

Medical and Dental Space For Lease

Landmark Professional Center

5249 Duke Street, Alexandria, Virginia

Highlights

- 1.5 miles to Inova Alexandria Hospital
- Conveniently located off of I-395 and Duke Street
- Restaurants and amenities within walking distance
- Numerous well-established medical practices in building
- Generous build-out allowances
- Several suites already built out for medical or dental uses
- Ample free surface parking available

Opportunity

Suite LL1 – 3586 sq. ft., medical build out

Suite 202 -- 912sq. ft., med spa build out

Suite 307 -- 540sq. ft., office build out

Suite 300 – 2061 sq. ft., medical build out

Suite 401 -- 966 sq. ft., medical build out

Suite 403 -- 1,198 sq. ft., medical build out

Suite 409 -- 1,200 sq. ft., dental buildout

Suite 410 -- 1522 sq. ft., dental build out

Rental Rate Term

\$23-25 per sq. ft., full service, 3-10 years

Parking

Ample free surface parking

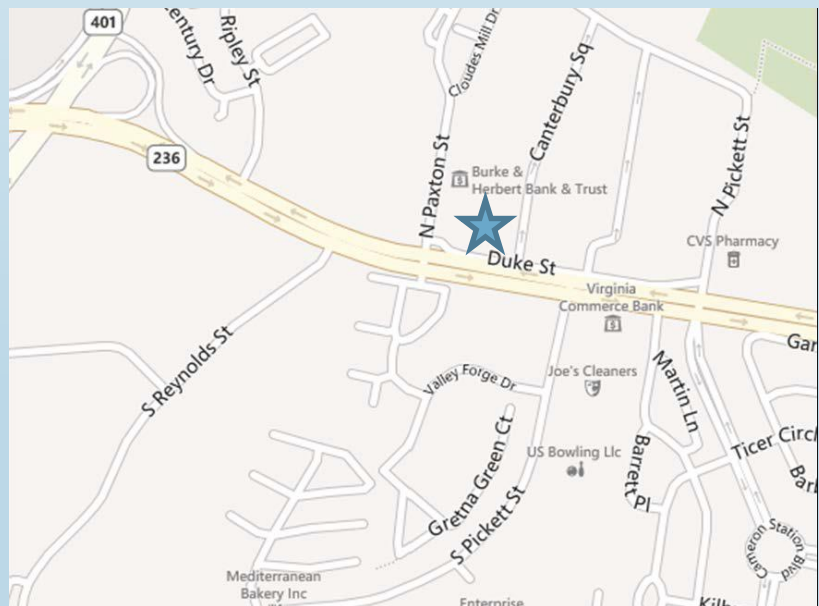
Contact:

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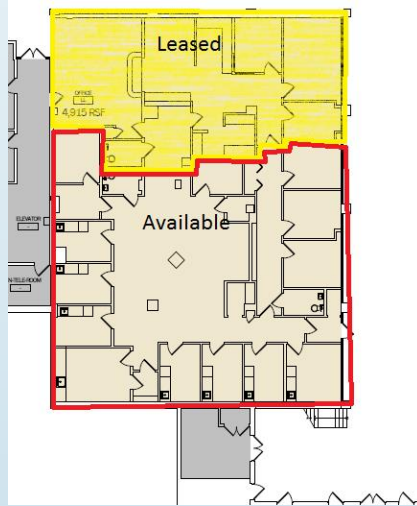
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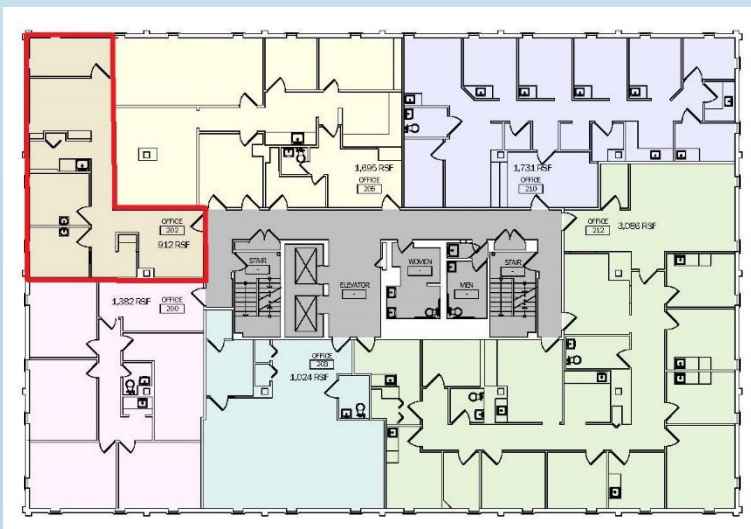
Lower Level Floor Plan -5249 Duke St.

3586 SF



Second Floor Plan -5249 Duke St.

912 SF



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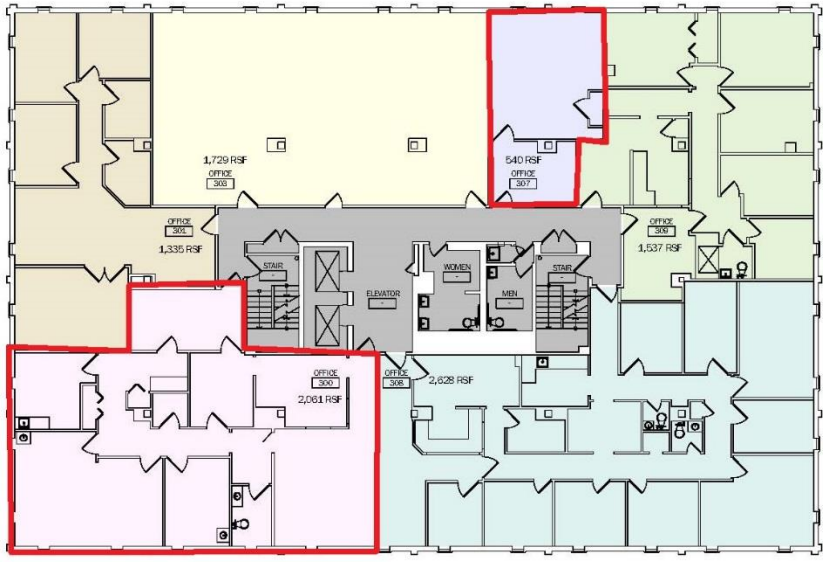
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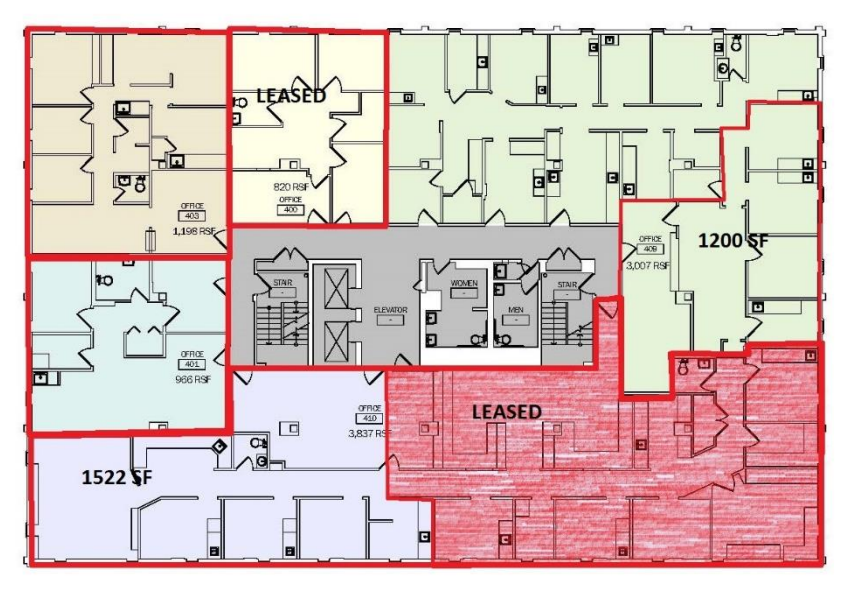
Third Floor Plan -5249 Duke St.

Suite 307 – 540 SF. and Suite 300 – 2061 SF



Fourth Floor Plan -5249 Duke St.

966 – 3686 SF



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Aerial View



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Various Photos



ADA Access to lower lobby



Lobby reception



Exterior showing retail amenities



Main elevator lobby

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