

# MEDICAL OFFICE SPACE FOR LEASE

## WHAT MATTERS TO YOU >

### LOCATION

STEPS AWAY FROM BALLSTON  
AND VIRGINIA SQUARE  
METRO STATIONS

### AMENITIES

MRI AND OTHER RADIOLOGY SERVICES,  
LABORATORY TESTING SERVICE  
AND A WELL-ESTABLISHED PRIMARY  
CARE PRACTICE

## BALLSTON MEDICAL CENTER

3833 N. FAIRFAX DRIVE  
ARLINGTON, VA 22203

### ADDITIONAL FEATURES

- Built out medical procedure/surgery suite available – 8,106 RSF
- Ample surface parking for patients and employees providing easy access for patients and staff
- Recently renovated Building common areas
- 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
- Abundant amenities nearby and within walking distance to Ballston Quarter



3 Bethesda Metro Center, Suite 700 // Bethesda, MD 20814  
301.235.1300 // gzrealty.net

CONTACT US TODAY

**ANDREW M. PAPANTONIOU**  
ANDREW@GZREALTY.NET

**NICHOLAS M. ZUPPAS**  
NICK@GZREALTY.NET



## Within 5 mile Radius of Ballston Medical Center

### POPULATION

233,464

### DENSITY

8,979

(per square mile)

### POPULATION GROWTH

0.717%

### AGE 65+

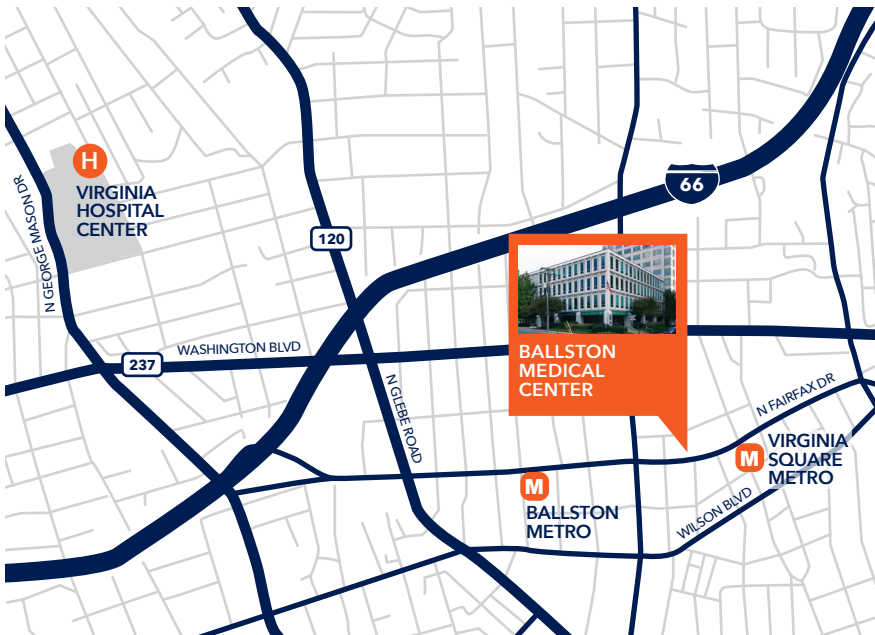
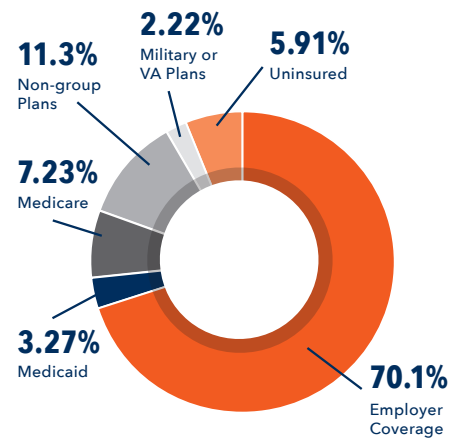
10.5%

## Patient to Clinician Ratio

PRIMARY CARE PHYSICIAN RATIO

1,327 to 1

## Payer Mix



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