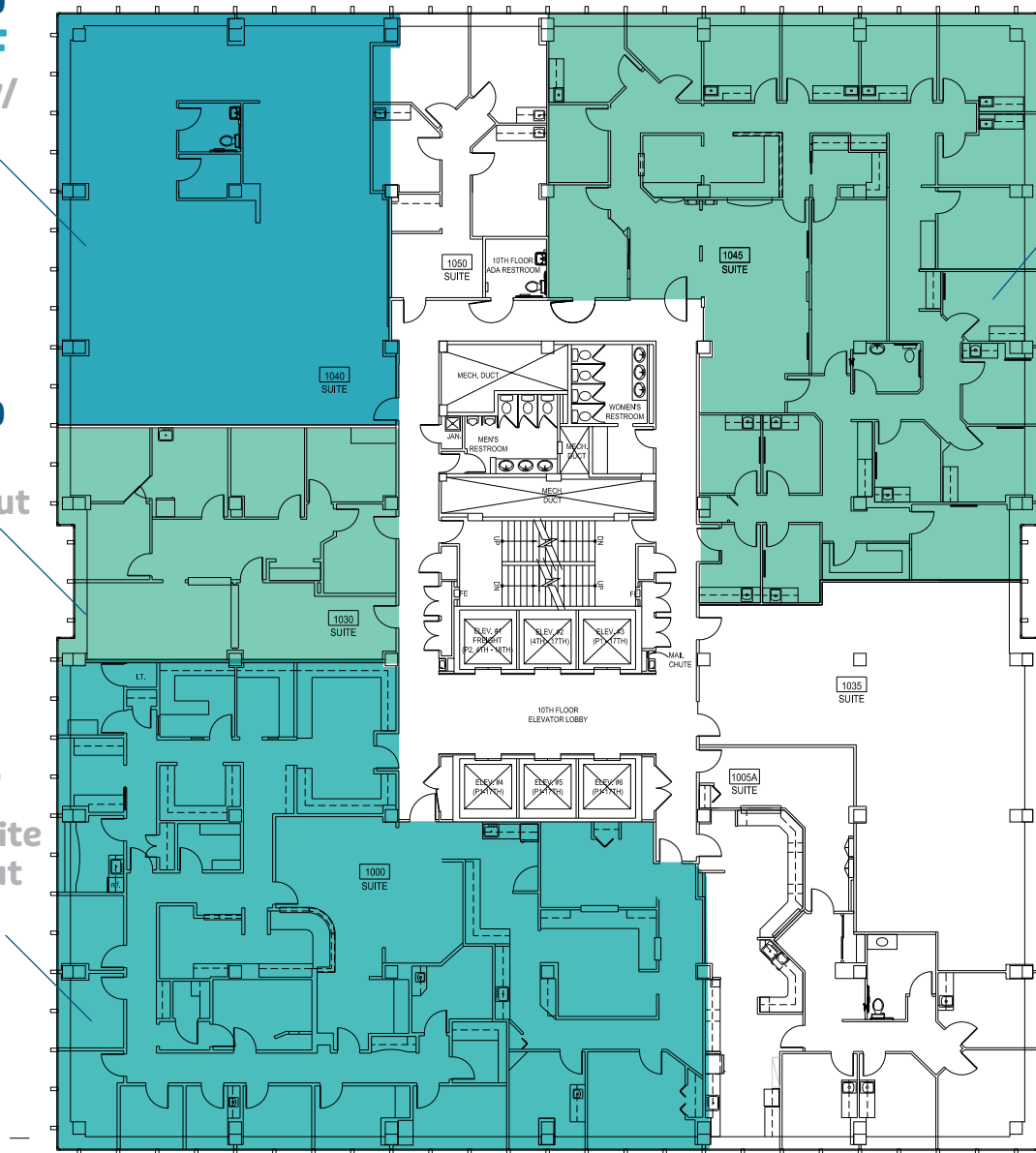
# 10th Floor Availability

**SUITE 1040**  
**3,030 SF**  
Whitebox w/  
restrooms

**SUITE 1030**  
**1,753 SF**  
Fully built-out

**SUITE 1000**  
**5,940 SF**  
Orthopedic Suite  
Fully built-out

**SUITE 1045**  
**5,339 SF**  
Dermatology  
Suite Fully  
built-out

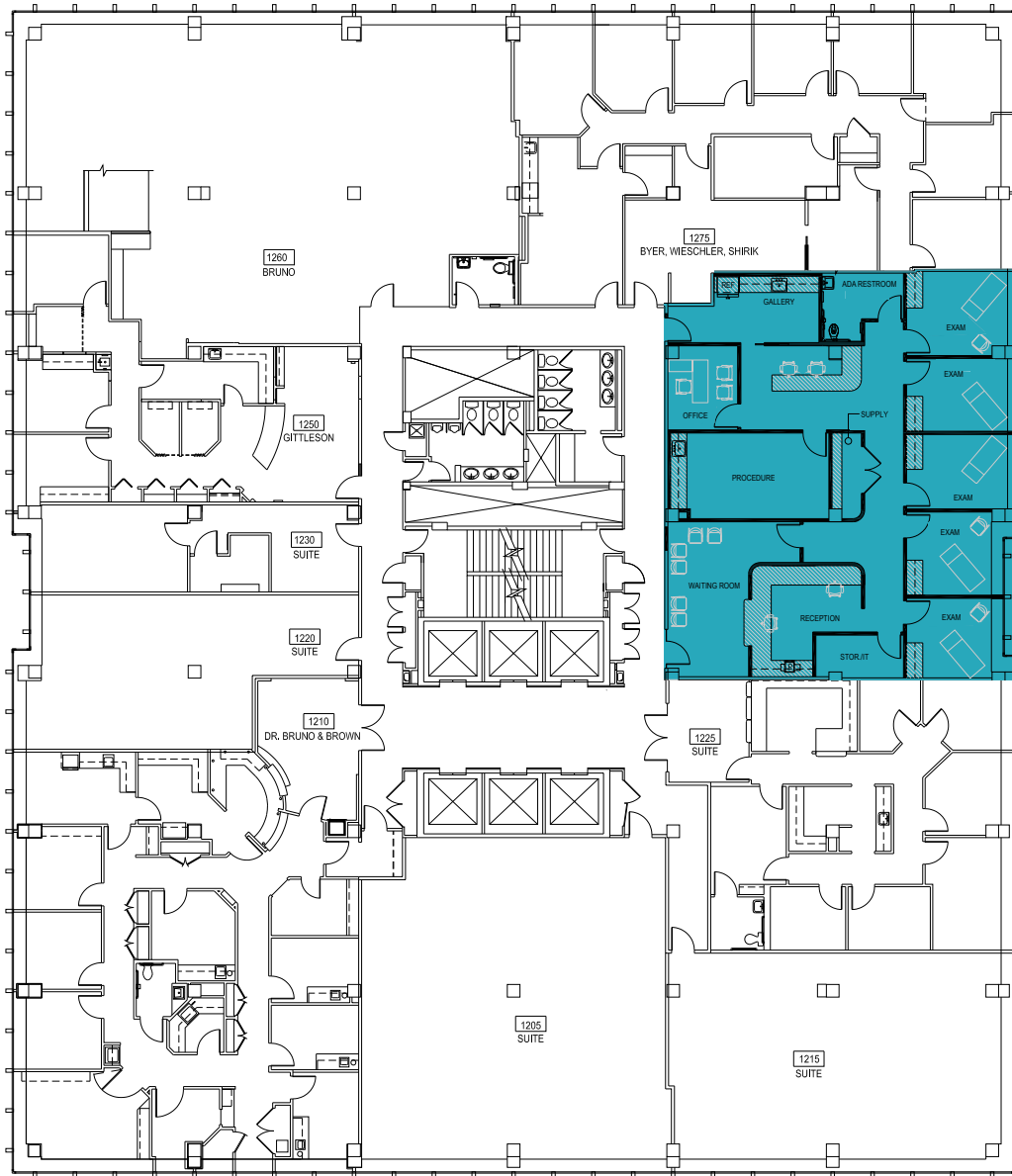


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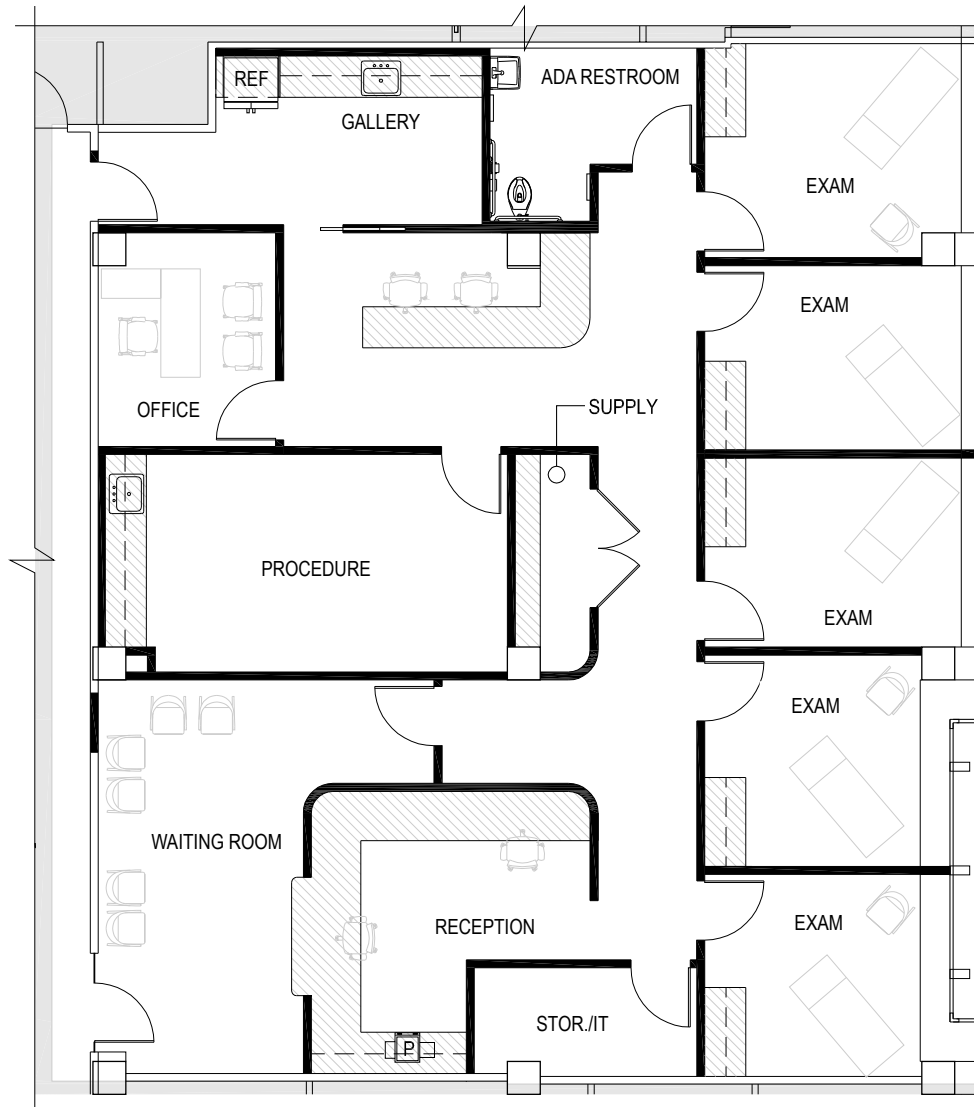
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**SUITE 1265**  
**2,914 SF**  
Clinical  
Spec-Suite  
Delivery  
Q1 2024

WISCONSIN AVENUE



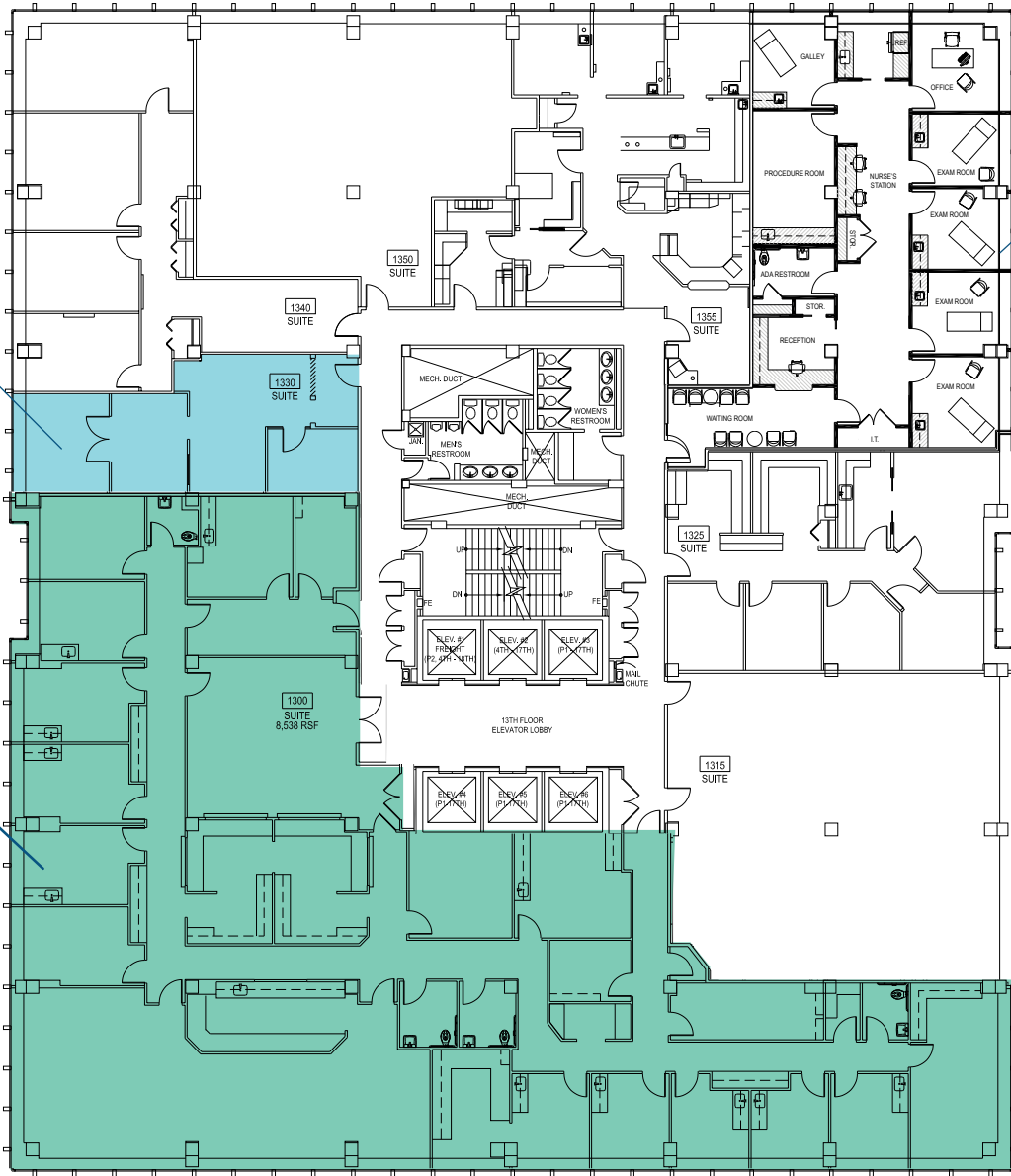
**SUITE 1265**  
**2,914 SF**  
Clinical Spec-Suite  
Delivery Q1 2024

# FLOOR PLANS

# 13th Floor Availability

**SUITE 1330**  
**991 SF**  
Fully built-out

**SUITE 1300**  
**8,538 SF**  
Oncology Suite  
Fully built-out

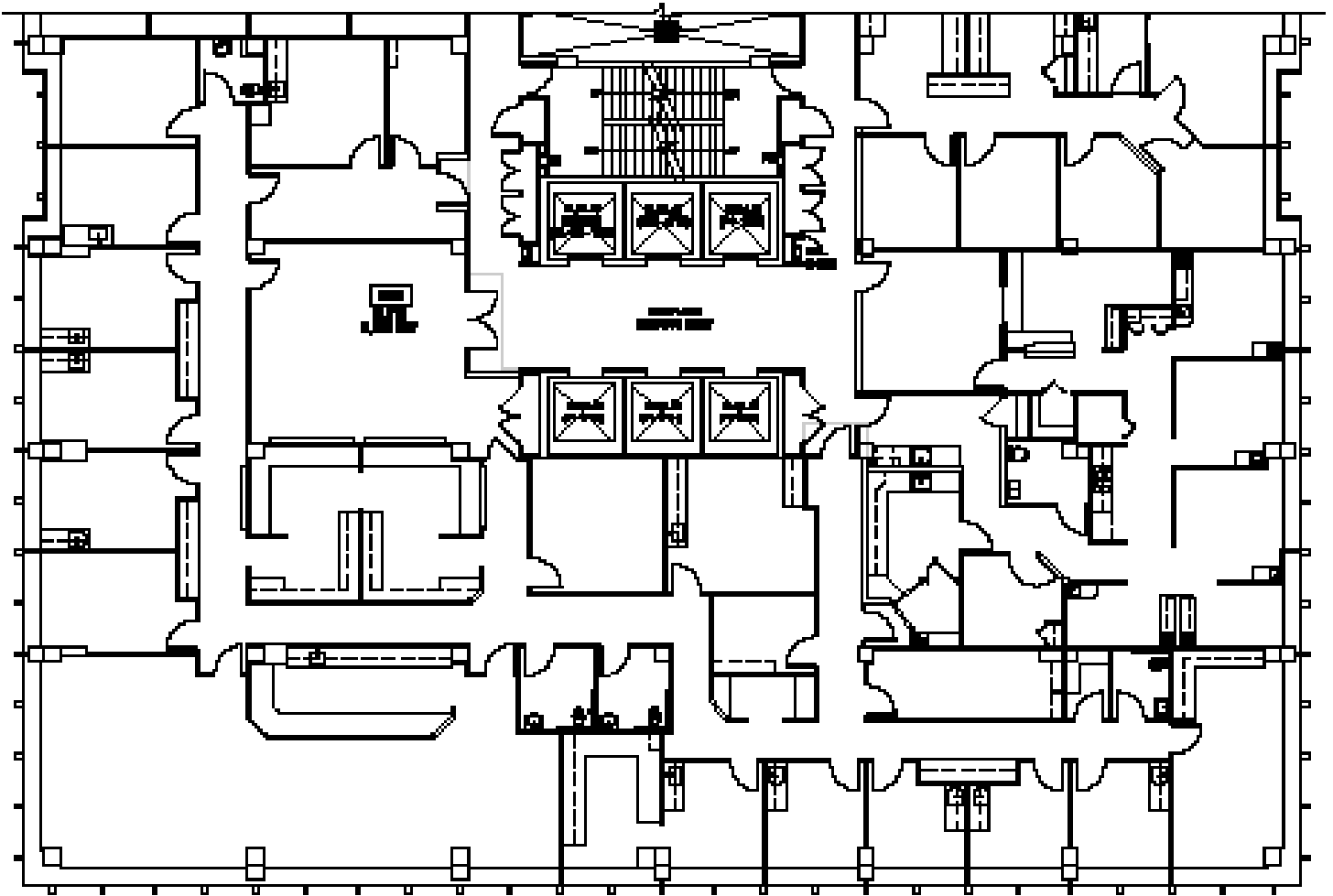


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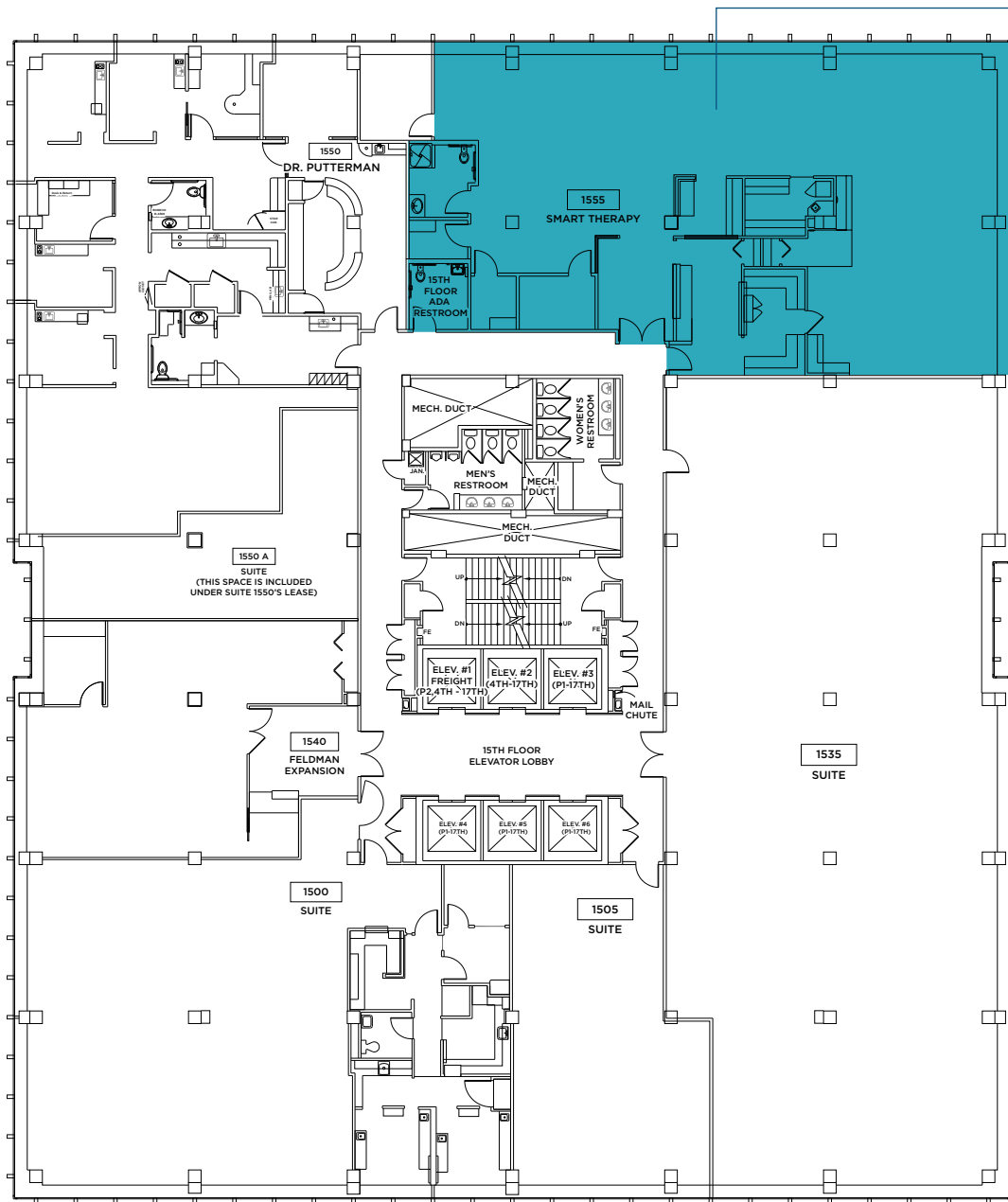
**SUITE 1300**  
**8,538 SF**  
Oncology Suite  
Fully build-out

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**SUITE 1555**  
**4,146 SF**  
Physical  
Therapy Suite  
Fully built-out



WISCONSIN AVENUE

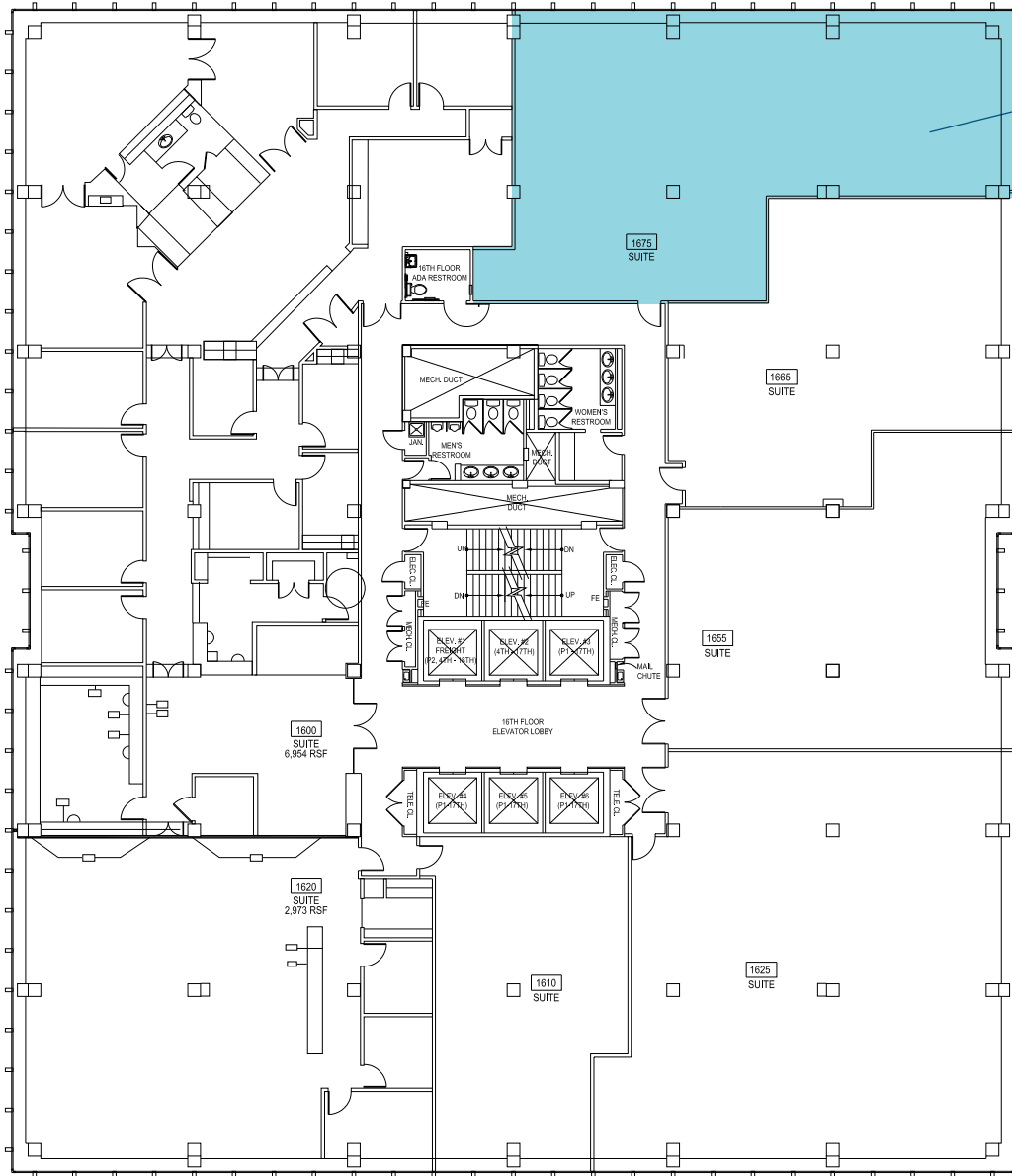
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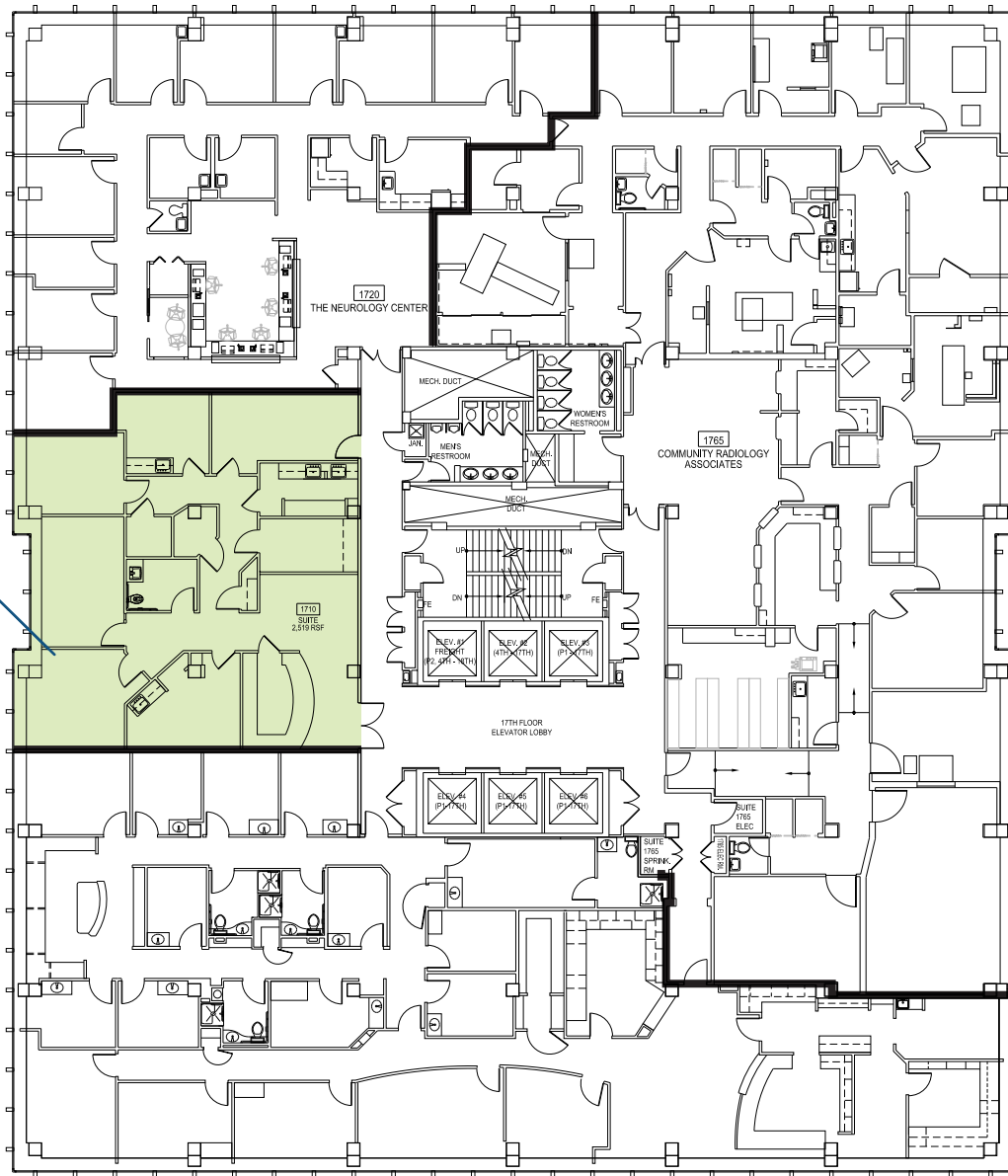




**SUITE 1675**  
**2,517 SF**  
Fully Built-Out  
Clinical Space



**SUITE 1710**  
**2,519 SF**



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