

NEW CLASS-A MEDICAL OFFICE OPPORTUNITY

MEDICAL OFFICE SPACE FOR LEASE



WHAT MATTERS TO YOU >

LOCATION

CONVENIENTLY LOCATED OFF ROUTE 1 AND I-95 (EXIT 143A) WITH PROXIMITY TO BOTH MARY WASHINGTON HOSPITAL CENTER AND SENTARA NORTHERN VIRGINIA MEDICAL CENTER

NEW OWNERSHIP

RECENTLY PURCHASED IN 2022 BY HEALTHCARE-FOCUSED OWNERSHIP GROUP OFFERING GENEROUS LEASING CONCESSIONS FOR ACCREDITED MEDICAL TENANTS

475 AQUIA

475 AQUIA TOWNE CENTER DR
STAFFORD, VA 22554

ADDITIONAL FEATURES

- Class-A building, built in 2007, provides a modern, clean environment for patients and staff
- Space available from 1,500-21,000 RSF
- First floor shell space with up to 8,000 rentable square feet available, including private entrance opportunity for easy patient access
- Full-floor available, including building signage opportunity
- 5/1,000 sf parking ratio offers abundant free surface level parking



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301.235.1300 // gzrealty.net

CONTACT US TODAY

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Stafford County, VA Healthcare Demographics

POPULATION
160,877

DENSITY
575
(per square mile)

POPULATION GROWTH
2.5%

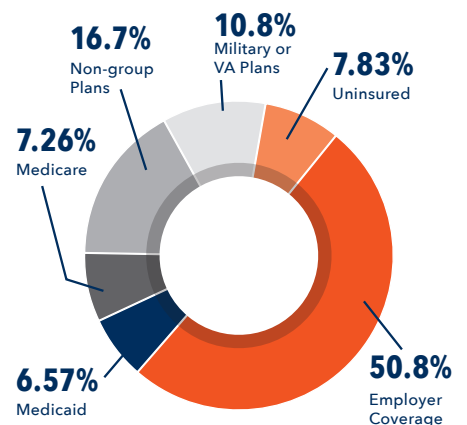
AGE 65+
10.9%

Patient to Clinician Ratio

PRIMARY CARE PHYSICIAN RATIO

3,260 to 1

Payer Mix



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