

The New Capital for Healthcare & Innovation



McMillan Center
FOR HEALTH & RESEARCH

CBRE

Trammell Crow Company

 **VISION**

The McMillan Center for Health & Research will be the premier, patient-focused healthcare district at the intersection of research and innovation in Washington, D.C.



McMillan Center
FOR HEALTH & RESEARCH

 PROJECT

Purpose-built for next-gen medical services and technology



Accessible location in D.C.'s premier healthcare hub



1 million square feet of Class-A healthcare and life science facilities at a historic medical site



Transformative community revitalization partnership targeting LEED® Gold for Neighborhood Development



Centralized and amenitized mixed-use environment at the Reservoir District, featuring a collection of new restaurants, retailers, and residences



 PROJECT

Designed for doctors, seamless for patients

- State-of-the art space with abundant natural light
- Healing garden, Olmstead Walk, and wellness-focused amenities
- Flexible floor plates and room for expansion
- Easy access to 2,000-space parking garage
- Convenient pick-up and drop-off points

Phase 1 will comprise two Class-A medical towers supporting research and patient-focused care. Constructed below the East and West Towers is a 2,000-space, underground garage for inter-building convenience and ease of access. Future phases will include additional density in the South Tower.



WEST TOWER

Pediatric and Young Adult Medicine

The West Tower will serve primarily as a family health center, focusing on pediatric, young adult, and women's medicine and services.

STORIES	8
RENTABLE SF	318,035
AVERAGE FLOORPLATE	39,091 SF
PATIENT PARKING	800+ Spaces



EAST TOWER










Adult Medicine and Services

The East Tower will be focused on adult healthcare and clinical research to support advancing health and wellness for our adult community.

STORIES	8
RENTABLE SF	420,978
AVERAGE FLOORPLATE	49,857 SF
PATIENT PARKING	1,200+ Spaces

Reservoir District Site Plan

 PROJECT

- KEY**
-  Retail
 -  Apartments/Independent Living
 -  Townhomes
 -  Loading Dock
 -  Parking
 -  Green Space
 -  Olmstead Walk
 -  Landscaping
 -  Restored Silo

MICHIGAN AVE NW

NORTH CAPITOL ST NW

CHANNING ST NW

FIRST ST NW

Healing Gardens

Drop Off

Grocery

EAST TOWER

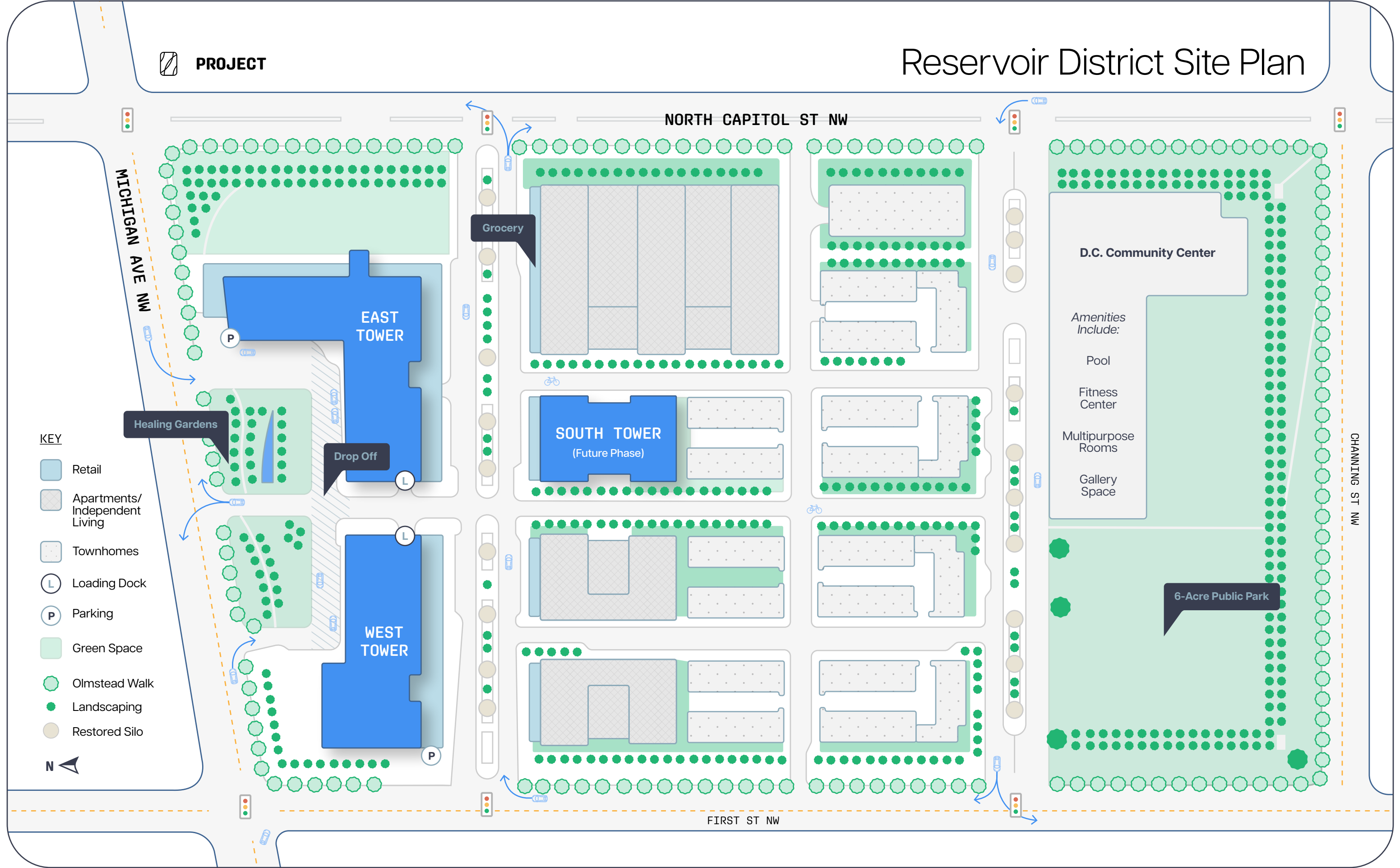
SOUTH TOWER
(Future Phase)

WEST TOWER

D.C. Community Center

- Amenities Include:
- Pool
 - Fitness Center
 - Multipurpose Rooms
 - Gallery Space

6-Acre Public Park



A revitalized neighborhood to enhance employee well-being

Completed in 1905, this historic location was a public health milestone for Washington, D.C., and the region. Today, the 25-acre site is being redesigned to become a new urban landmark. Revitalization plans include modern residences to rent or buy, neighborhood retail, and a world-class center for healthcare and research. The Reservoir District is targeting LEED® Gold for Neighborhood Development.



677 Units

New Residential



80,000 SF

Retail with Grocery Anchor



8 Acres

Public Greenspace & Parks



17,000 SF

Community Center



 NEIGHBORHOOD



COMMUNITY CENTER

WEST TOWER

EAST TOWER

RESIDENTIAL AND RETAIL

 NEIGHBORHOOD



PLANNED RESIDENTIAL & RETAIL



 LOCATION

Where physicians strive to create a healthier tomorrow

The McMillan Center is immediately adjacent to the region's top institutions, medical policymakers, and industry leaders, creating an unparalleled innovation environment for healthcare companies and their employees. Enable the talent, resources, and delivery network needed to transport your patient journey inside one immersive campus.



 LOCATION

The place for pioneering new standards of patient care



6.39M

PEOPLE IN THE D.C. METRO REGION



151,000

HEALTHCARE PRACTITIONERS / TECHNICAL OCCUPATIONS



+4.6%

ANNUAL GROWTH RATE OF EMPLOYMENT FOR MEDICAL/ EDUCATION INDUSTRY



AT A GLANCE

#2

U.S. REGION FOR AFFORDABLE HOUSING + TRANSPORTATION COSTS

#2

MOST EDUCATED WORKFORCE

#3

SMARTEST CITY IN AMERICA

DC-AREA UNIVERSITIES



HOWARD UNIVERSITY

GEORGETOWN UNIVERSITY



AMERICAN UNIVERSITY
WASHINGTON, DC



JOHNS HOPKINS UNIVERSITY

THE GEORGE WASHINGTON UNIVERSITY
WASHINGTON, DC

UNIVERSITY OF MARYLAND

VIRGINIA TECH.

THE CATHOLIC UNIVERSITY OF AMERICA

UNIVERSITY OF VIRGINIA

GEORGE MASON UNIVERSITY

DEMOGRAPHICS BREAKDOWN: 5-MILE RADIUS

Meet your patient network

 **1.2M Households**

WEALTH

\$560,508 MEDIAN HOME VALUE

\$102,436 MEDIAN HH INCOME

5.5 Home Value to Income Ratio

EDUCATION (ADULTS 25+)

30.2% Graduate/Prof. Degree

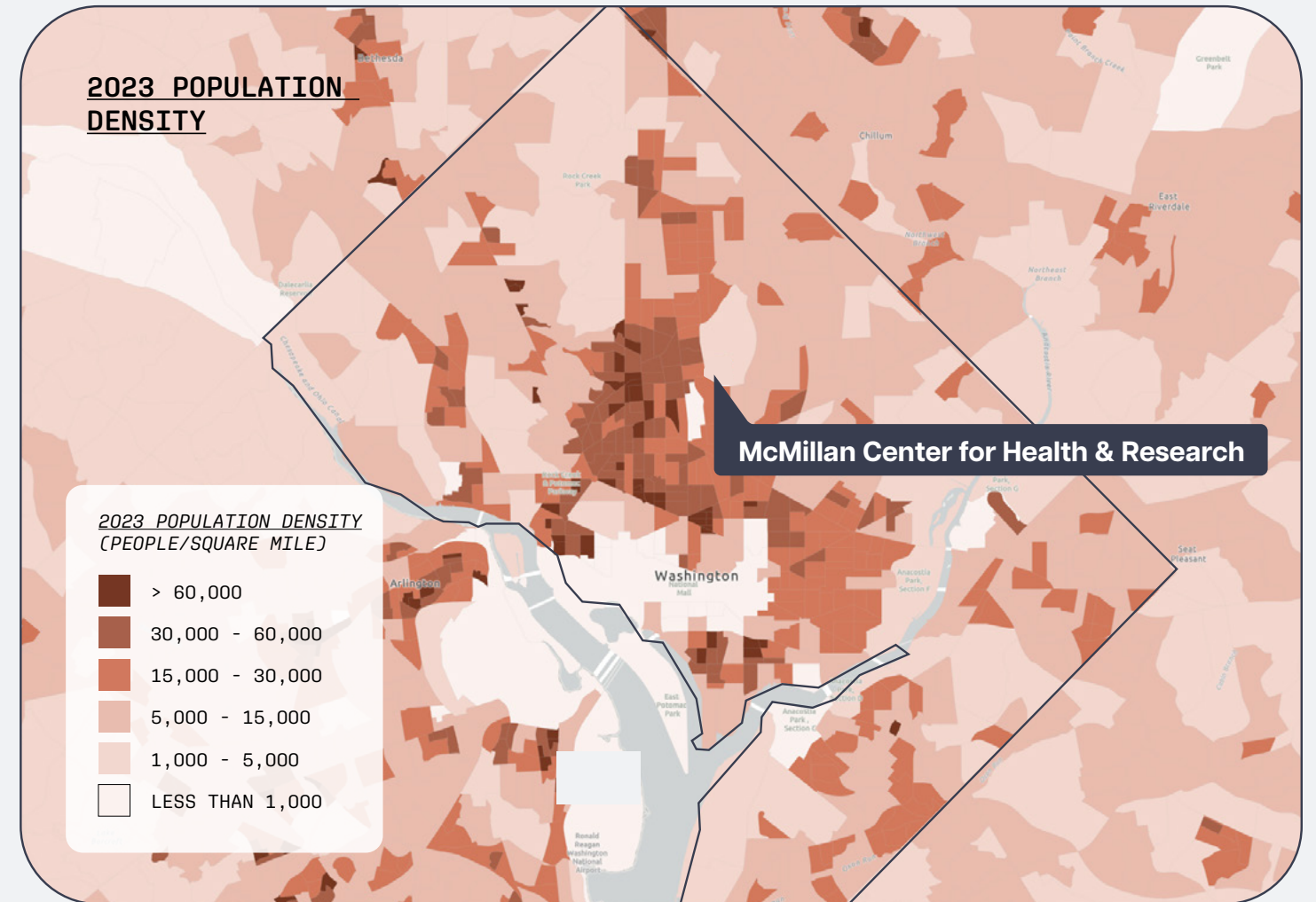
26.4% Bachelor's Degree

43.4% Associates Degree or Other

56.5% Bachelor's Degree or Higher
(compared to **36.2%** nationally)

AGE
37.7 MEDIAN AGE

TOP DEMOGRAPHIC PROFILES →



Metro Renters

12.7% OF HOUSEHOLDS

MEDIAN AGE **34**

AVG. INCOME **\$82,800**

HOUSEHOLD TYPES
Singles, Multi-Unit Residential



Laptops & Lattes

11.3% OF HOUSEHOLDS

MEDIAN AGE **38**

AVG. INCOME **\$134,200**

HOUSEHOLD TYPES
Singles, High-Density Apartments



Enterprising Professionals

7.8% OF HOUSEHOLDS

MEDIAN AGE **36**

AVG. INCOME **\$99,400**

HOUSEHOLD TYPES
Married Couples, Multi-Units, Single Family

 **TALENT BREAKDOWN: 5-MILE RADIUS**

Top healthcare talent is at your fingertips

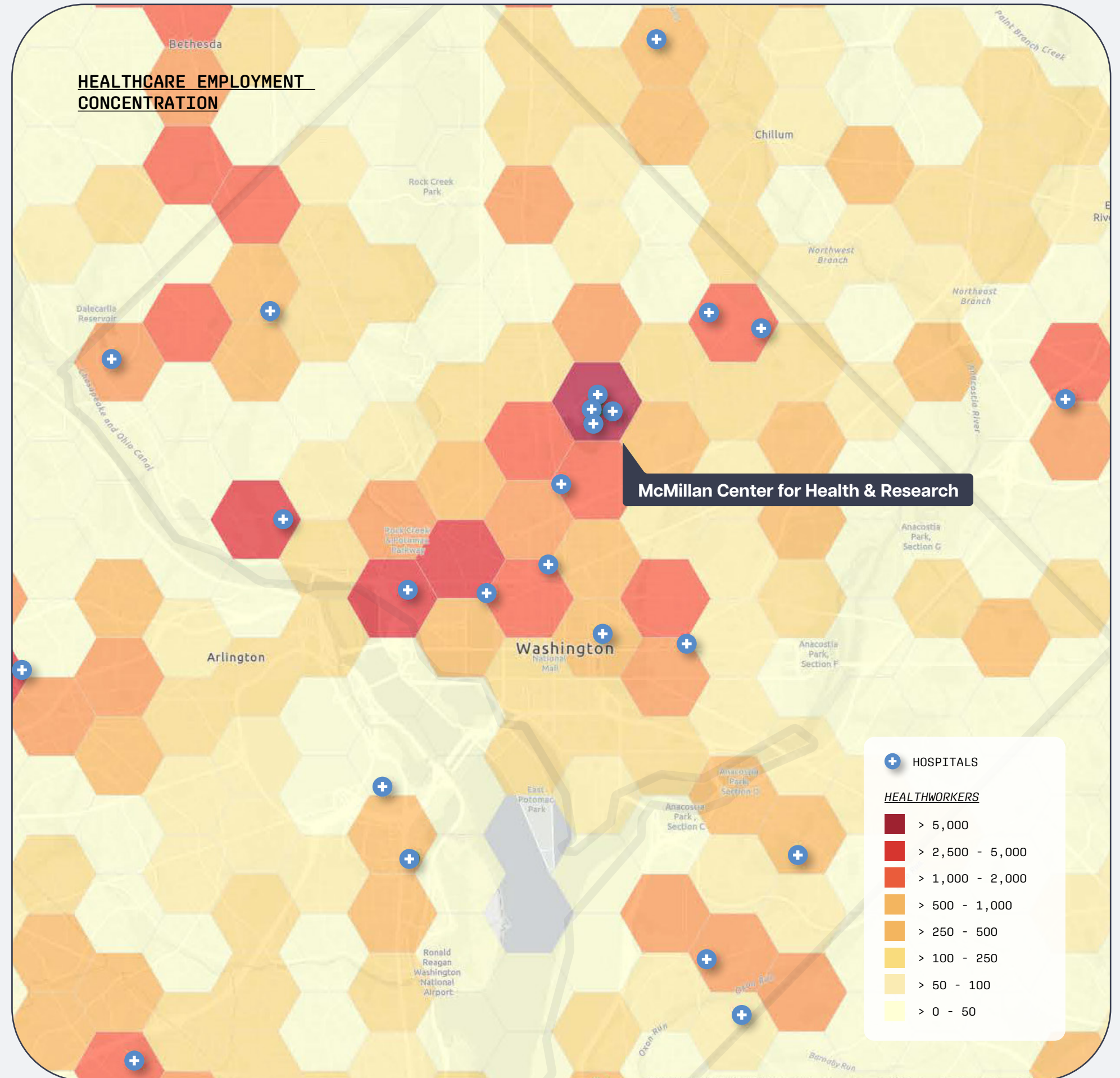
PHYSICIAN COUNT

6,448 doctors

IN 38 SPECIALTIES

TOP 10 SPECIALTIES:

RANK	SPECIALTY	%
1.	Dental	15%
2.	Internal Medicine	12%
3.	Pediatrics	11%
4.	Psychiatry & Neurology	8%
5.	Surgery	6%
6.	Family Medicine	5%
7.	Anesthesiology	4%
8.	Emergency Medicine	4%
9.	Obstetrics & Gynecology	3%
10.	Radiology	3%



How innovation flows

DRIVE TIMES TO HIGHWAYS

 10 Minutes

 20 Minutes

 25 Minutes

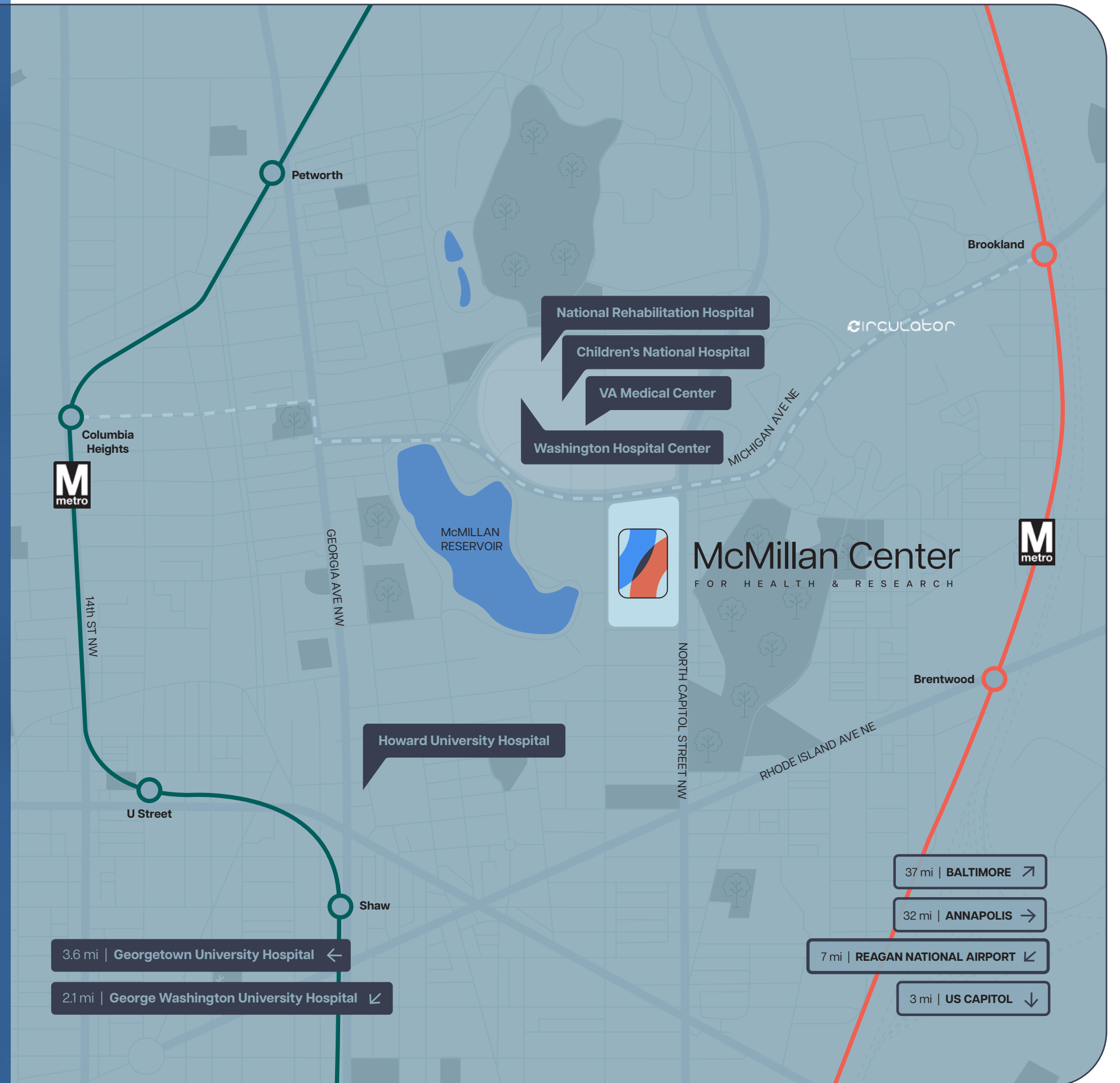
MAP VIEW



KEY

  METRO GREEN AND RED LINES

 FUTURE CIRCULATOR ROUTE





TEAM

Designing the future of care

The Reservoir District is a multi-phased, mixed-use development in partnership and collaboration with two third-party developers and the District of Columbia. The McMillan Center was designed by global leaders in healthcare and life sciences real estate, with true expertise in delivering cutting-edge projects at scale.

Over the last decade, TCC has developed over **15 million square feet** and **\$3.5 billion of healthcare real estate**, including medical and physician office buildings, hospitals, laboratories, life science facilities, ambulatory care, and outpatient facilities.

Trammell Crow Company

OUR PARTNERS



WE ARE DISTRICT OF COLUMBIA
GOVERNMENT OF THE
DC MURIEL BOWSER, MAYOR



Let's work
together to
advance
healthcare
innovation in D.C.

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