



NAVFAC
Naval Facilities Engineering Systems Command

Defense Health Agency Headquarters Acquisition

May 2026

Site Map



7700 ARLINGTON BLVD



Legend

Parcels

NOTES:

Controlled by: Commander, Navy Installations Command
 Controlled by: Navy IG&S Program
 CUI Category: DCRIT

This map is generated from data contained in the CNRMA GeoReadiness Center (GRC) and cadastral data sources. The information is for informational purposes only.

This map and data contained herein is Controlled Unclassified Information (CUI) and may contain Department of Defense Critical Infrastructure Security Information (DCRIT) and therefore must be destroyed in accordance with DoDI 5200.48. Control as CUI/DCRIT but may be publicly releasable if review per DoDI 5230.09 determines the feature data and all populated attributes pose acceptable security risk.

Distribution/Dissemination Controls: Distribution D – Distribution Authorized to Department of Defense and U.S. DoD contractors only
 Reproduction, distribution, publication, or exhibition of this data is strictly prohibited without the written consent of NAVFAC Washington D.C. Real Estate.

1. Site Boundary Source:
2. Imagery Source:



Mapped By: Elan Echevarria
 Reviewed By: Efrain Reyes
 Map Created: 5/20/2026
 Cadastral Project #:



Document Path: C:\Users\elan.echevarria\OneDrive - US Navy\Bakke\7700 ARLINGTON BLVD\7700 Arlington Blvd\7700 Arlington Blvd.aprx

Background

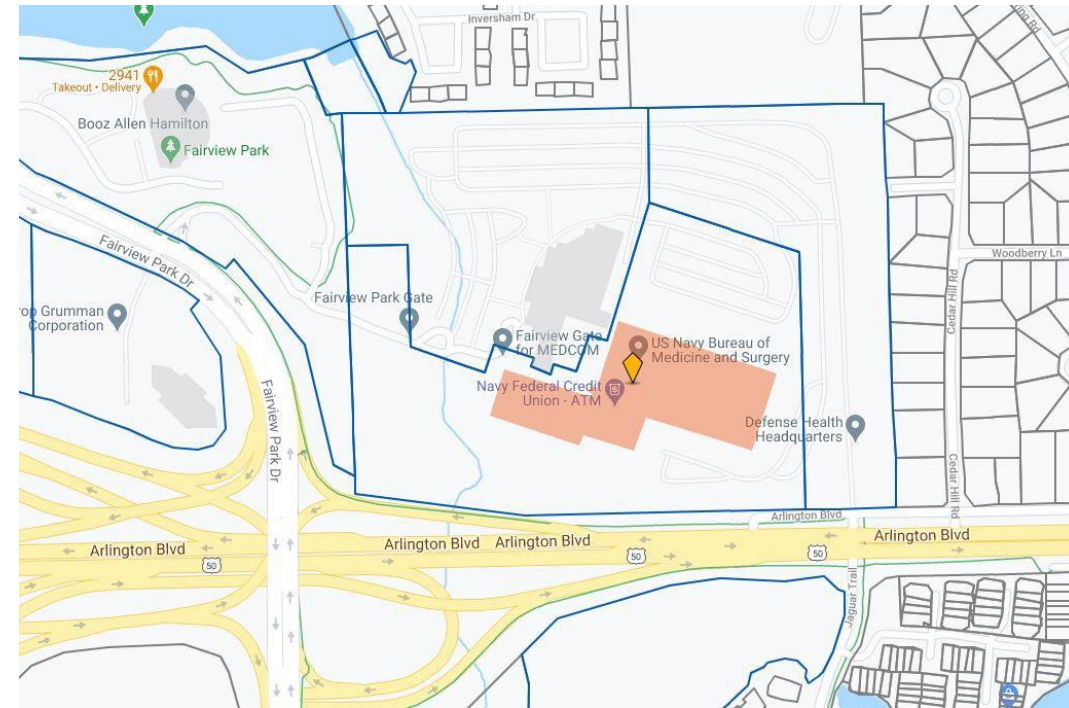
- The Defense Health Agency Headquarters (DHHQ) site is located at 7700 Arlington Boulevard, Falls Church, VA and is approximately 43.63 acres consisting of three (3) contiguous parcels
- Currently there are 3 contiguous, Class B Office buildings, portions of which are 1-story and portions which are 4-story, containing 686,085 sf of rentable building area built in 1954 (East Wing), 1960 (West Wing) and 1984 (Northwest Wing)
- In addition to the three adjacent and connected office buildings, the property also includes a separate land parcel improved with an asphalt surface parking lot. The entire complex is owned by GBA Associates LP and is leased to U.S. Government through the General Services Agency (GSA) and has been occupied by the Defense Health Agency (DHA) since 2011.
- Historically the site functioned as the headquarters for Melpar, or some form of it, for nearly 50 years (albeit under different names including E-Systems and Raytheon). Raytheon's Strategic Systems Division occupied the complex through 2010
- The property was fully renovated prior to DHHQ's occupancy beginning in 2011
- The asphalt surface parking lot contains 2,040+/- surface parking spots with a parking ratio of 3.1/1,000 sf
- GBA Associates has been the owner since 2011

Government Intends to Purchase DHHQ Facility

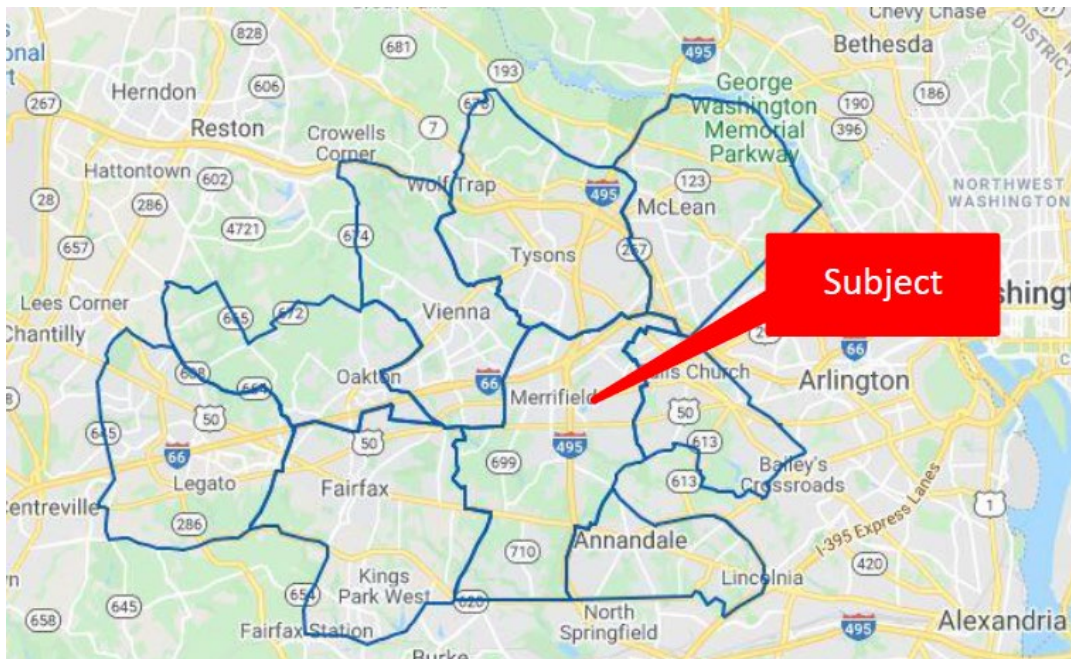
- The U.S. Government (USG), working through Naval Facilities Engineering Systems Command (NAVFAC), plans to acquire the DHHQ facility through a fee-simple purchase and include it in its Pentagon Reservation property holdings.
- The USG plans to continue the current operations at the site and DHA will continue using the facility as its headquarters.
- The “One Big Beautiful Bill Act,” H.R. 1 enacted as Public Law 119-21 (Reconciliation Act), which the President signed July 4, 2025, provides the necessary authority and funding for the USG to acquire the DHHQ facility.
- Acquiring the property fee-simple will save the USG several million dollars per year vice continuing to lease the facility, and aid in Department-wide lease reduction efforts.
- A smooth transition from lease to ownership is expected.

Site Description

- The subject site totals 43.63 acres on three parcels
- Primarily rectangular in shape and level at street grade on the east, north and south sides. The west side of the site is at the bottom of a hill which descends from Fairview Park Drive
- The primary street frontage is along the north side of Arlington Boulevard. There are two gates to access the site. One is located on the southeast corner of the site at the signalized intersection of Arlington Boulevard and Jaguar Trail.
- The area immediately surrounding the subject buildings is a paved, striped and lit series of surface lots with a total of 2,040 parking spaces and a parking ratio of 3.0 spaces per 1,000 square feet of rentable area.
- The periphery of the site is heavily wooded which limits the campus' visibility from any direction except the south.
- A riparian stream named Holmes Run flows north to south just inside the western boundary of the site.



Neighborhood Information



- Property is located in the **Greater Fairfax County Office market**, more specifically at the eastern end of the **Merrifield submarket**.
- Located conveniently just east of the **Rt.50** and the **Capital Beltway** intersection.
- Area neighbors include several **Defense Contractor campuses**.
- Local area is suburban in character and is approximately **75-80% developed**.
- Typical nearby land uses include **office buildings, medical office buildings, hotels, retail centers, green space and recreational centers, multi-family apartments and townhomes** and some older single-family home neighborhoods.

Building Photo



Building Photos



BACKUP

Tax Assessment Data

DHHQ E & W Wings
Map # 0494 01 0059A 7700 Arlington Blvd
GBA Associates Limited Partnership

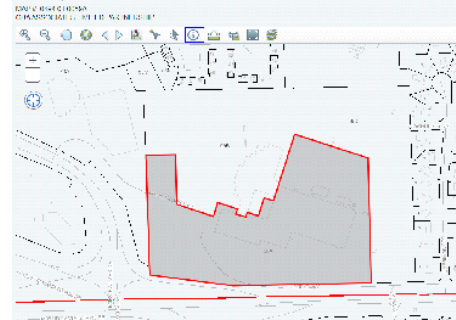
Tax Year	Land	Building	Assessed Total
2021	\$14,111,330	\$94,095,690	\$108,207,020
2020	\$14,993,280	\$95,916,160	\$110,909,440
2019	\$12,788,390	\$97,476,750	\$110,265,140
2018	\$12,788,390	\$94,789,780	\$107,558,170
2017	\$12,788,390	\$96,007,050	\$108,795,440
2016	\$12,788,390	\$97,804,680	\$110,593,070
2015	\$12,788,390	\$95,861,470	\$108,649,860
2014	\$12,788,390	\$37,737,710	\$50,526,100
2013	\$12,788,390	\$40,977,420	\$53,765,810
2012	\$12,788,390	\$40,325,130	\$53,113,520
2011	\$12,788,390	\$22,682,500	\$35,470,890
2010	\$12,788,390	\$12,301,400	\$25,089,790

Tax District: 7T100
District Name: Providence Dist. #1 Transportatn
Land Use Code: Gen Med/hl rise off (=>5 stories)
Zoning Description: I-3 (Indust Light Intensity)
George A Smathers et al prop
Legal Description: PCL A 6004-1345
Last Sale: 12/28/1970 - GBA Assoc Ltd Ptnrs

Site Area (Acres): 20
Year Built: 1954
Gross Floor Area: 280,803 East Wing
160,176 West Wing

Tax Paid - 2020
\$1,275,458.56 Gen Fund Tax
\$189,100.59 Special Tax District
\$1,464,559.15 Total Paid

Tax Map - Parcel 0059A



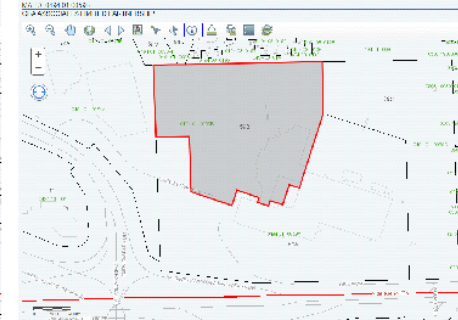
DHHQ NW Wing
Map # 0494 01 0059B 7700 Arlington Blvd
GBA Associates Limited Partnership

Tax Year	Land	Building	Assessed Total
2021	\$8,569,470	\$58,977,150	\$67,546,620
2020	\$9,105,060	\$59,930,940	\$69,036,000
2019	\$7,766,080	\$60,633,780	\$68,399,860
2018	\$7,766,080	\$58,731,610	\$66,497,690
2017	\$7,766,080	\$59,263,330	\$67,029,410
2016	\$7,766,080	\$60,143,470	\$67,909,550
2015	\$7,766,080	\$58,663,530	\$66,429,610
2014	\$7,766,080	\$30,909,610	\$38,675,690
2013	\$7,766,080	\$31,342,890	\$39,108,970
2012	\$7,766,080	\$30,913,720	\$38,679,800
2011	\$7,766,080	\$31,932,770	\$39,698,850
2010	\$7,766,080	\$24,202,590	\$31,968,670

Tax District: 7T100
District Name: Providence Dist. #1 Transportatn
Land Use Code: Gen Med/hl rise off (=>5 stories)
Zoning Description: I-3 (Indust Light Intensity)
George A Smathers et al prop PCL B
Legal Description: PCL B
Last Sale: 12/28/1970 - GBA Assoc Ltd Ptnrs

Site Area (Acres): 13
Year Built: 1984
Gross Floor Area: 267,796

Tax Paid - 2020
\$793,914.00 Gen Fund Tax
\$117,706.38 Special Tax District
\$911,620.38 Total Paid



E Systems Exp Land
Map # 0494 01 0059C 7700 Arlington Blvd
GBA Associates Limited Partnership

Tax Year	Land	Building	Assessed Total
2021	\$6,276,540	\$1,022,190	\$7,298,730
2020	\$6,668,830	\$1,127,330	\$7,796,160
2019	\$6,946,290	\$970,530	\$7,916,820
2018	\$6,946,290	\$845,200	\$7,791,490
2017	\$6,946,290	\$845,200	\$7,791,490
2016	\$6,946,290	\$845,200	\$7,791,490
2015	\$6,946,290	\$845,200	\$7,791,490
2014	\$6,946,290	\$845,200	\$7,791,490
2013	\$6,946,290	\$845,200	\$7,791,490
2012	\$6,946,290	\$845,200	\$7,791,490
2011	\$6,946,290	\$845,200	\$7,791,490
2010	\$6,946,290	\$845,200	\$7,791,490

Tax District: 7T100
District Name: Providence Dist. #1 Transportatn
Land Use Code: Other office NEC
Zoning Description: I-3 (Indust Light Intensity)
George A Smathers et al prop
Legal Description: PCL C
Last Sale: 12/28/1970 - GBA Assoc Ltd Ptnrs

Site Area (Acres): 10.631
Year Built: NA
Gross Floor Area: NA

Tax Paid - 2020
\$89,655.84 Gen Fund Tax
\$13,292.45 Special Tax District
\$102,948.29 Total Paid

