

TOTAL BUILDING SIZE  
**23,694 RSF**

**RARE MEDICAL OFFICE  
BUILDING OPPORTUNITY**  
**AVAILABLE FOR  
SALE OR LEASE**



**WHAT MATTERS TO YOU >**



**LOCATION**

EASY ACCESS TO I-495, I-66,  
ARLINGTON BOULEVARD (ROUTE  
50) AND ROUTE 29



**PARKING**

4:1000 PARKING RATIO,  
AMPLE SURFACE PARKING

**2745 HARTLAND RD**  
MERRIFIELD, VA 22043

**ADDITIONAL FEATURES**

- Full Building available For Lease and For Sale
- Approximate 8,000 RSF floor plates
- Minutes to Dunn Loring Metro Station, Shops at Avenir Place and abundant amenities in Merrifield Mosaic District
- Full Building opportunity with unique Beltway signage available
- Close Proximity to Inova Fairfax
- 12 foot slab to slab ceiling height
- C-3 zoning
- Located within an established healthcare corridor
- Ideal for medical, healthcare, outpatient, specialty practice, or professional office users



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CONTACT US TODAY

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# Merrifield, VA Healthcare Demographics

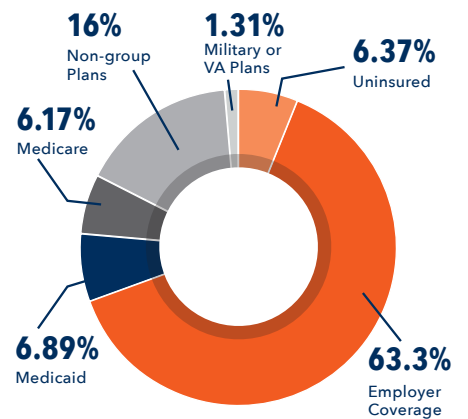
<b>POPULATION</b>	<b>DENSITY</b>
<b>20,698</b>	<b>5,670</b>
	(per square mile)
<b>AGE 65+</b>	<b>MEDIAN HOUSEHOLD INCOME</b>
<b>8.7%</b>	<b>\$136k</b>

## Patient to Clinician Ratio

PRIMARY CARE PHYSICIAN RATIO  
(FAIRFAX COUNTY)

# 898 to 1

## Payer Mix



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