



# MEDICAL OFFICE CONDO FOR LEASE

## WHAT MATTERS TO YOU >

### CONVENIENCE

MOVE-IN READY, BUILT-OUT  
PHYSICAL THERAPY SPACE READY  
FOR YOUR PRACTICE

### SIZE

2,671 RSF

## LANSDOWNE MEDICAL OFFICE

19465 DEERFIELD AVE,  
SUITES 208 & 209  
LEESBURG, VA 20176

### ADDITIONAL FEATURES

- Directly across from Inova Loudoun Hospital
- Built-out physical therapy space with waiting area, reception, office, open gym area, private treatment room, and in-unit washer/dryer and sink.
- Located within a multi-specialty medical office building
- Abundant, free surface parking available
- Only minutes to Lansdowne Town Center, a lifestyle town center with over 35 restaurants, services & specialty stores
- Quick access to Route 7



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

CONTACT US TODAY

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# Lansdowne, VA Healthcare Demographics

**POPULATION**  
**12,661**

**DENSITY**  
**3,180**  
(per square mile)

**POPULATION GROWTH**  
**0.93%**

**AGE 65+**  
**17.11%**

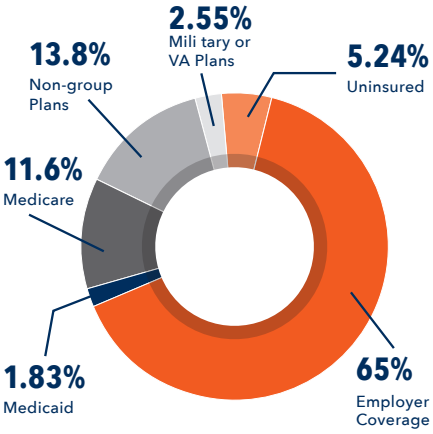
## Patient to Clinician Ratio

PRIMARY CARE PHYSICIAN RATIO  
(LOUDON COUNTY)

**1,304 to 1**



## Payer Mix



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