



MEDICAL OFFICE SPACE FOR LEASE

WHAT MATTERS TO YOU >

LOCATION

CENTRALIZED LOCATION IN THE HEART OF ALEXANDRIA ALLOWS FOR EASY ACCESS TO THE BELTWAY AND A CONVENIENT COMMUTE TO MULTIPLE NEARBY INOVA HOSPITAL LOCATIONS

PARKING

ON-SITE PARKING GARAGE COMBINED WITH ADJACENT SURFACE LEVEL LOT OFFERS 5 PER 1,000 RSF PARKING RATIO

ALEXANDRIA TECH CENTER II & IV

2760 & 2850 EISENHOWER AVENUE
ALEXANDRIA, VIRGINIA 22314

ADDITIONAL FEATURES

- Available spaces ranging from 1,585 SF – 14,548 SF
- Signage opportunity for full floor tenant, offering beltway visibility and exposure
- Less than a mile from Eisenhower Metro Station
- Recently renovated building lobby and common areas
- Shuttle service available offering convenient transport to and from parking garage for staff.

LEASED BY



3 Bethesda Metro Center, Suite 700 // Bethesda, MD 20814
301.235.1300 // gzrealty.net

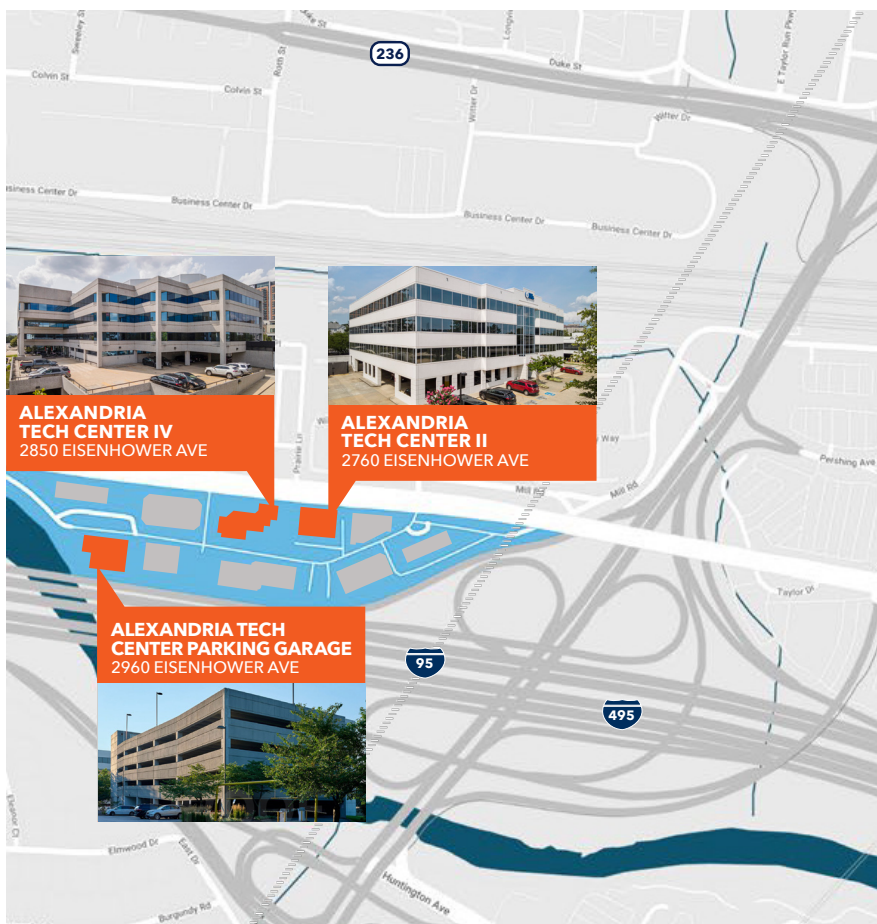
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Alexandria Healthcare Demographics

LOCAL
POPULATION

157,613

TOTAL LOCAL
HOUSEHOLDS

76,096

AGE 65+

11%

MEDIAN AGE

38.3

AVERAGE
HOUSEHOLD
INCOME

\$120k

HEALTHCARE
SPENDING
TOTAL

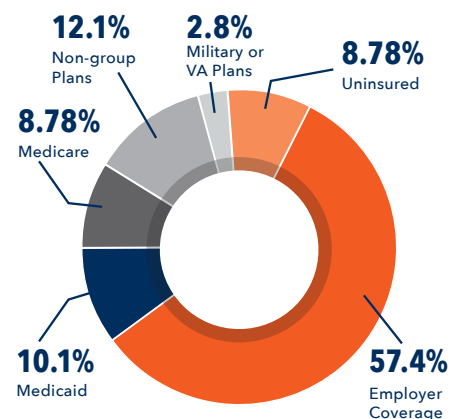
\$1.43B

Patient to Clinician Ratio

PRIMARY CARE PHYSICIAN RATIO

1,248 to 1

Payer Mix



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