

MEDICAL OFFICE SPACE FOR LEASE



WHAT MATTERS TO YOU >

LOCATION
CONVENIENTLY LOCATED
WITH ROUTE 7 VISIBILITY

SIZE
1,562 RSF AND 2,508 RSF BUILT OUT
MEDICAL SUITES AVAILABLE

LOUDOUN TECH CENTER

21475 RIDGETOP CIRCLE
DULLES, VA 20166

ADDITIONAL FEATURES

- State-of-the-art medical building
- Tremendous parking ratio (5.6 spaces per 1,000 SF of space)
- On-site lab
- Aggressive allowance provided for buildout/renovations
- On-Site Landlord - Responsive, hands-on ownership



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CONTACT US TODAY

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Loudoun County Healthcare Demographics

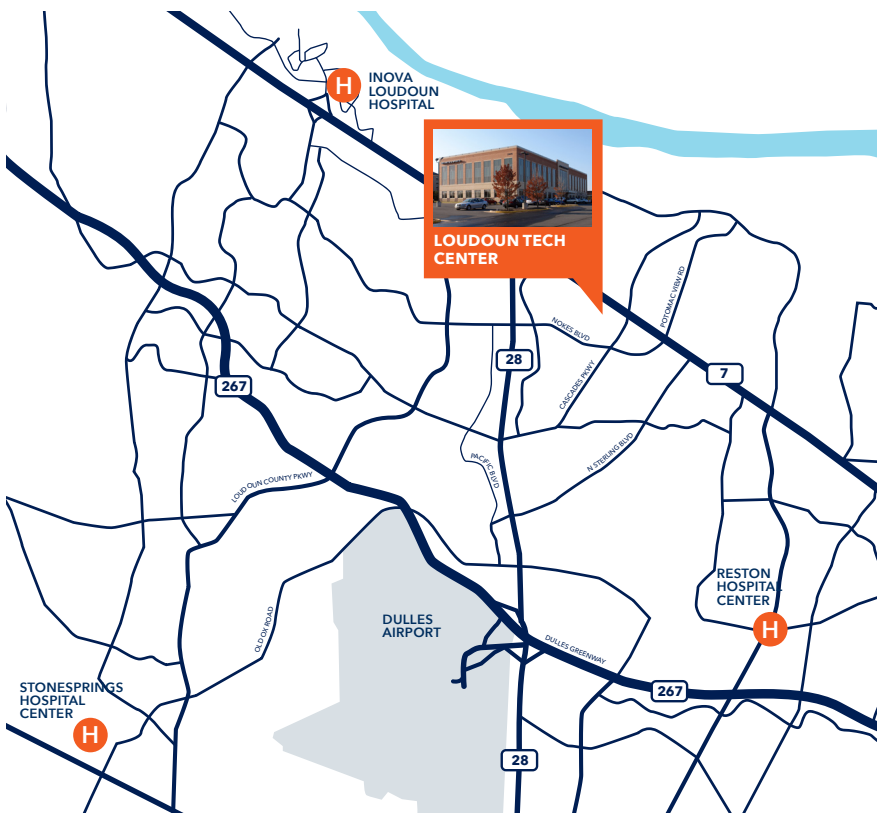
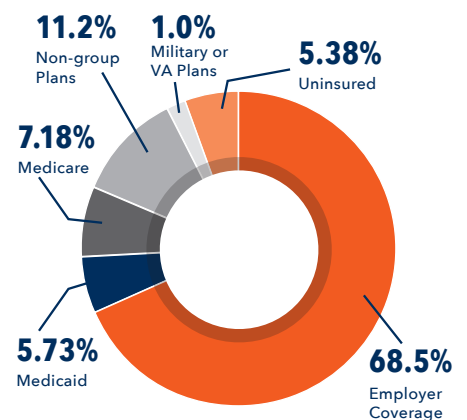
POPULATION	DENSITY
432,998	832
	(per square mile)
AGE 65+	MEDIAN AGE
11.9%	38.2
MEDIAN HOUSEHOLD INCOME	HEALTHCARE SPENDING TOTAL
\$182k	\$2.53B

Patient to Clinician Ratio

PRIMARY CARE PHYSICIAN RATIO

1,316 to 1

Payer Mix



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