

# Woodburn Medical Park

3289 & 3299 Woodburn Road, Annandale, VA 22003



## AVAILABLE SPACE 1,106 – 7,902 RSF

 [VIEW SUITES 3289](#)

 [VIEW SUITES 3299](#)

- Newly renovated medical office building adjacent to INOVA Fairfax Medical Campus
- Onsite surgery center, radiology clinic, and laboratory
- Located directly off I-495 and just minutes from Hwy 50
- Equipped with advanced air purification system, gurney-sized elevators, and electronic directories
- Abundant surface and covered garage parking for patients and staff with direct access to building
- Generous Tenant Improvement allowance and flexible terms

# Steps from INOVA Fairfax campus with onsite surgery center, radiology clinic, and lab.

### POPULATION (5-MILE RADIUS)

397,657

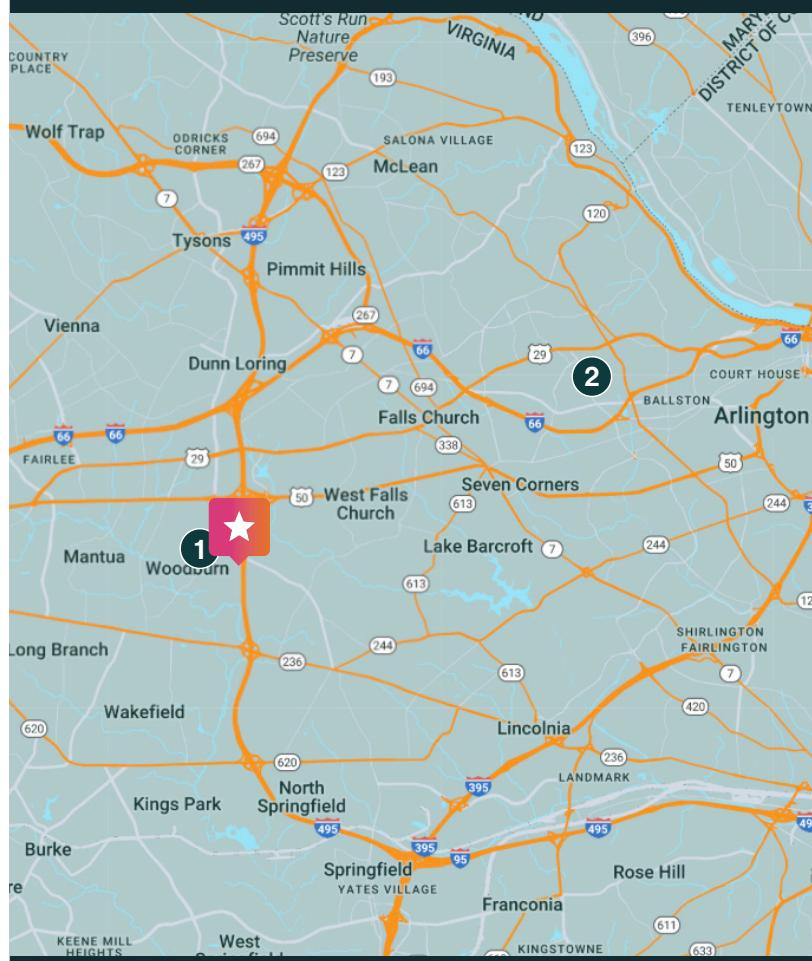
#### AVERAGE HOUSEHOLD INCOME (5-MILE RADIUS)

**\$203,106**

### PERCENT OF POPULATION INSURED (5-MILE RADIUS)

97.39%

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NEARBY HOSPITALS	DISTANCE	DRIVE TIME
1. Inova Fairfax Medical Campus	0.3 mi	2 min
2. Virginia Hospital Center	7.1 mi	20 min

## SURROUNDING POINTS OF INTEREST

- Hann's Pharmacy
- ALDI
- Harris Teeter
- Mosaic District Mall
- Archer Hotel
- Residence Inn Fairfax
- Westwood Country Club
- Gold's Gym
- A and B Café
- Starbucks
- Sweetwater Tavern
- Genki Izakaya



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