

# MEDICAL OFFICE SPACE FOR LEASE

## WHAT MATTERS TO YOU >

### LOCATION

IDEALLY SITUATED IN DC GOLDEN TRIANGLE BID WITHIN WALKING DISTANCE TO GW HOSPITAL AS WELL AS MULTIPLE METRO STATIONS (FOGGY BOTTOM-GWU, FARRAGUT-WEST)

### TENANT MIX

SUCCESSFUL AND GROWING MEDICAL TENANT MIX, INCLUDING CAPITAL WOMEN'S CARE, CCRM FERTILITY, AND THE GW SURGERY CENTER

## THE GELMAN BUILDING

2120 L STREET, NW  
WASHINGTON, DC 20037

### ADDITIONAL FEATURES

- Spaces available from 544 RSF - 4,974 RSF
- Recently renovated building lobby and common areas
- Tenant amenities include on-site conference center and access to fitness center with pool at The Savoy across the street
- Building is owned and occupied by The Gelman Companies, a privately held and family-run real estate investment company that has been in the Washington, DC, real estate business since 1925
- Parking garage on-site for patients and staff

LEASED BY



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OWNED BY



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# Washington, DC Healthcare Demographics

**POPULATION**  
705,749

**DENSITY**  
11,569  
(per square mile)

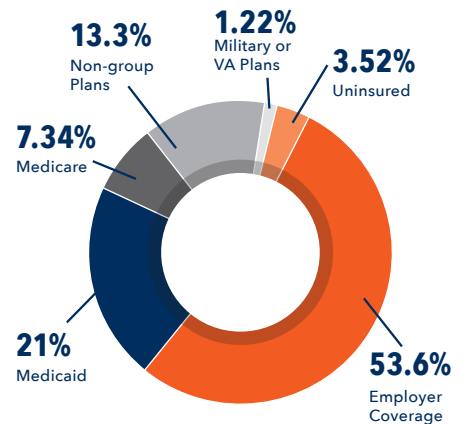
**POPULATION GROWTH**  
0.469%

**AGE 65+**  
12.12%

## Patient to Clinician Ratio PRIMARY CARE PHYSICIAN RATIO

# 850 to 1

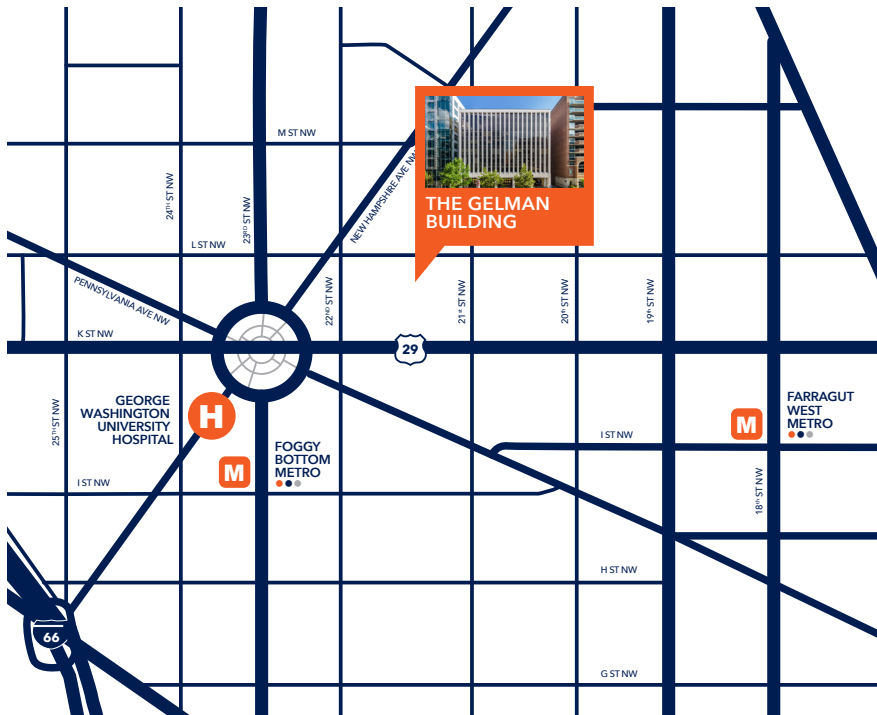
## Payer Mix



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