

FAIRFAX MEDICAL CENTER



**Rental Rate \$27.50 PSF | Flexible Lease Term
Generous Improvement Allowance**

Fairfax Medical Center Highlights

- Extensive interior and exterior renovations to be completed by April 2025 will transform the Building into Fairfax's premier Class A Medical Office Building.
- Strategically located across from Fairfax Surgical Center and halfway between Inova's Fair Oaks and Fairfax Hospital Campuses; easy access from I-66, Hwy 50, and Rte 123.
- Healthcare synergy with multi-care and multi-specialty tenant base allows for ease of patient access and referrals.
- Participating in Fairfax City's Lease Incentives for Fairfax Tenants (LIFFT) - includes a one time grant of \$8 psf leased. <https://fairfaxcityconnected.com/work/lifft/>

Owned & Operated By:



On-site management with Healthcare Realty's full-time management team consistent with their top tier reputation

Substantial Building Improvements Underway

Renovations include:

- Exterior staining, new patient drop off area, new monument sign and new landscaping.
- All interior common areas to include corridor flooring, wall covering, lighting, new patient restrooms, elevator upgrades and new signage.

Additional Building Highlights:

- Newly delivered two level parking deck along with additional surface parking
- On site Imaging Center, Deli and Lab



Easy access
to I-66 and
Hwy 50



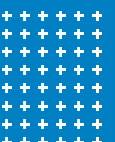
Sustained
Population
Growth

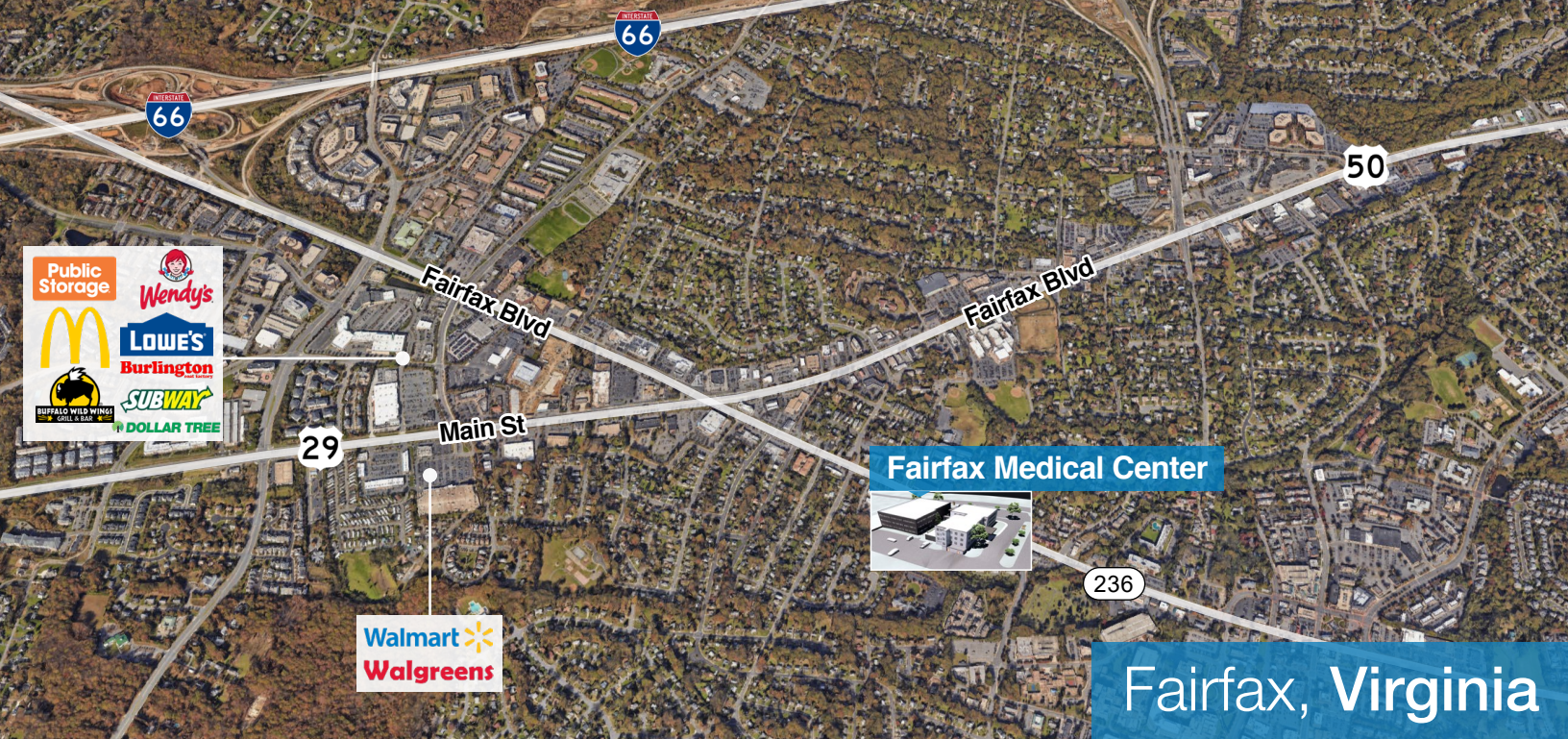


Ample Surface
and Covered
Parking

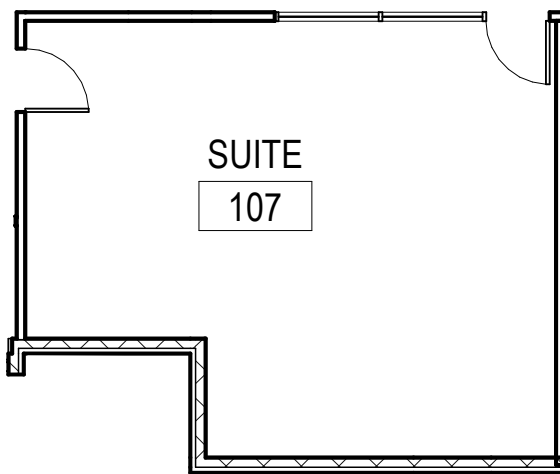


Proximity to
Inova's Fair Oaks
and Fairfax Hospitals

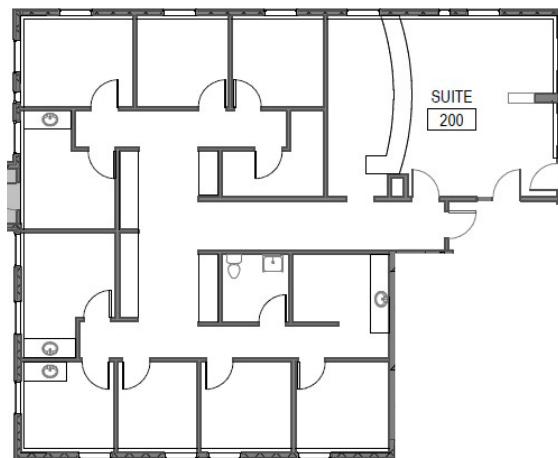




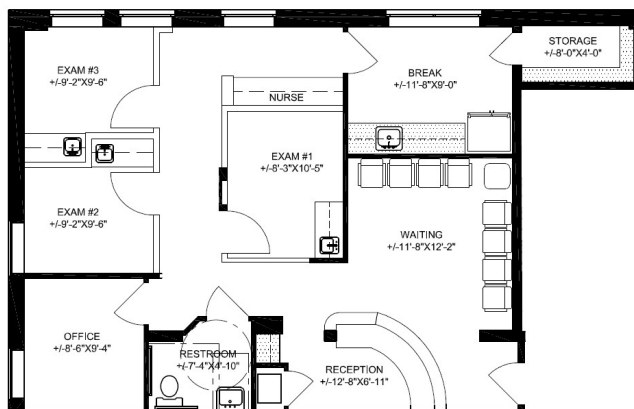
Suite 107
634 RSF



Suite 200
3,140 RSF



Suite 204
1,274 RSF
Medical Spec Suite



Easy access
to I-66 and
Hwy 50



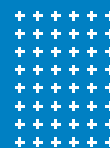
Sustained
Population
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Renovation Renderings



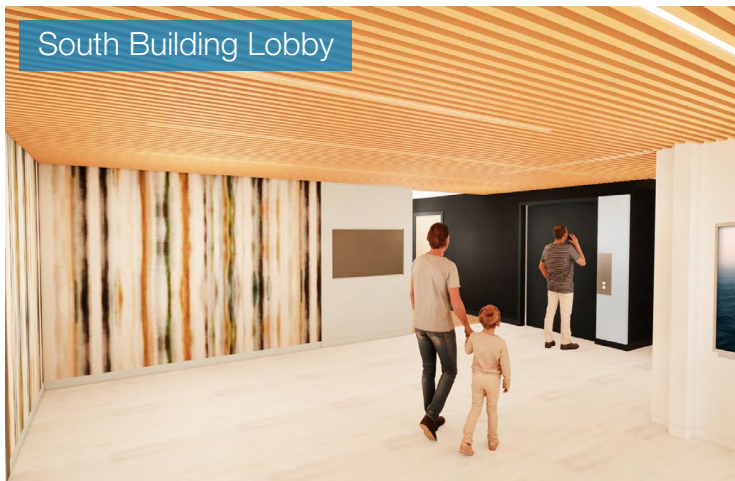
New Patient Drop Off Area



New Entry Way



South Building Lobby



North Building Lobby



For more information or to schedule a property tour, please contact:

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