

For Lease

Medical Office Building
3028 Javier Road, Fairfax, VA 22031



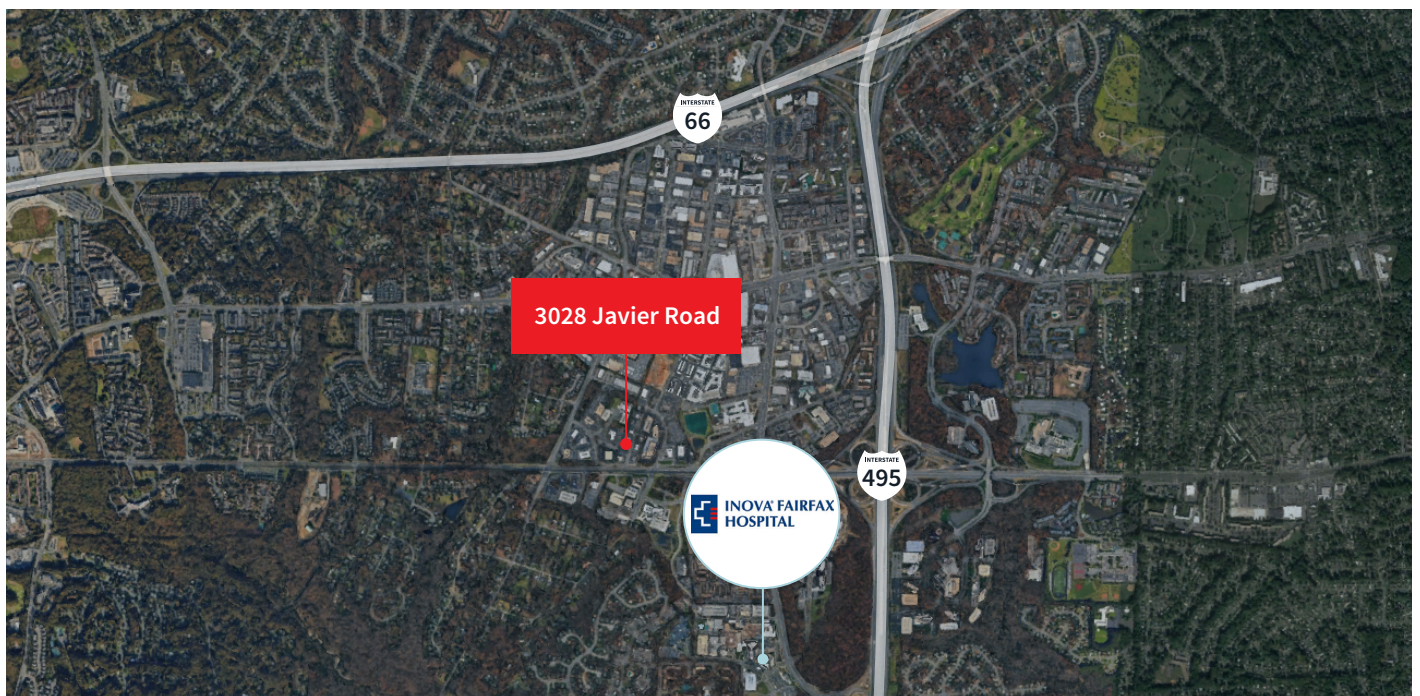
Building Highlights

- Direct access to a vast referral network. Enveloped in a medical office building 'cluster'.
- Gastro Health serves as the anchor tenant.
- Lab Corp is on-site.
- Newly renovated lobby and common areas.
- Excellent surrounding patient and provider demographics.



Proximity

- Located 1 mile away from the INOVA Fairfax Hospital, the #1 ranked hospital in Virginia.
- Direct access to I-495 and I-66.



Availability

Suite 200 - 1,700 SF

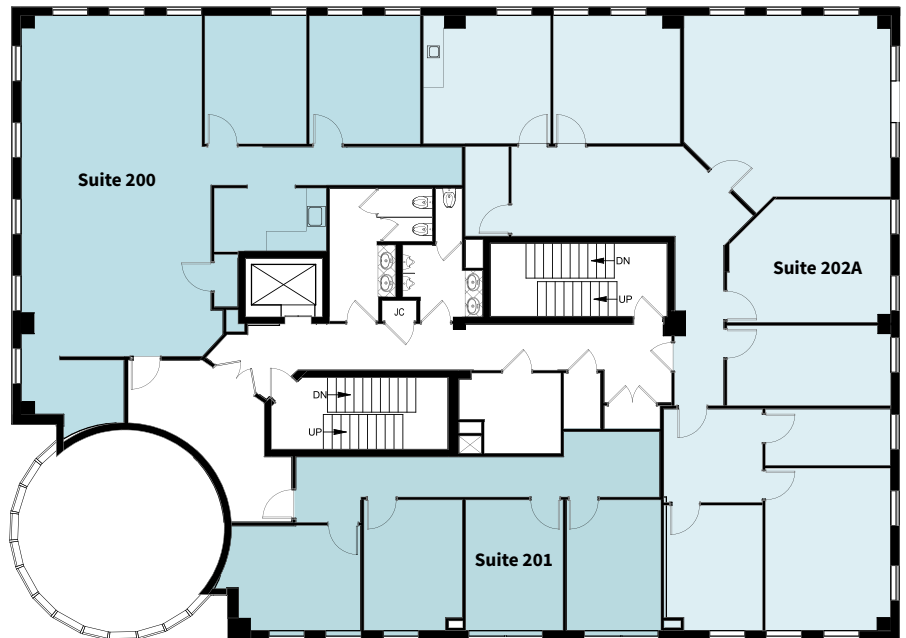
Customizable, Open Layout

Suite 202A - 2,560 SF

Suite 201 - 940 SF

Available

Full Floor Available up to 5,200 SF



Suite 200

Click or Scan for Virtual Tour

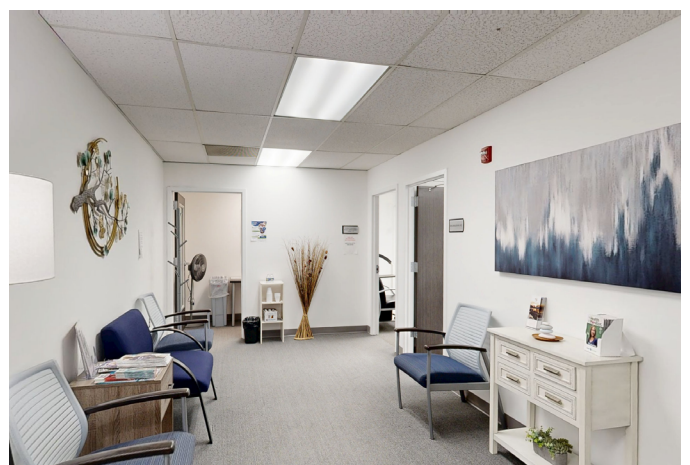
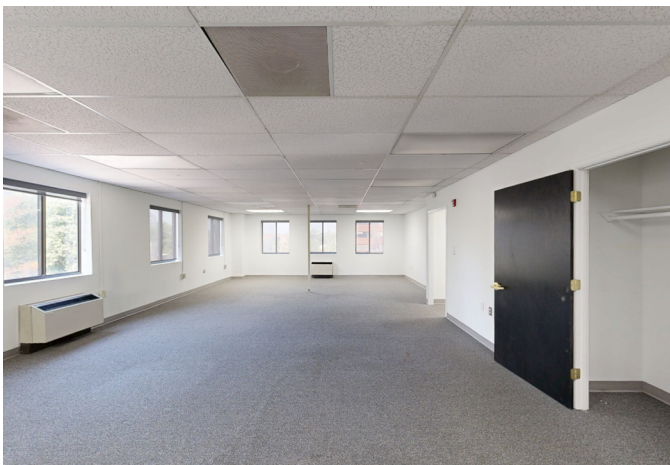
Matterport



Suite 202 A

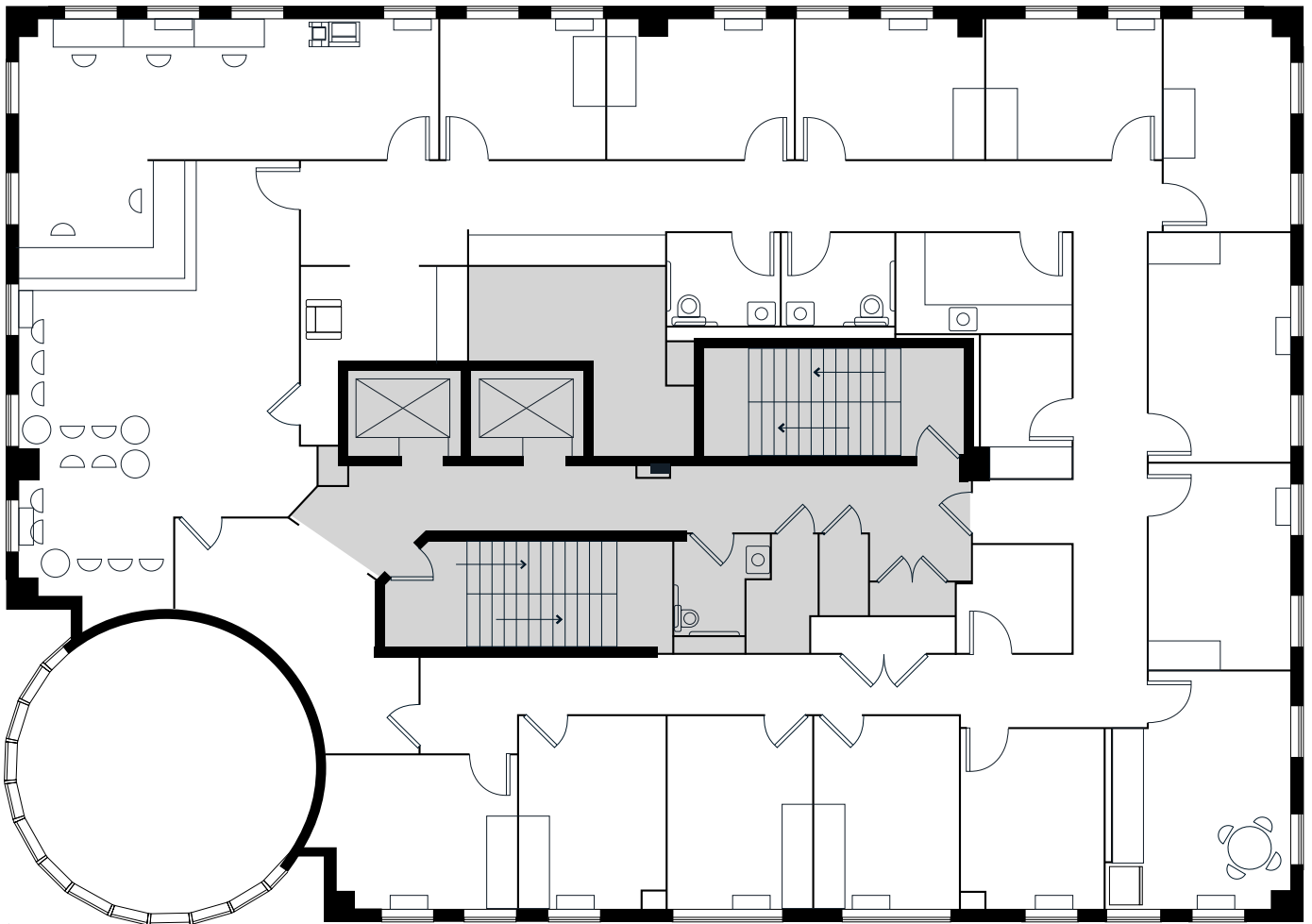
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Matterport

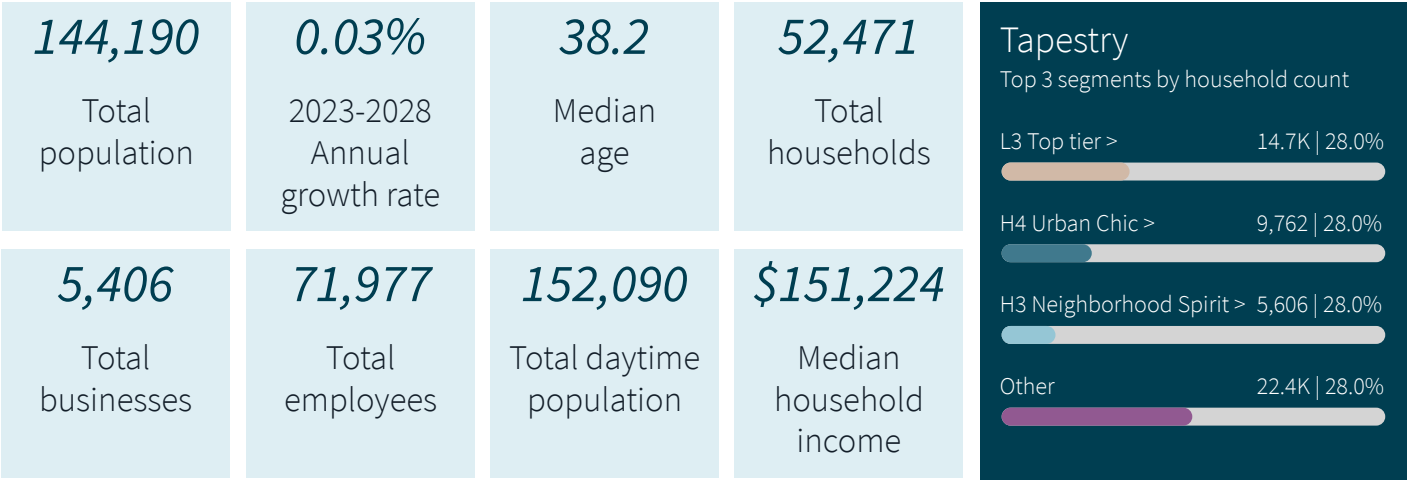


Full Floor Test-Fit (5,200 SF)

Click or Scan for Virtual Tour



Demographics



Service Line Demand Analysis

3 mile radius surrounding 3028 Javier Road

Physician Specialty	2024 Volume	2029 Volume	5 Year Growth
Endocrinology	1,051	1,294	23.1%
Psychiatry	67,643	76,955	13.8%
Physical Therapy/Rehabilitation	126,169	142,646	13.1%
Cardiovascular	54,056	59,544	10.2%
ENT	16,053	17,499	9.0%
Rheumatology	99,629	108,526	8.9%
Lab	211,604	227,883	7.7%
Orthopedics	22,005	23,686	7.6%
Other Specialties	67,815	72,500	6.9%
Oncology	7,092	7,519	6.0%
Nephrology	2,497	2,617	4.8%
Evaluation and Management	520,289	543,351	4.4%
Neurology	8,366	8,714	4.2%
Radiology	139,927	144,767	3.5%
General Surgery	2,817	2,843	0.9%
Gastroenterology	11,313	11,402	0.8%
Urology	4,612	4,621	0.2%
Obstetrics & Gynecology	6,477	6,138	-5.2%
Pulmonology	6,564	6,147	-6.3%

NOTE: Delta represents the difference between the per-100,000 clinician supply rate in the area of interest and the selected benchmark.



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