

MEDICAL/OFFICE SPACE FOR LEASE

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

OPPORTUNITY

- Suite 200/275 5,282 SF (Demisable down to 1,750 SF)
- Suite 300-B 1,780 SF
- Suite 400 3,251 SF (Available 12/31/2026)



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
- Professional property management and ownership
- 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

3-10 years



LEGAT
— COMMERCIAL REAL ESTATE, LLC —

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AUDREY WALLACE
Vice President
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AERIAL SHOWING LOCAL AMENITIES



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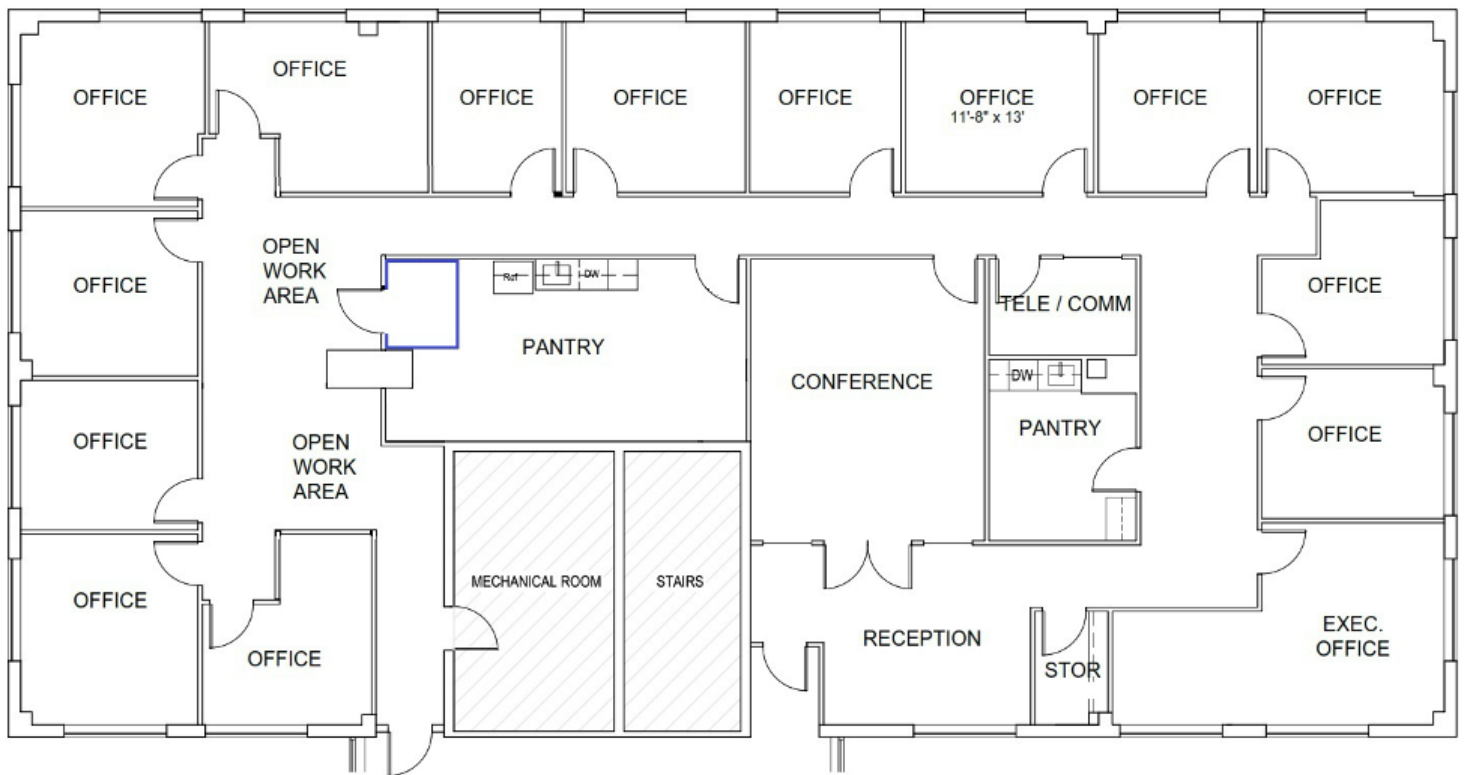
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Suite 200/275:

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2ND FLOOR



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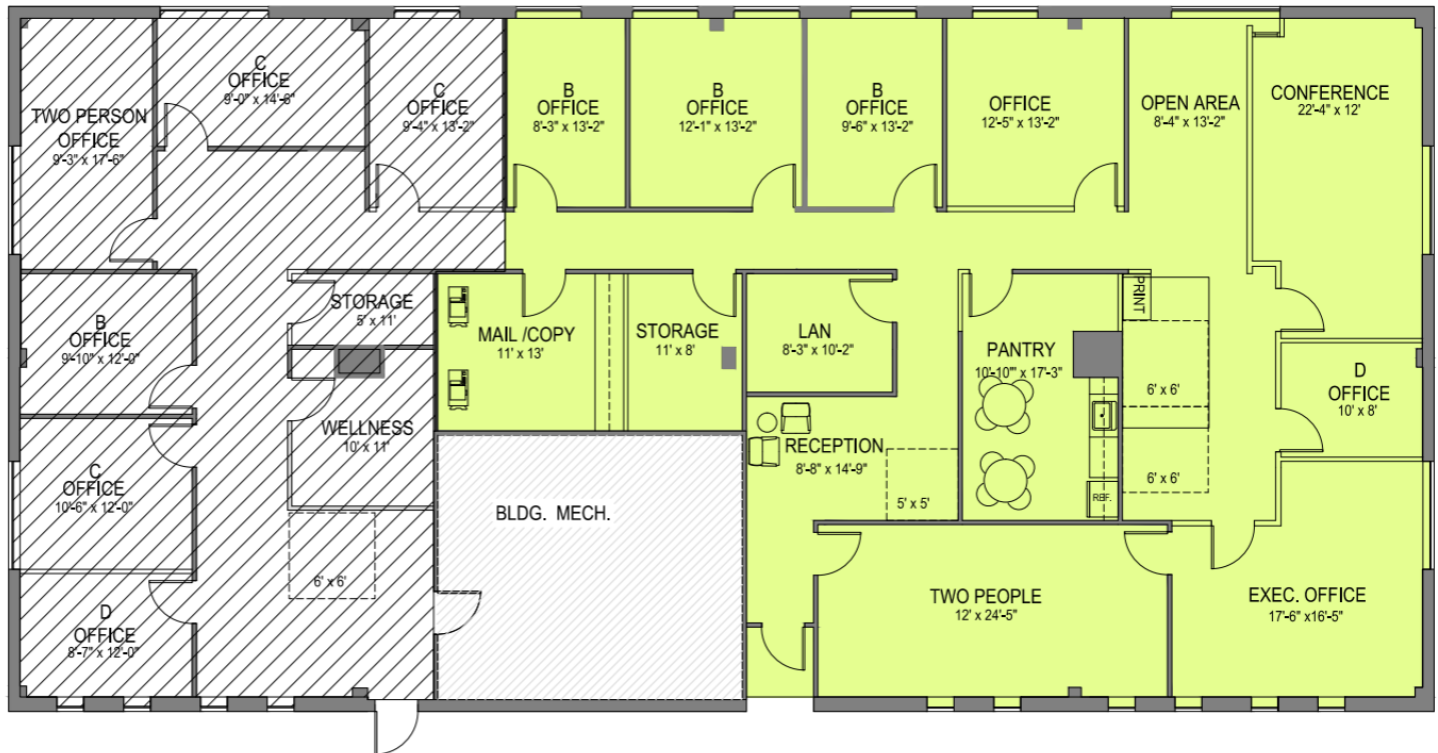
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4TH FLOOR



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INTERIOR PHOTOS



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EXTERIOR PHOTOS



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