

# 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

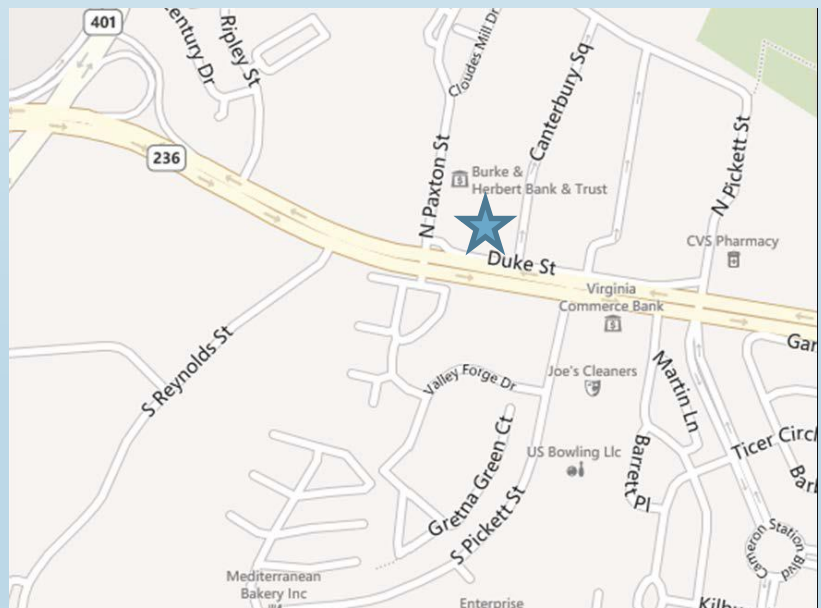
- Suite 202 -- 912sq. ft., med spa build out
- Suite 300 -- 2061 sq. ft., medical build out
- Suite 401 -- 966 sq. ft., medical build out
- Suite 403 -- 1,198 sq. ft., medical build out
- Suite 409 -- 2000 sq. ft., dental buildout
- Suite 410 -- 1522 sq. ft., dental build out

## Rental Rate      Term

\$24-27 per sq. ft., full service, 3-10 years

## Parking

Ample free surface parking



## Contact:

**James Legat**

Principal

C 703.677.0101

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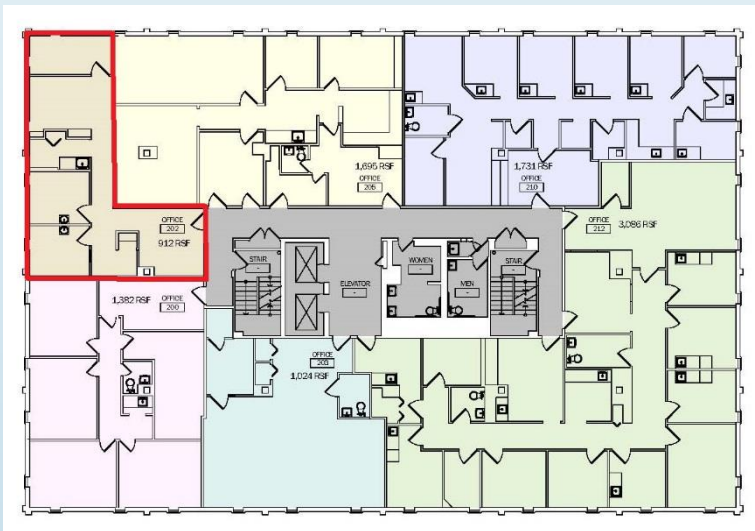


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## Landmark Professional Center

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Second Floor Plan -5249 Duke St.  
912 SF



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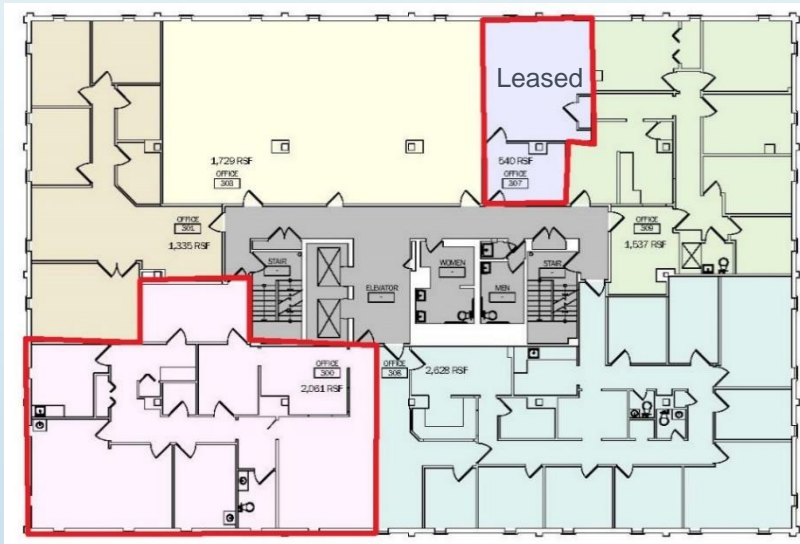


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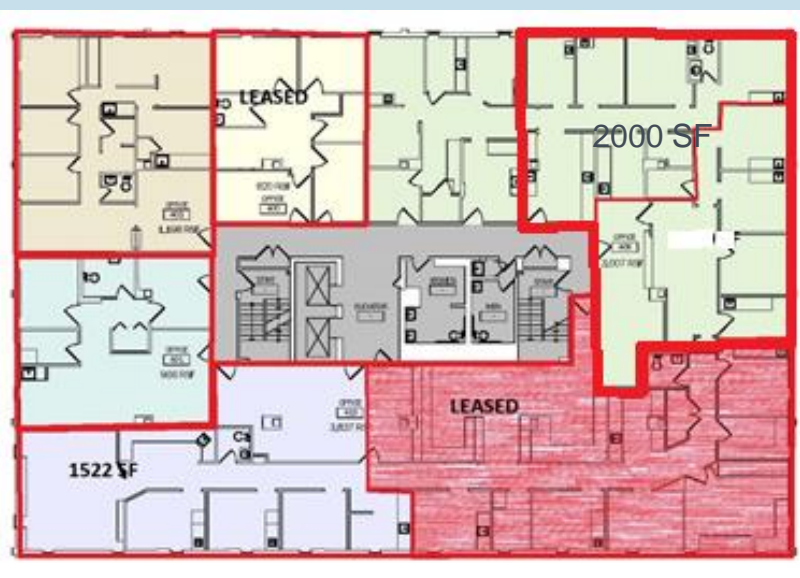
## Landmark Professional Center

### 5249 Duke Street, Alexandria, Virginia

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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# Medical and Dental Space For Lease

## Landmark Professional Center

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### Various Photos



ADA Access to lower lobby



Lobby reception



Exterior showing retail amenities



Main elevator lobby

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