

# MEDICAL OFFICE SPACE FOR SALE OR LEASE



## WHAT MATTERS TO YOU >

### LOCATION

CLOSE PROXIMITY TO  
INOVA FAIR OAKS HOSPITAL

### SIZE

1,285 RSF

## PENDER PLACE

3930 PENDER DRIVE, SUITE 240  
FAIRFAX, VA 22030

### ADDITIONAL FEATURES

- Reception, two offices, kitchenette
- For sale or lease
- Easy access from I-66
- On-site café
- Abundant free parking



3 Bethesda Metro Center, Suite 700 // Bethesda, MD 20814  
301.235.1300 // [gzrealty.net](http://gzrealty.net)

### CONTACT US TODAY

**NORA BOWEN**  
[NORA@GZREALTY.NET](mailto:NORA@GZREALTY.NET)  
703.401.6235

**ADRIAN A. DOMINGUEZ**  
[ADRIAN@GZREALTY.NET](mailto:ADRIAN@GZREALTY.NET)  
703.856.0952





# Fairfax, VA Healthcare Demographics

<b>POPULATION</b>	<b>DENSITY</b>
<b>24,573</b>	<b>4,095</b>
	(per square mile)
<b>AGE 65+</b>	<b>MEDIAN HOUSEHOLD INCOME</b>
<b>12.5%</b>	<b>\$110K</b>

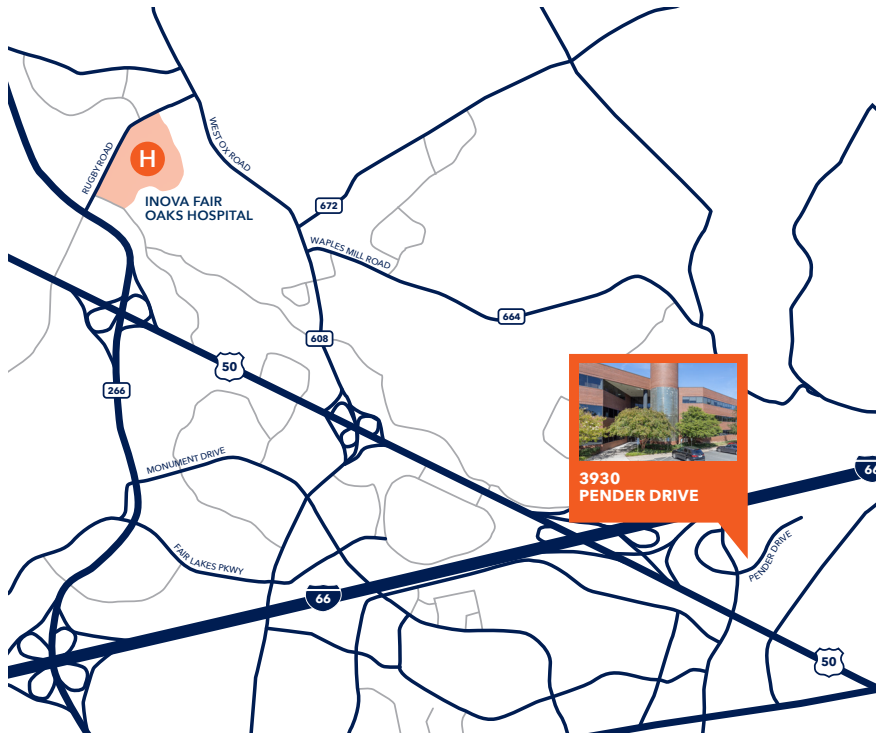
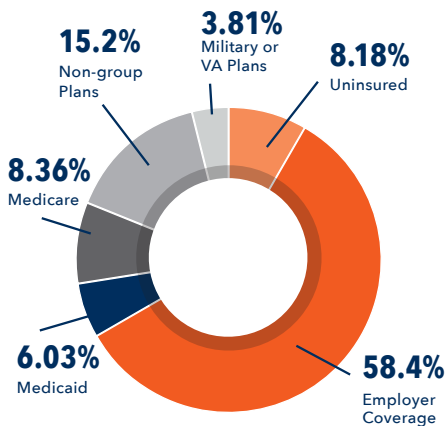
## Patient to Clinician Ratio

PRIMARY CARE PHYSICIAN RATIO  
(FAIRFAX COUNTY)

# 930 to 1

## Payer Mix

(FAIRFAX COUNTY)



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