



3650 and 3700 Joseph Siewick Drive Fairfax, Virginia

Healthcare Realty Trust, Incorporated acquired 3650 and 3700 Joseph Siewick Drive in 2019 as a value add deal. Health-Pro Realty Group was retained as the leasing team for the assets due to their intimate knowledge of the campus having leased three out of the four physician office buildings on campus. During the COVID-19 pandemic, with the input from HPRG, Healthcare Realty invested in renovating common areas, signage, tenant amenities, lighting, elevators and more to attract physicians to the on-campus buildings. Those improvements, in tandem with new deal packages proposed by HPRG, led to one of the most successful leasing years for any two assets in the DC Metro Area. Over 33,000 Square Feet of new leasing and over 50,000 Square Feet of renewals were closed in under 9 months.

The incredible success has continued into 2023 as both buildings are considered stabilized after being in a repositioning phase for over 2 years. In late 2022 Healthcare Realty acquired a third building on campus, 3620 Joseph Siewick Drive, and as a result of the ongoing success, elected to retain Health-Pro Realty as the leasing team for the asset. This three building portfolio is Healthcare Realty's flagship asset in one of the nation's largest Healthcare Real Estate markets.

*Healthcare Realty is one of the preeminent healthcare real estate REITs in the country and is the largest MOB focused REIT by total square feet owned and operated. Along with the three assets mentioned above, HPRG leases an additional six buildings for Healthcare Realty across the DC Metro Area and Baltimore markets.