



# MEDICAL OFFICE SPACE FOR LEASE

## WHAT MATTERS TO YOU >

### LOCATION

STEPS AWAY FROM NATIONALLY  
RECOGNIZED INOVA FAIRFAX HOSPITAL

### AMENITIES

174,000 SF MEDICAL OFFICE PARK  
WITH OVER 40 SYNERGISTIC  
MEDICAL AND DENTAL PRACTICES

## WOODBURN MEDICAL PARK

3299 & 3289 WOODBURN ROAD  
ANNANDALE, VIRGINIA 22003

### ADDITIONAL FEATURES

- Recently renovated building exterior entrances, entry doors, common areas, and restrooms
- Suites available from 1,200 SF to 9,500 SF
- Abundant garage and surface parking at a ratio of 4 per 1,000 SF leased
- Direct access from the parking garage to multiple floors in the building
- On-site radiology, surgery center, laboratory testing services, deli, and bank
- Gurney size elevators, electronic directories, and operable windows
- Superior building air quality with newly installed Needlepoint Bipolar Ionization Air Purification System to reduce airborne particles



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### CONTACT US TODAY

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## Within 5 mile Radius of Woodburn Medical Park

### POPULATION

44,504

### DENSITY

5,499

(per square mile)

### POPULATION GROWTH

3.12%

### AGE 65+

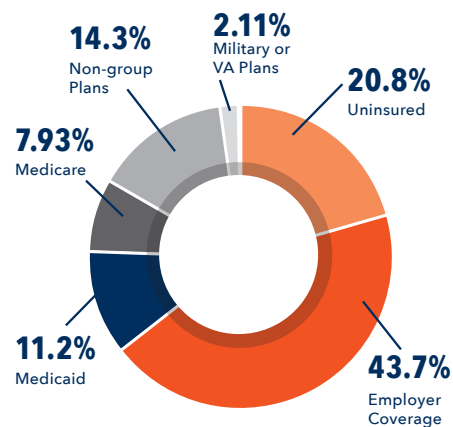
13%

## Patient to Clinician Ratio

PRIMARY CARE PHYSICIAN RATIO

964 to 1

## Payer Mix



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