



BOOSALIS
PROPERTIES

REAL ESTATE INVESTMENT AND MANAGEMENT

UP TO 2,509 SQ. FT. AVAILABLE FOR LEASE

3299 WOODBURN ROAD, SUITE 370, ANNANDALE VA 22003

FOR LEASE



PROPERTY FEATURES

- Space Available:** Up to 2509 SF, all or partial
(1,200 SF - co-working arrangement)
- Lease Term:** 1-8 years
- Price:** \$34 PSF, plus utilities
- 10 to 30 minutes from Tysons, Arlington, Alexandria, Herndon, Falls Church, Reston, and Washington, DC.
 - Anchored by Inova Health with co-tenants in specialties like nuclear medicine, radiology, pathology, lab testing, and rehabilitation.
 - Complex includes surface/garage parking, on-site deli, and bank services.

PROPERTY DESCRIPTION

- Attractive medical arts building off of I-495 and Gallows in Annandale, VA.
- Space includes reception area, 8 offices, kitchen and two conference rooms.
- Sublease from existing tenant with flexible term from one to eight years (through early 2034).
- Priced at \$34 PSF modified gross; tenant pays proportionate share of electricity charge.

FOR MORE INFORMATION

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13562 Richmond Highway, Suite 100
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PHOTOS



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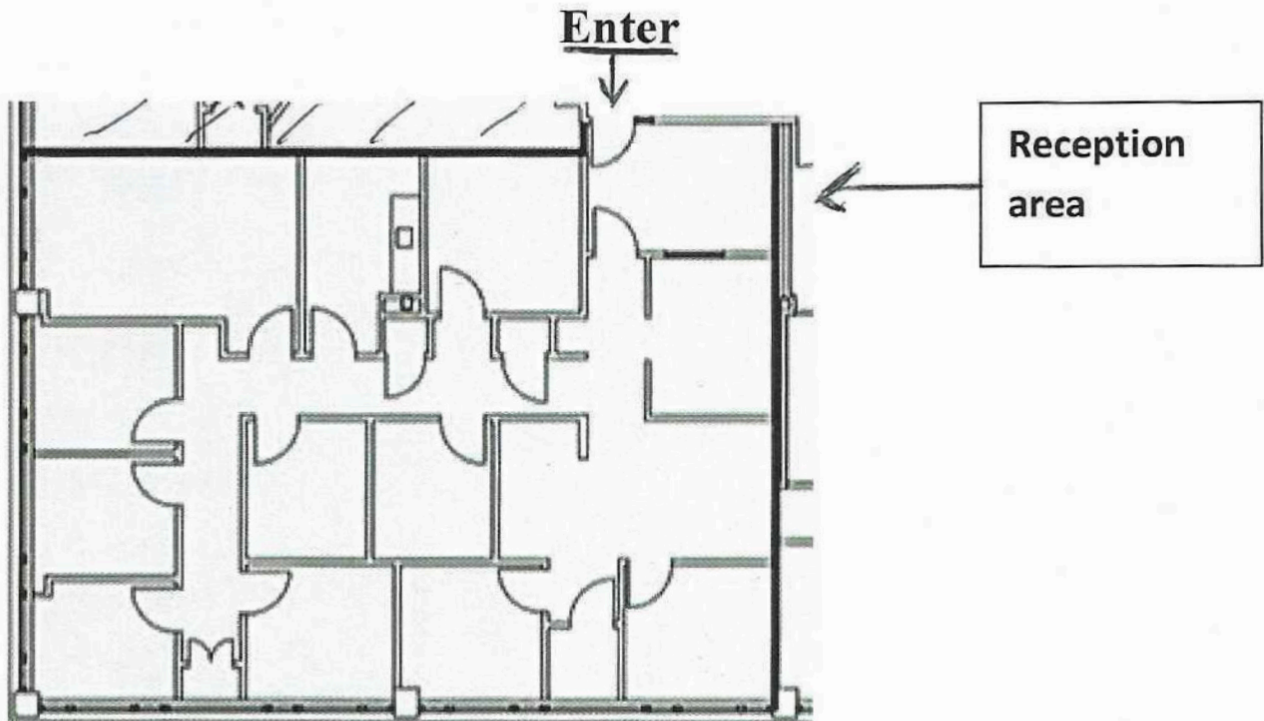
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FLOOR PLAN



SUITE 370

LEASED

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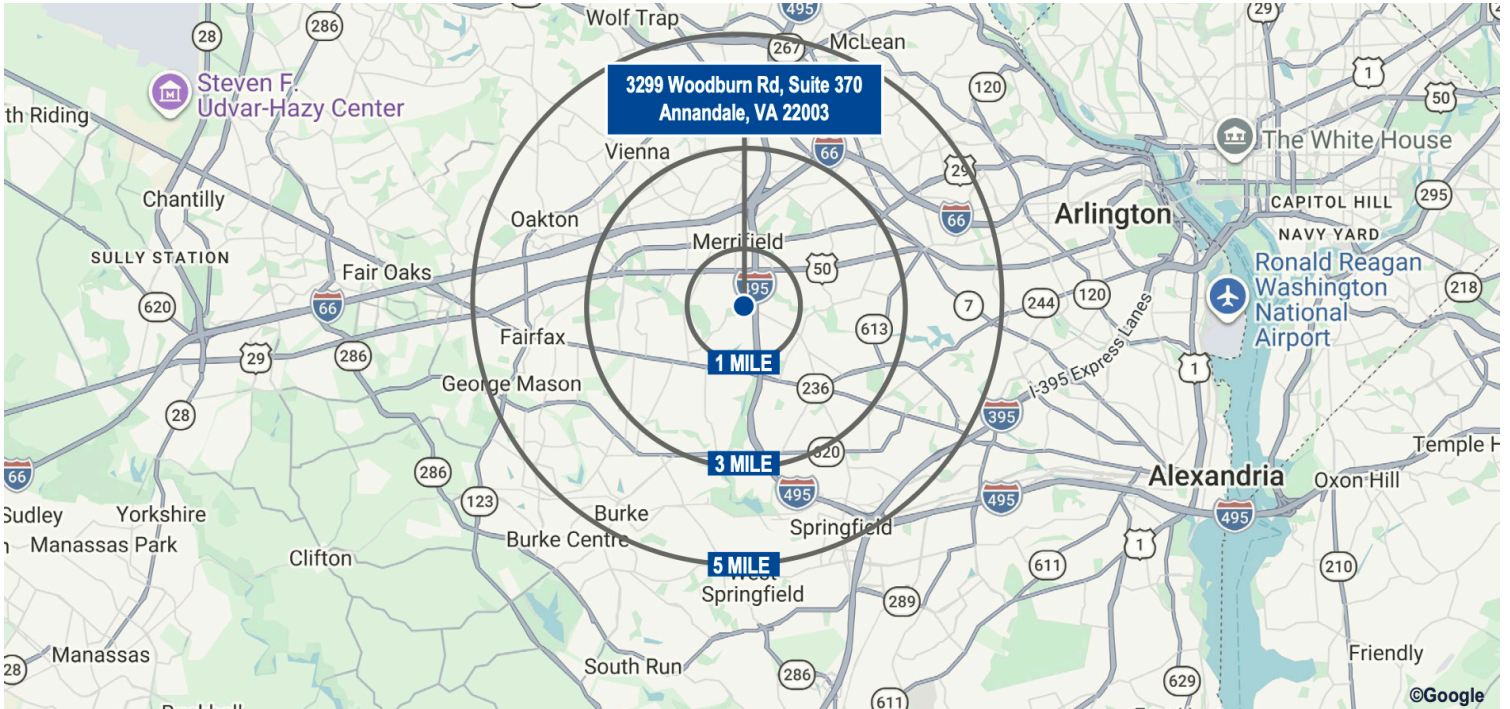
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DEMOGRAPHICS



DEMOGRAPHICS 2025

	1 MILE	3 MILES	5 MILES
Population	10,348	139,292	393,064
Households	3,676	49,188	138,231
Avg. HH Income	\$165,523	\$161,633	\$168,628
Median Home Value	\$711,561	\$742,516	\$777,871
Owner Occupied	2,461	29,402	88,958
Renter Occupied	1,236	20,632	52,332
Employees	19,427	66,946	219,480
Businesses	3,377	9,553	26,645

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