

MEDICAL OFFICE SPACE FOR LEASE



WHAT MATTERS TO YOU >

LOCATION

LOCATED WITHIN A HALF MILE OF
INOVA ALEXANDRIA HOSPITAL

SIZE

A 119,000 SF MEDICAL OFFICE BUILDING
WITH OVER 30 SYNERGISTIC MEDICAL
AND DENTAL PRACTICES

ALEXANDRIA PROFESSIONAL CENTER

4660 KENMORE AVENUE
ALEXANDRIA, VA 22304

ADDITIONAL FEATURES

- Built out medical spaces available from 500 - 7,500 SF
- One-quarter mile from the 6,500 employee Mark Center
- Located adjacent to Seminary Plaza Shopping Center
- Convenience garage and surface parking available
- Recently completed elevator modernization offers state-of-the-art Destination Dispatch technology and increased elevator traveling speed



**GITTLESON
ZUPPAS
PAPANTONIOU**
MEDICAL REALTY

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City of Alexandria Healthcare Demographics

POPULATION
156,976

DENSITY
10,677
(per square mile)

AGE 65+
13%

MEDIAN AGE
37.7

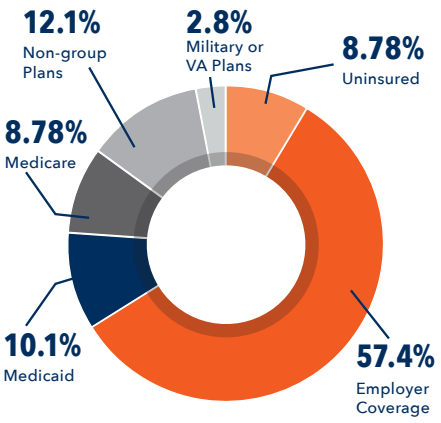
MEDIAN HOUSEHOLD INCOME
\$119k

HEALTHCARE SPENDING TOTAL
\$1.43B

Patient to Clinician Ratio PRIMARY CARE PHYSICIAN RATIO

1,248 to 1

Payer Mix



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