

**TURN-KEY BUILDOUTS**  
FOR LEASES SIGNED BY 12/31/2025

# 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



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CONTACT US TODAY

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# Burke, VA Healthcare Demographics

**POPULATION**  
**42,806**

**DENSITY**  
**4,920**  
(per square mile)

**DAILY BURKE  
CENTRE PARKWAY  
TRAFFIC VOLUME**  
**28K**

**MEDIAN  
HOUSEHOLD  
INCOME**  
**\$140K**

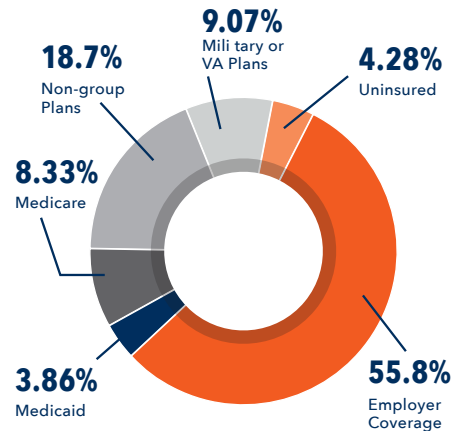
**Vehicles**

## Patient to Clinician Ratio

PRIMARY CARE PHYSICIAN RATIO  
(FAIRFAX COUNTY)

# 930 to 1

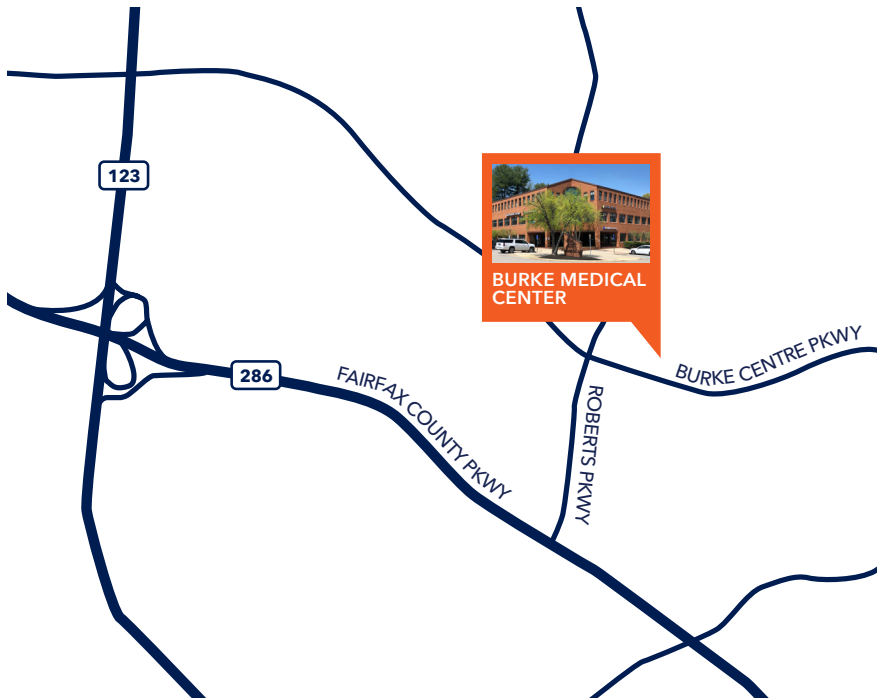
## Payer Mix



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