



ALEXANDRIA TECH CENTER II & IV

2760 & 2850 Eisenhower Ave, Alexandria, Virginia 22314





MEDICAL OFFICE SPACE FOR LEASE



Available spaces ranging from
1,585 SF - 14,548 SF



Shuttle service available, offering
convenient transport to and from
parking garage for staff



0.8 miles from the Eisenhower
Avenue Metro



On-site parking garage combined
with adjacent surface level lot offers
5 per 1,000 RSF parking ratio



Signage opportunity with beltway
visibility available for larger users to
promote brand awareness



Centralized location in the heart of
Alexandria allows for easy access
to the beltway and a convenient
commute to multiple nearby Inova
hospital locations

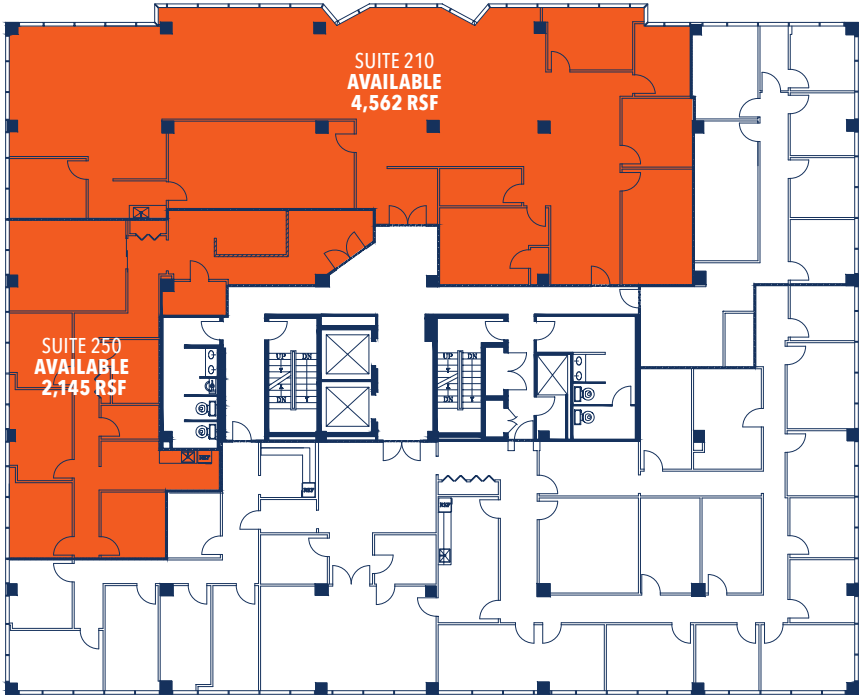




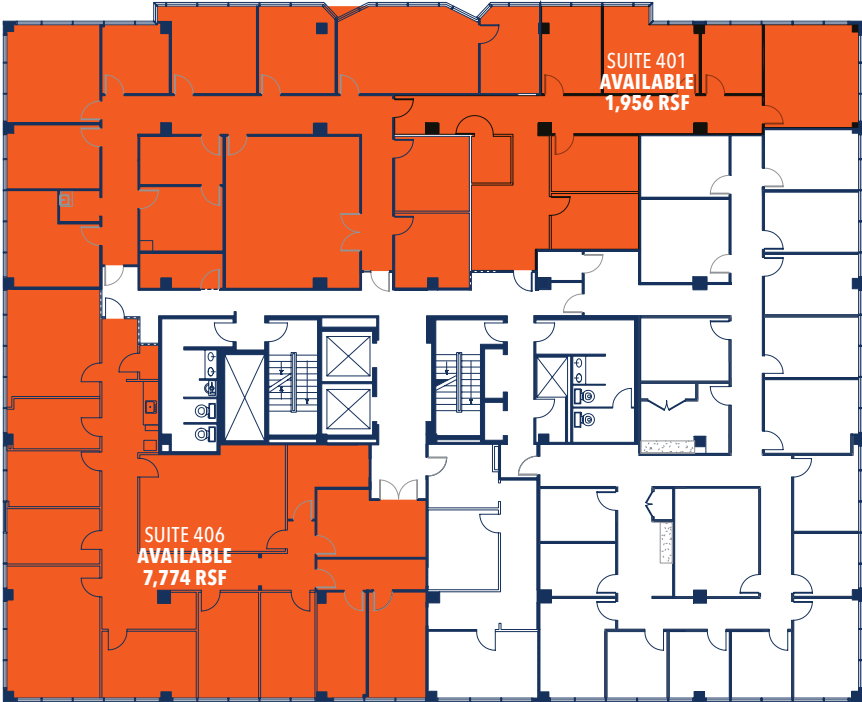
FLOORPLANS

ALEXANDRIA TECH CENTER II
2760 EISENHOWER AVE

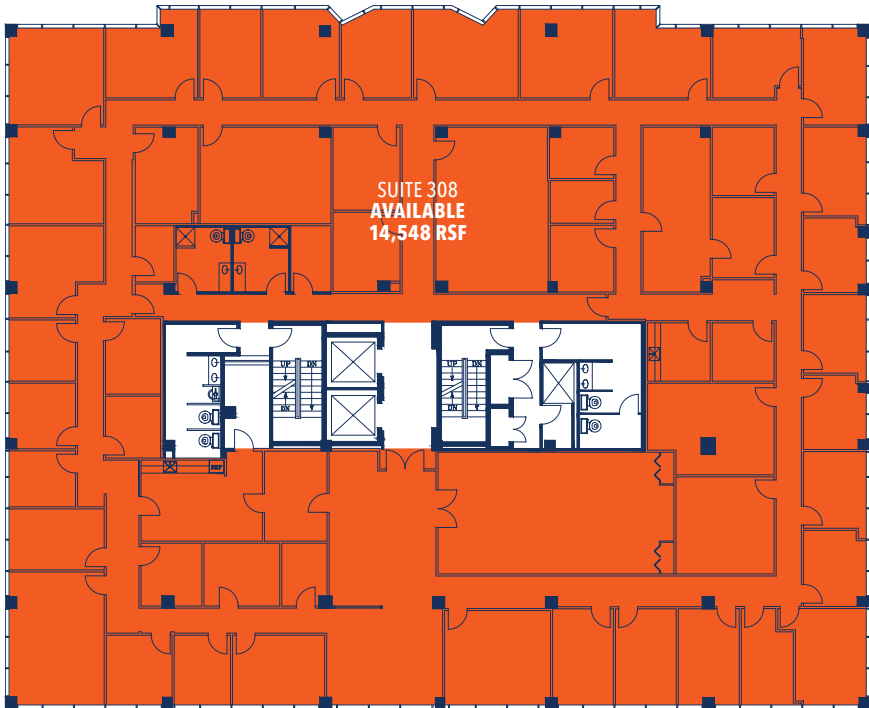
2nd Floor



4th Floor



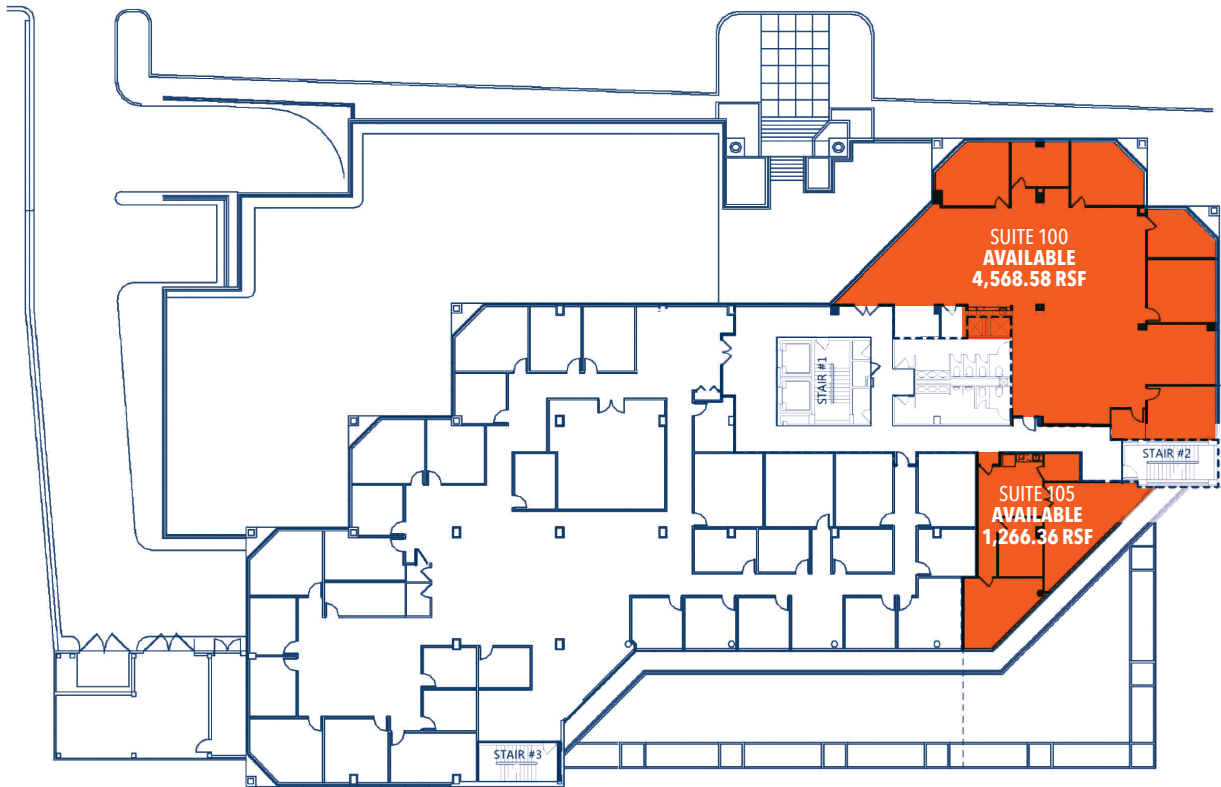
3rd Floor



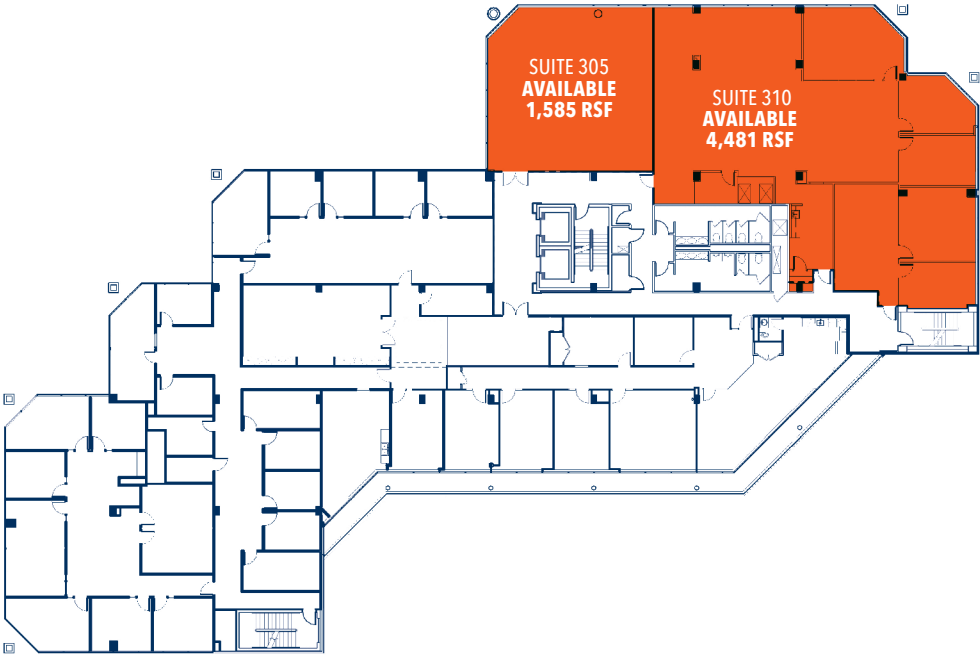
FLOORPLANS

ALEXANDRIA TECH CENTER IV
2850 EISENHOWER AVE

1st Floor



3rd Floor



MARKET REPORT

Alexandria Healthcare
Demographics



TOTAL LOCAL POPULATION

157,613



TOTAL LOCAL HOUSEHOLDS

76,096



AVERAGE HOUSEHOLD INCOME

\$120k



OVER 65 YEARS OLD

11%



MEDIAN AGE

38.3



HEALTHCARE SPENDING TOTAL

\$1.43B



ADULTS WITH COLLEGE DEGREES

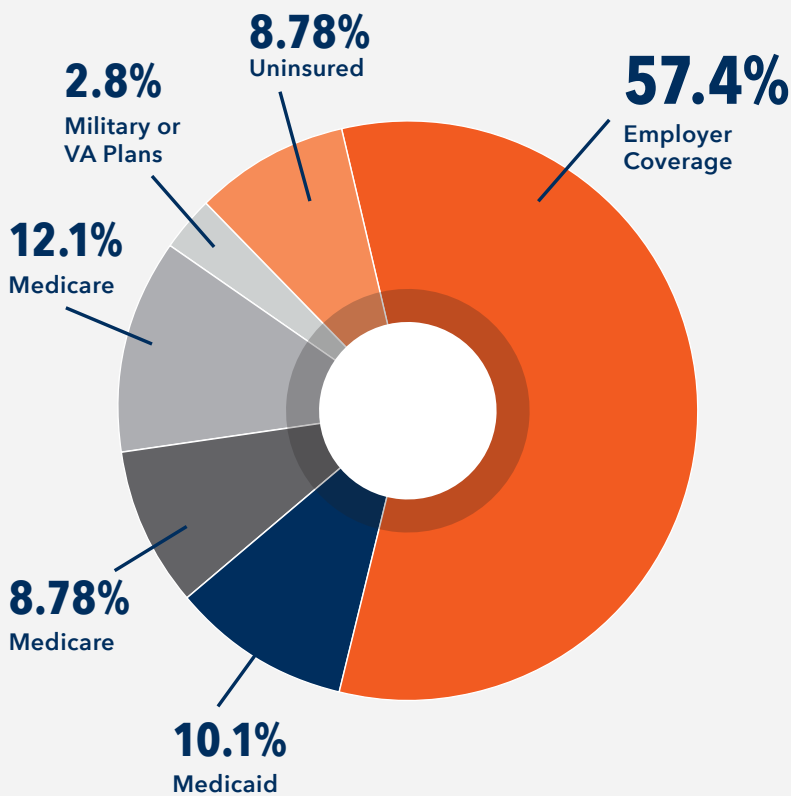
63%



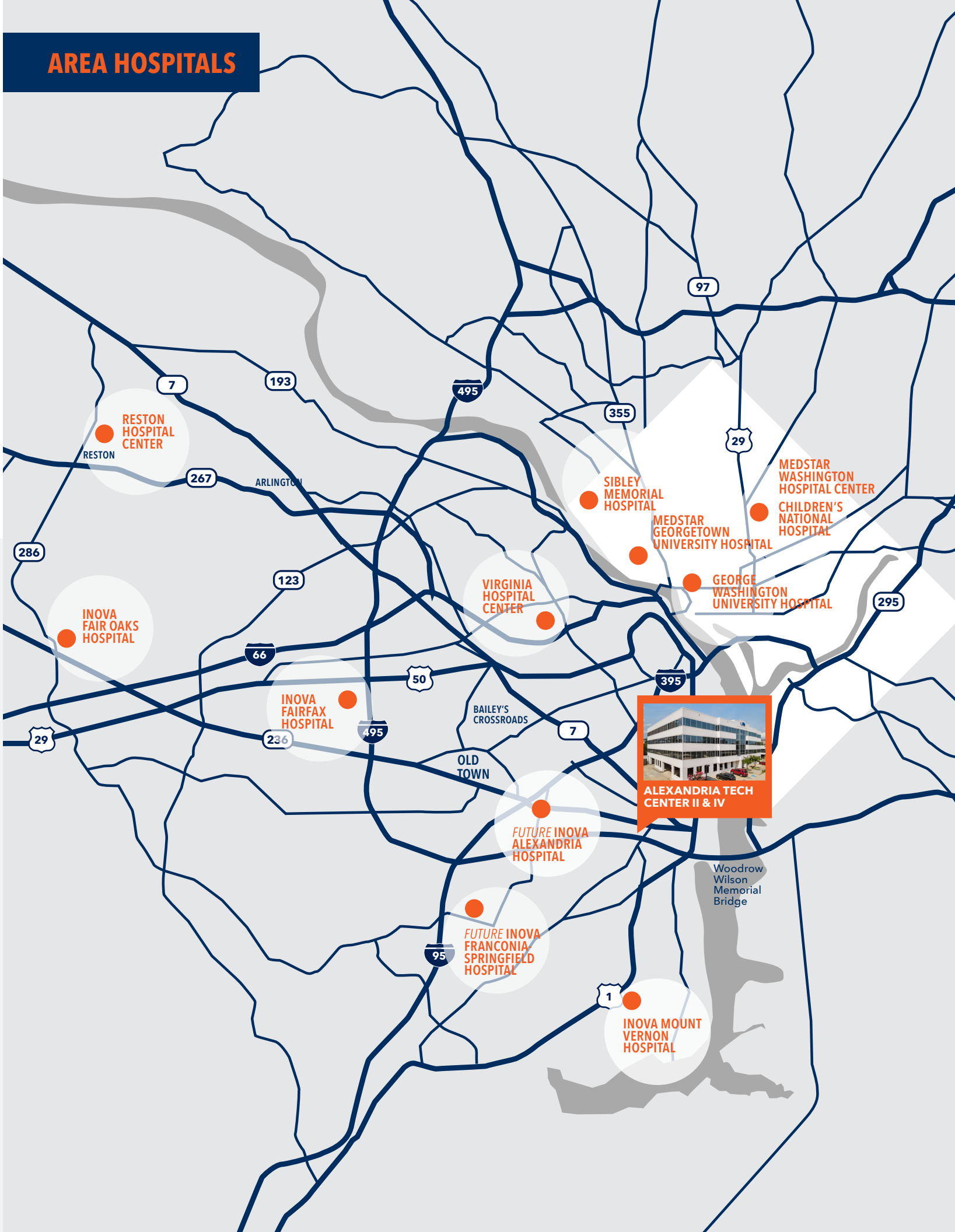
91.22%

POPULATION WITH
HEALTH INSURANCE

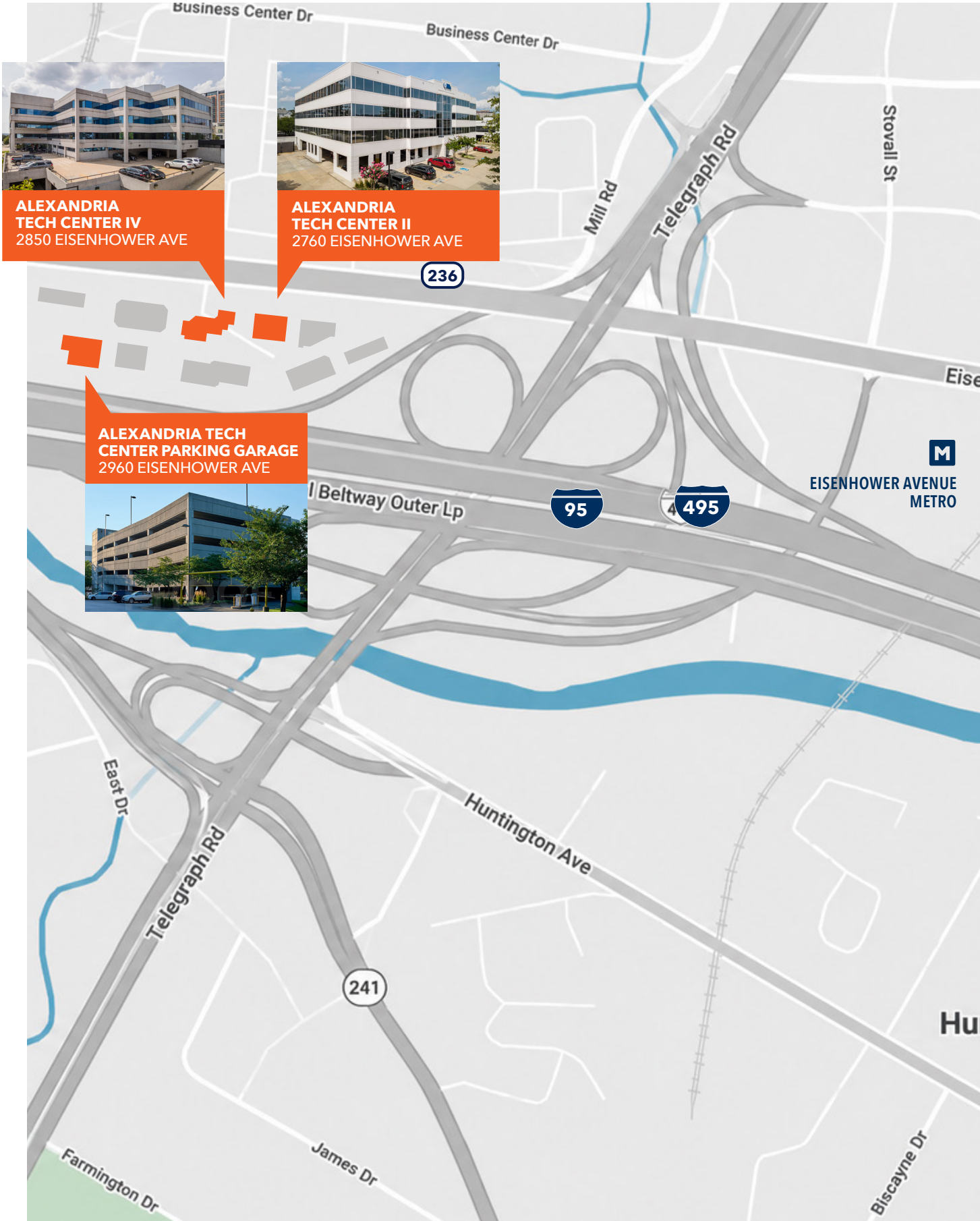
Payer Mix



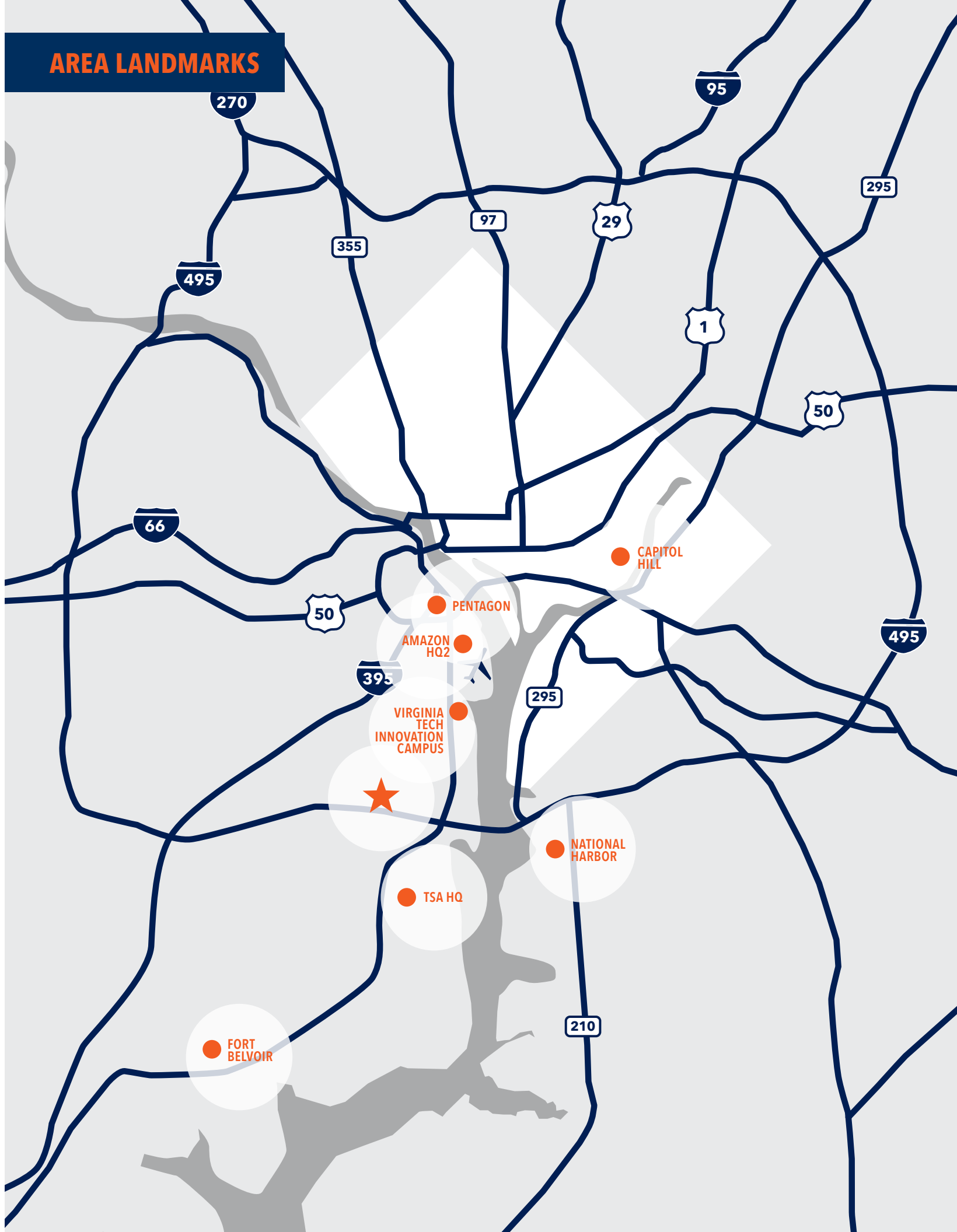
AREA HOSPITALS



A CLOSER LOOK



AREA LANDMARKS





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