



For immediate release

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Washington Property Company Delivers Stone Ridge Medical Center in Loudoun County, VA

***67,000 SF Building Opens with Four Tenants;
45,000 SF Available for Lease***



Bethesda, MD, April 9, 2019 – Washington Property Company (WPC) has delivered Stone Ridge Medical Center, a 66,932 square foot state-of-the-art medical office building in Dulles, VA, directly across Route 50 from the new HCA StoneSprings Hospital Center. Three medical care providers and a pharmacy have leased a total of 14,036 SF and leases totaling another 7,407 SF are under negotiation. Approximately 45,000 SF of space remains available.

Launching business in the new site in early April 2019 are: Virginia Pediatric Group (4,456 SF), Jackson Clinics (2,933 SF), National Spine and Pain Centers (4,985 SF), and Stone Ridge Pharmacy (1,662 SF).

Located just off Route 50 about 11 miles west of Washington Dulles International Airport, the three-story medical office building features a dedicated specimen room and ample surface parking, along with floorplates and ceiling heights that are ideal for medical office use. The address is 24560 Southpoint Drive. DVA Architects was the project architect.

WPC acquired the 8.4-acre development site in 2016 from Van Metre Homes. The project's overall development cost, including land acquisition, was about \$21 million. Both the hospital and WPC's new medical building are designed to serve the burgeoning population of Loudoun County, one of the fastest-growing counties in the US.

Upon opening its doors in 2015, the 234,000 SF HCA StoneSprings Hospital Center became Loudoun County's first new hospital in 100 years. It offers 124 private beds, 24/7 emergency care, a dedicated pediatric emergency room, and advanced heart and vascular care, as well as free parking.

For information about leasing space at Stone Ridge Medical Center, contact Leonard Brown of Meridian Property, Inc. at (703) 399-4161 (lb@meridianproperty.net).

Washington Property Company (www.washproperty.com) is a full-service commercial real estate company located in Bethesda, Maryland. Established by Charles K. Nulsen, III, WPC is involved in a full range of real estate investment services including acquisition, land use, development, property management, leasing, and construction management. WPC has developed more than eight million square feet of commercial space in the Washington, DC metropolitan area and currently has over 1.6 million residential square feet under development. WPC is actively pursuing office, multi-family, retail, and mixed-use development opportunities throughout the region. Through its management company, WPC Management, LLC, Washington Property Company manages over 1.8 million square feet of commercial space.