

# MEDICAL OFFICE SPACE FOR LEASE



## WHAT MATTERS TO YOU >

### LOCATION

STRONG INSURANCE PAYER MIX  
IN THE HEART OF FAIRFAX COUNTY

### AMENITIES

COUNTLESS ADJACENT WALKABLE  
RETAIL OPTIONS & RESTAURANTS

## BURKE MEDICAL CENTER

6035 BURKE CENTRE PKWY  
BURKE, VA 22015

### ADDITIONAL FEATURES

- Under new ownership with recent renovations including updated common areas, new elevator and new HVAC
- 1,996 SF and 2,631 SF suites available
- Strong tenant mix including primary care
- Exterior Building signage available
- Abundant free surface parking



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

CONTACT US TODAY

**ADRIAN A. DOMINGUEZ**  
ADRIAN@GZREALTY.NET  
703.856.0952

**PETER G. PAPANTONIOU**  
PETER@GZREALTY.NET  
703.395.2924



## Burke, VA Healthcare Demographics

POPULATION

42,806

DENSITY

4,920

(per square mile)

DAILY BURKE  
CENTRE PARKWAY  
TRAFFIC VOLUME

28K

Vehicles

MEDIAN  
HOUSEHOLD  
INCOME

\$140K

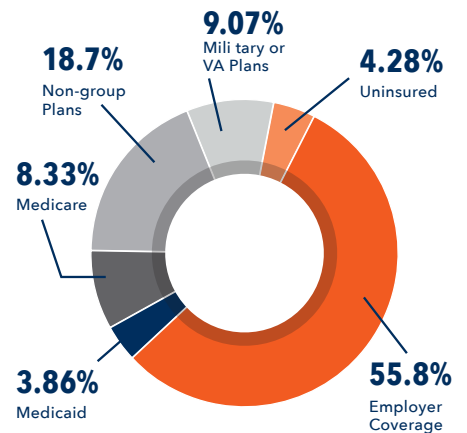
## Patient to Clinician Ratio

PRIMARY CARE PHYSICIAN RATIO

(FAIRFAX COUNTY)

930 to 1

## Payer Mix



CONTACT US TODAY

**ADRIAN A. DOMINGUEZ**

**ADRIAN@GZREALTY.NET**

**703.856.0952**

**PETER G. PAPANTONIOU**

**PETER@GZREALTY.NET**

**703.395.2924**



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