

TURN-KEY BUILDOUTS
FOR LEASES SIGNED BY 12/31/2024

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

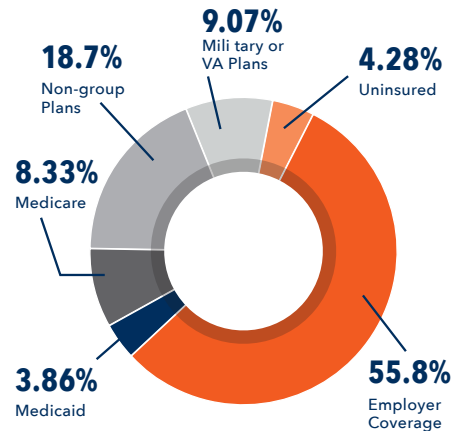
Vehicles

Patient to Clinician Ratio

PRIMARY CARE PHYSICIAN RATIO
(FAIRFAX COUNTY)

930 to 1

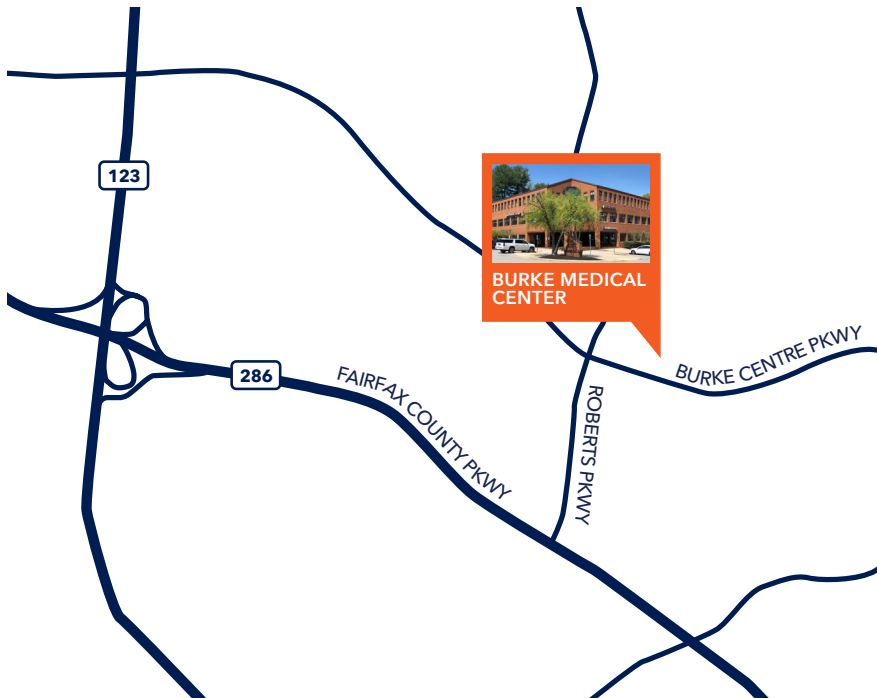
Payer Mix



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