



MID-ATLANTIC  
ACQUISITIONS LLC

FOR  
LEASE

8101 HINSON FARM RD. | ALEXANDRIA, VIRGINIA



### SPACE FEATURES

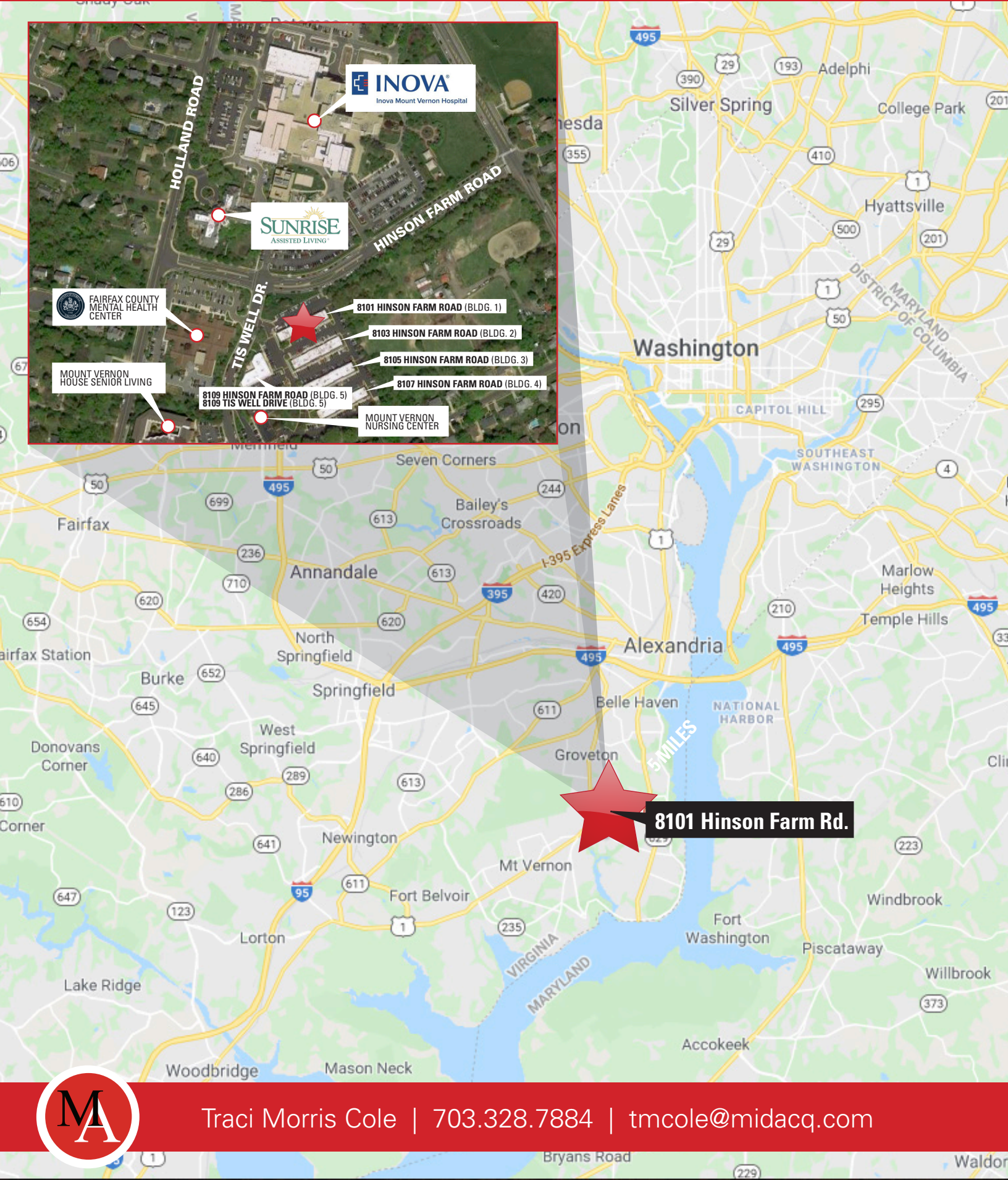
- **2,402 SF OFFICE/MEDICAL SPACE FOR LEASE**
- Previous tenant space contained x-ray/ultrasound equipment. Lead-lined walls are still intact
- X-ray and ultrasound rooms have separate A/C units
- Granite countertops in reception area
- 2 restrooms, one of which is ADA compliant
- Full size eat-in kitchen
- Upgrades throughout with modern look
- Level entrance (no ramp needed)

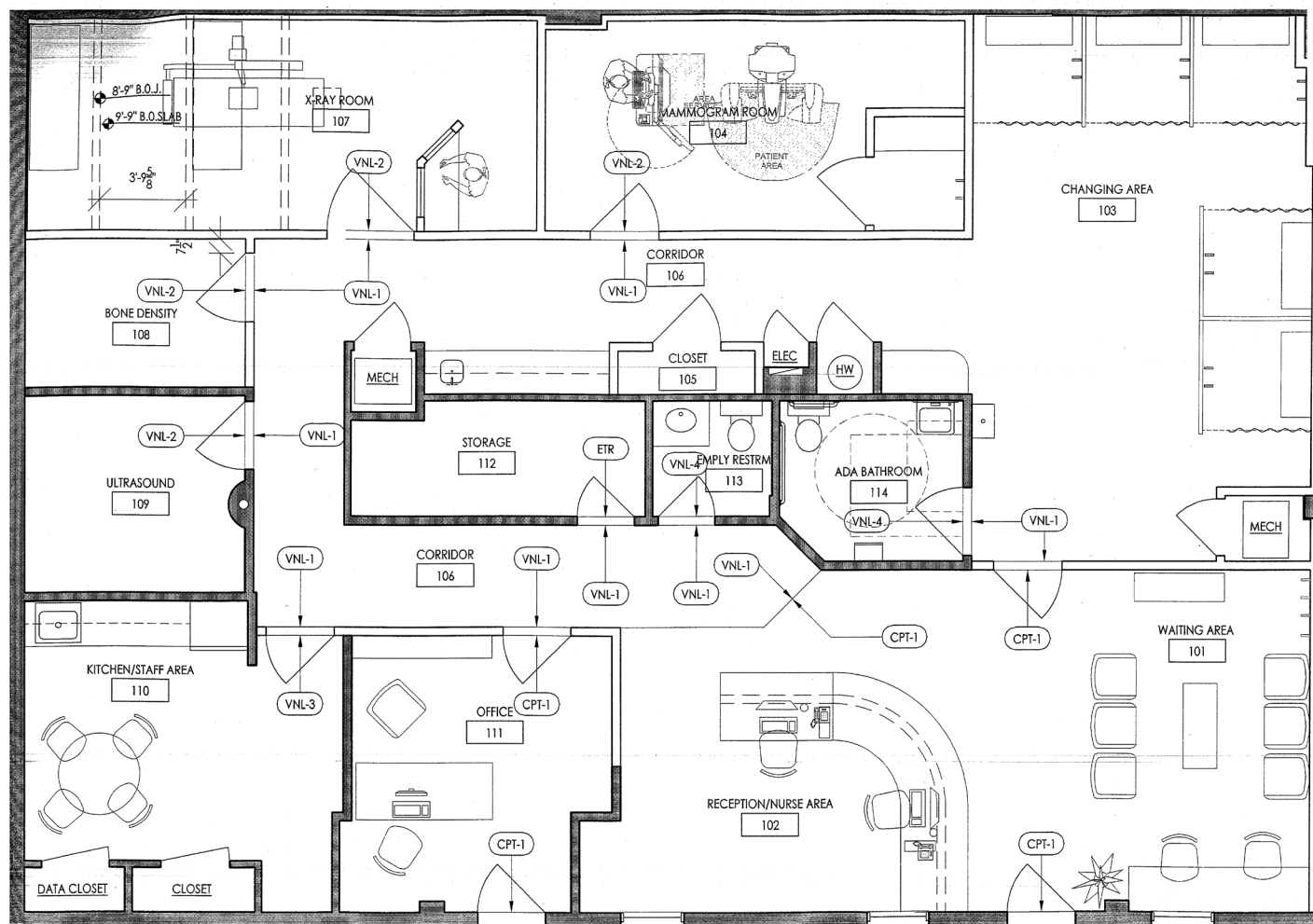
### LOCATION FEATURES

- Located within the historic Mt. Vernon community of Fairfax County, home of the George Washington Plantation
- The Mt. Vernon Medical Professional Campus includes the newly expanded INOVA Mt Vernon Hospital, a Sunrise Assisted Living Facility, and nearly 90,000 feet of Medical Professional offices
- Located across the street from the newly expanded INOVA Mt. Vernon Hospital and Sunrise Assisted Living
- Located within and directly adjacent to the campus:
  - 5 Star skilled nursing facility
  - Regional Government Offices
  - Police, Fire and Rescue Station
  - Fairfax County Regional Library
  - Bank
- Walkable amenities including banks, Costco, convenience shopping centers and an abundance of restaurants

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**SUITE 108/109**  
2,402 RSF contiguous

↑  
**ENTRANCE**  
(Suite 108)



**ADDITIONAL SPACE OPTIONS  
AVAILABLE AT THIS LOCATION**

Contact Traci Morris Cole for more information.



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