



REAL ESTATE INVESTMENT AND MANAGEMENT

## UP TO 2,509 SQUARE FEET AVAILABLE 3299 WOODBURN ROAD, SUITE 370, ANNANDALE VA 22003



### PROPERTY FEATURES

- 10 to 30 minutes from Tysons, Arlington, Alexandria, Herndon, Falls Church, Reston, and Washington, DC.
- Anchored by Inova Health with co-tenants in specialties like nuclear medicine, radiology, pathology, lab testing, and rehabilitation.
- Complex includes surface/garage parking, on-site deli, and bank services.

**Space Available:** Up to 2509 SF, all or partial  
(1,200 SF - co-working arrangement)

**Lease Term:** 1-8 years

**Price:** \$35 PSF, plus utilities

### PROPERTY DESCRIPTION

Attractive medical arts building located close to I-95 and Gallows Road in Annandale, VA.

Space includes reception area, 8 offices, kitchen and two conference rooms.

Sublease from existing tenant with flexible term from one to eight years (through early 2034).

Priced at \$35 PSF modified gross; tenant pays proportionate share of electricity charge.

### FOR MORE INFORMATION

#### GEORGE BOOSALIS

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#### BOOSALIS PROPERTIES

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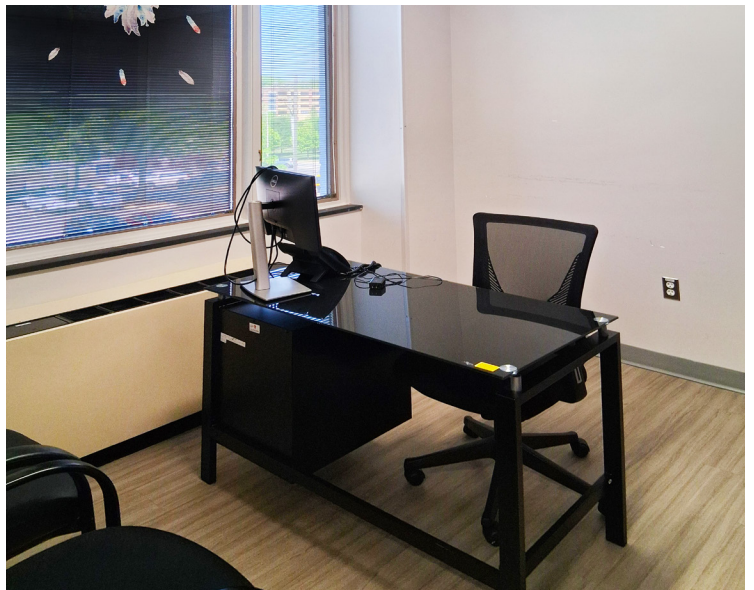
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