

MEDICAL/OFFICE SPACE FOR LEASE

OPPORTUNITY

PROVIDENCE HILL

10301 Democracy Lane. Fairfax, VA 22033
Prime Medical and Office Space Priced to Move

- Suite 120 2,839 SF
- Suite 300 1,700-5,150 SF
- Suite 401 3,467 SF



HIGHLIGHTS

- Ideally located Multi-Tenant Professional Medical/Office Building
- Accessible from the 66
- Strong amenity base nearby (restaurants, banking, and numerous retail stores)
- Fairfax Courthouse just 5 minutes away
- Buildout options for medical or office suites
- Flexible lease terms
- Ground floor space available
- Keypad after-hours access
- Upgraded common areas
- Elevator serviced (upgraded cabs)
- Ample free surface parking
- Responsive and professional management

RENTAL RATE

- \$19.00 PSF, Net of Janitorial

TERM

- 3-5 years



LEGATSM
— COMMERCIAL REAL ESTATE, LLC —

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AERIAL SHOWING LOCAL AMENITIES



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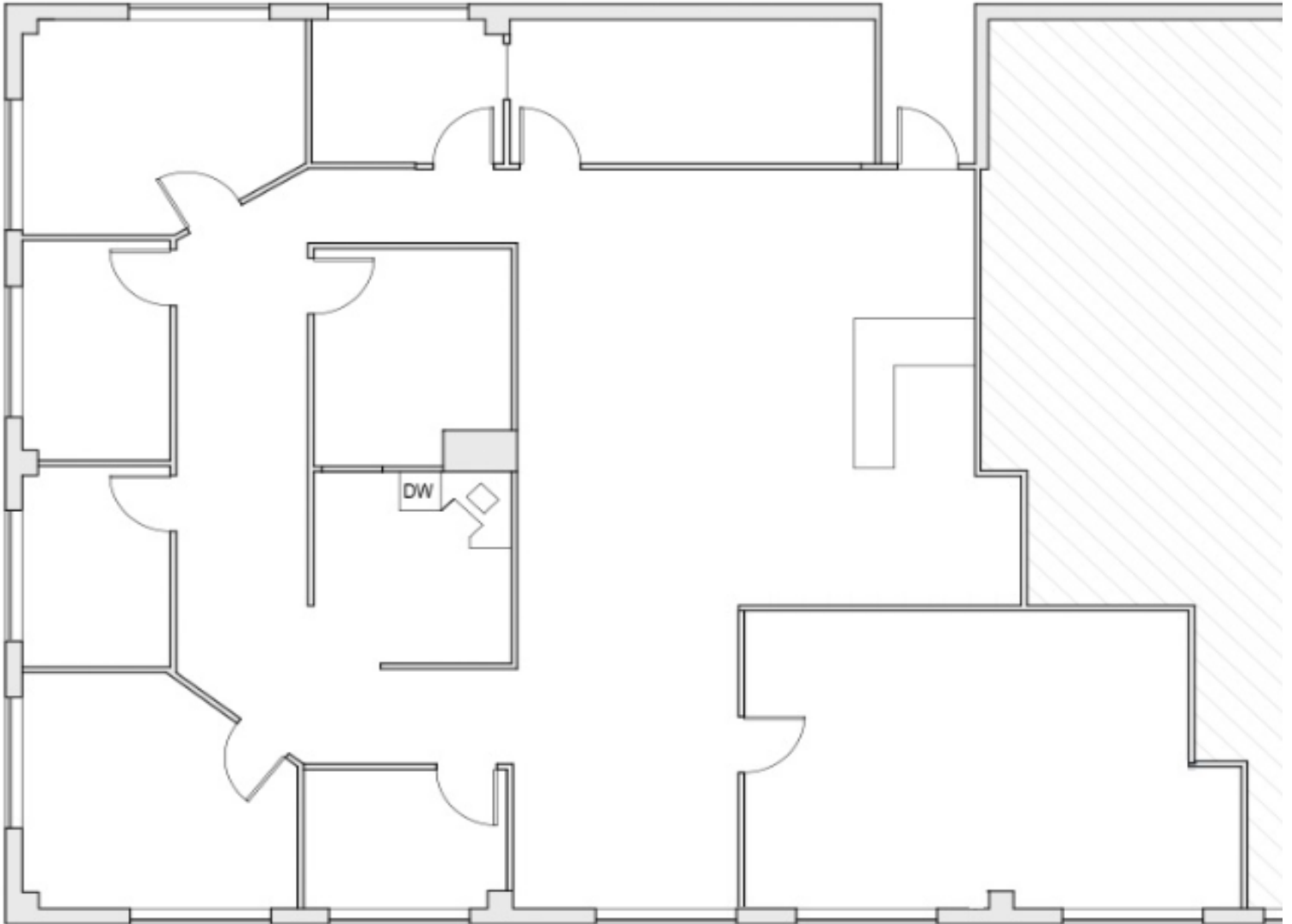
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Suite 120: 2,839 Rentable SF

SUITE 120



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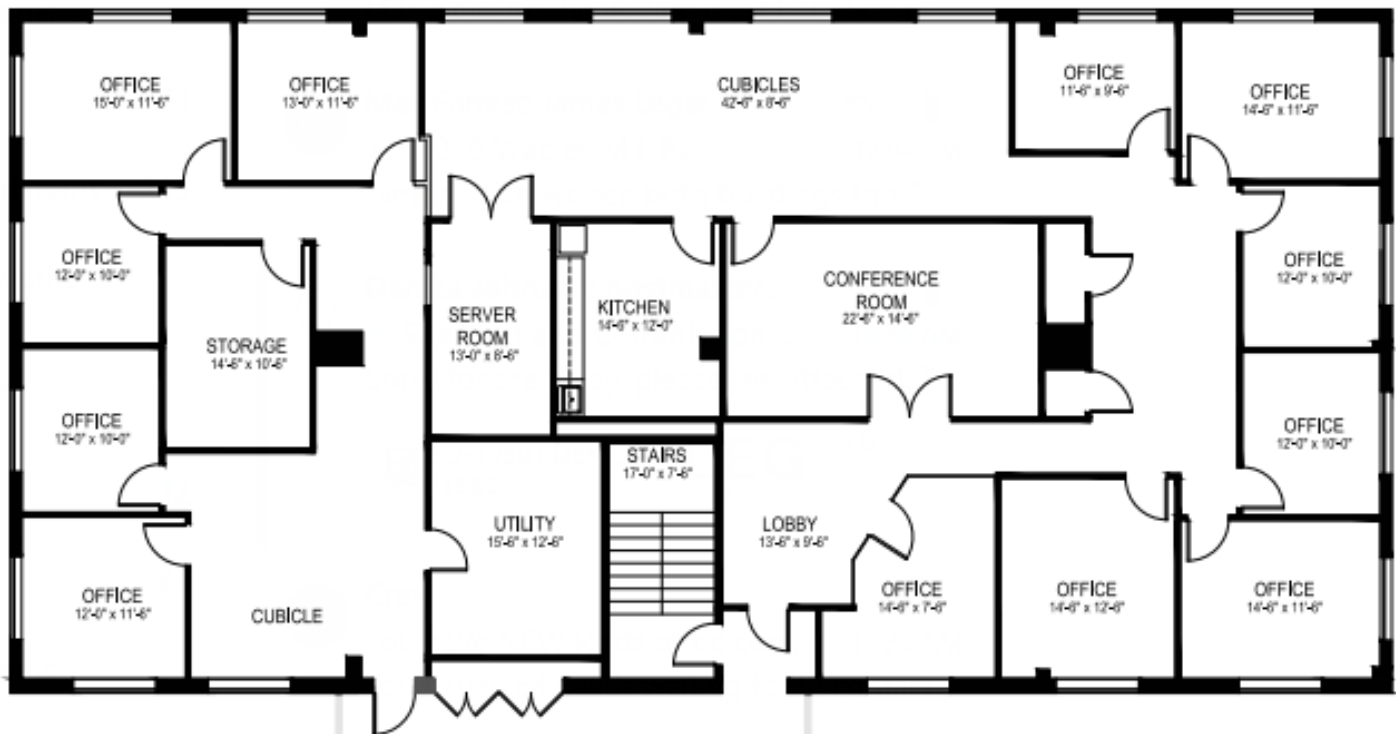
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Suite 300:

5,150 Rentable SF
(Can be demised down to 1,706 SF)

SUITE 300



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Suite 401: 3,467 Rentable SF

SUITE 401



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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