

MEDICAL OFFICE SPACE FOR LEASE

BALLSTON MEDICAL CENTER

3833 N FAIRFAX DRIVE | ARLINGTON, VA



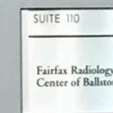
WECONNECT
MEDICAL + REAL ESTATE™

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BUILDING FEATURES

TAKE A CLOSER LOOK



3833 N FAIRFAX DRIVE ARLINGTON, VA

SITE

Steps away from Ballston and Virginia Square Metro Stations

ON-SITE AMENITIES

MRI & other radiology services, Laboratory testing service and a well-established Primary Care practice

ACCESSIBILITY

Convenient to I-66 and area hospitals; Across the street from Quincy Park athletic fields and one block from one of Arlington's largest high schools and sports fields

PARKING

Ample surface parking for patients and employees providing easy access for patients and staff

RENOVATIONS

Recently renovated Building common areas

AMENITIES

Abundant amenities nearby and within walking distance to Ballston Quarter

AREA HOSPITALS

**VIRGINIA
HOSPITAL
CENTER**
6 MINUTE DRIVE

**BALLSTON
METRO
STATION**

**BALLSTON
QUARTER**

**SIBLEY
MEMORIAL
HOSPITAL**
15 MINUTE DRIVE



**BALLSTON
MEDICAL CENTER**

**VIRGINIA
SQUARE
METRO
STATION**

**MEDSTAR
GEORGETOWN
UNIVERSITY
HOSPITAL**
16 MINUTE DRIVE

**GEORGE
WASHINGTON
UNIVERSITY
HOSPITAL**
12 MINUTE DRIVE

ROSSLYN

OTHER NEARBY HOSPITALS

**INOVA FAIRFAX
HOSPITAL**
14 MINUTE DRIVE

**INOVA ALEXANDRIA
HOSPITAL**
14 MINUTE DRIVE

LOOK WHAT IS NEAR US

BALLSTON RESTAURANTS









BALLSTON SHOPPING







BALLSTON HOTELS











MARKET REPORT

ARLINGTON, VA

Population Density & Growth



TOTAL LOCAL
POPULATION

233,464



TOTAL LOCAL
HOUSEHOLDS

107,000



POPULATION WITH
HEALTH INSURANCE

94.1%



AGE 55+

47,432



MEDIAN AGE

34.7



MEDIAN
HOUSEHOLD INCOME

\$120,071



HEALTHCARE SPENDING
PER PERSON

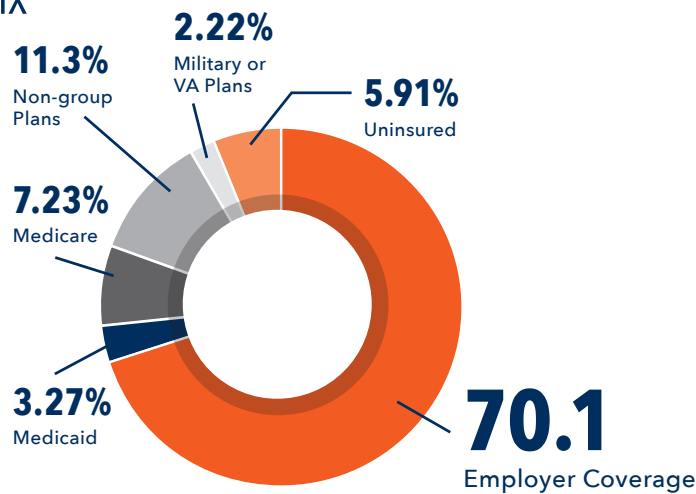
\$7,556



COLLEGE EDUCATION
OR HIGHER

75.3%

Payer Mix



Within
5 mile Radius
of Ballston
Medical Center

POPULATION
233,464

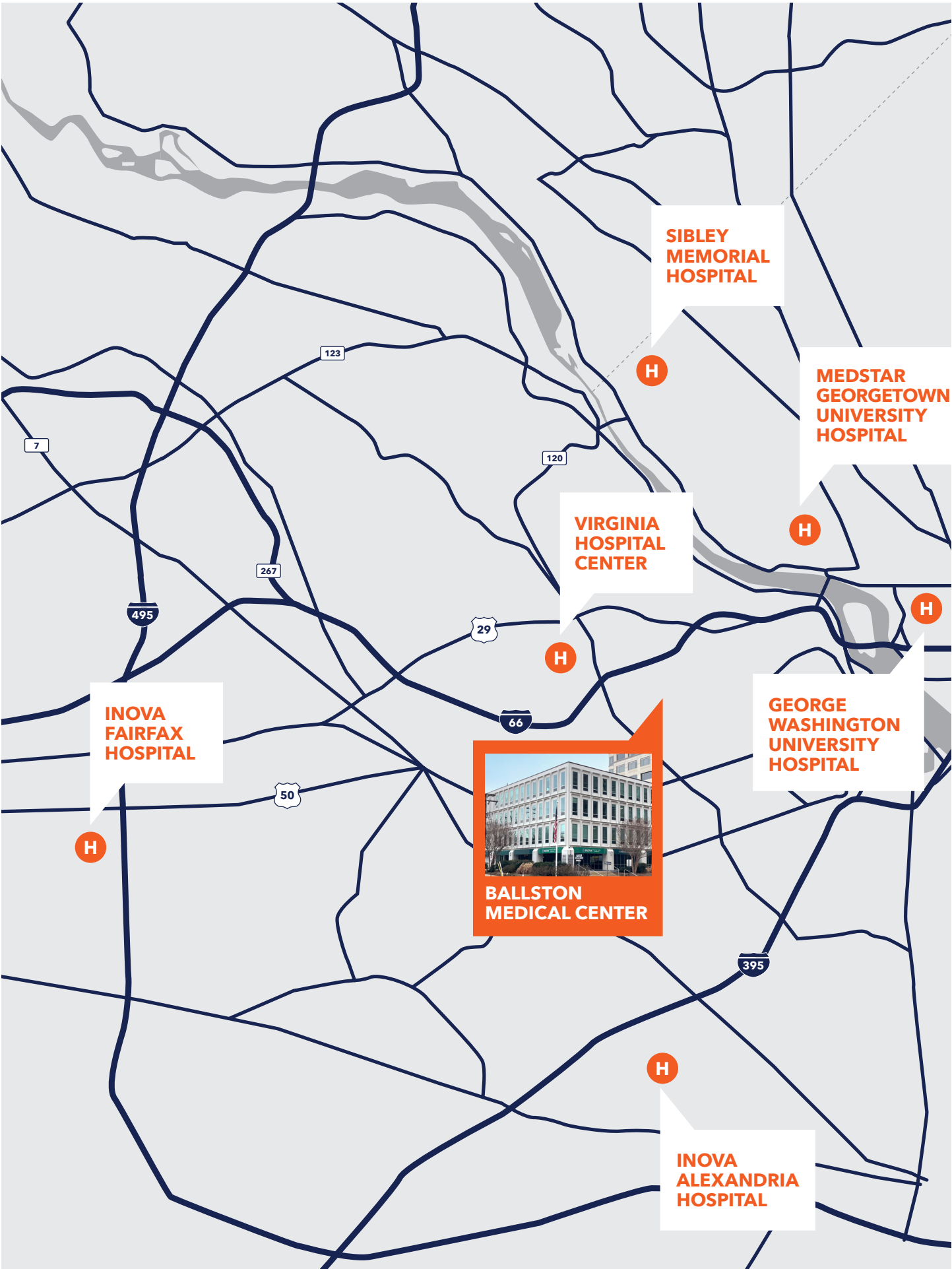
DENSITY
8,979
(per square mile)

POPULATION
GROWTH
0.717%

AGE 65+
10.5%

Patient to Clinician Ratio
PRIMARY CARE PHYSICIAN RATIO

1,327 to 1





**BUILT OUT MEDICAL PROCEDURE/
SURGERY SUITE AVAILABLE**

SUITE 400

8,106 SF





MEDICAL OFFICE SPACE LEASING INFORMATION

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