

MEDICAL/DENTAL SPACE FOR LEASE

LANDMARK PROFESSIONAL CENTER
5249 Duke Street, Alexandria, Virginia
Affordable Medical/Office Space Inside the Beltway

OPPORTUNITY

- Suite 300 2,061 SF
 - Suite 301 1,335 SF
 - Suite 303 1,729 SF
 - Suite 308 2,628 SF
 - Suite 309 1,537 SF
 - Suite 403 1,198 SF (Has private restroom)
 - Suite 410 2,315 SF (Former dental practice)
- Contig. 9,290 SF



HIGHLIGHTS

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

RENTAL RATE

- \$24-27 PSF FS

TERM

- 3-10 years



LEGAT
— COMMERCIAL REAL ESTATE, LLC —

JAMES LEGAT
Principal

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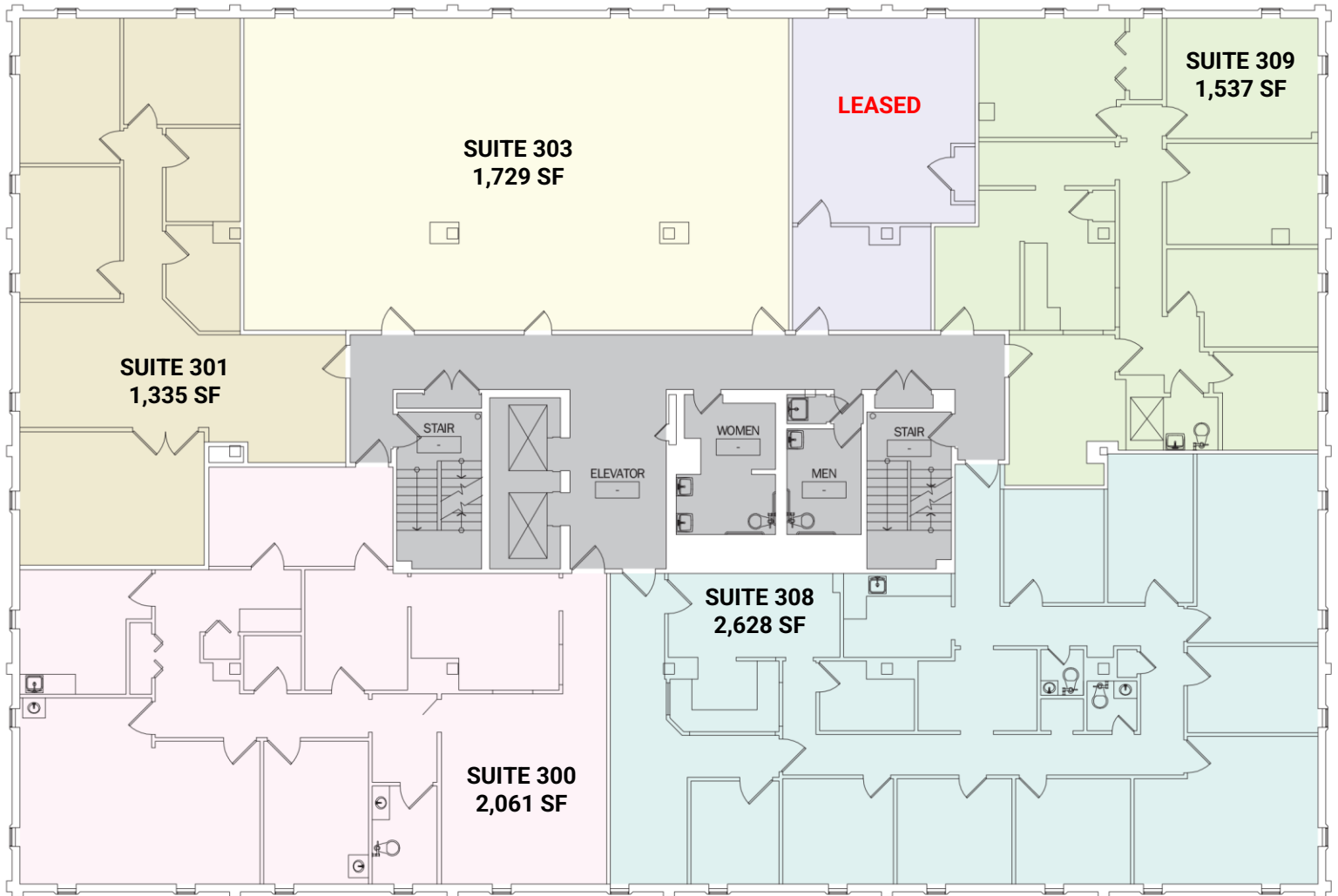
Units for medical build out

Suite 300:	2,061 SF
Suite 301:	1,335 SF
Suite 303:	1,729 SF

Units for medical/office

Suite 308:	2,628 SF
Suite 309:	1,537 SF
Total Contig:	9,290 SF

THIRD FLOOR PLAN



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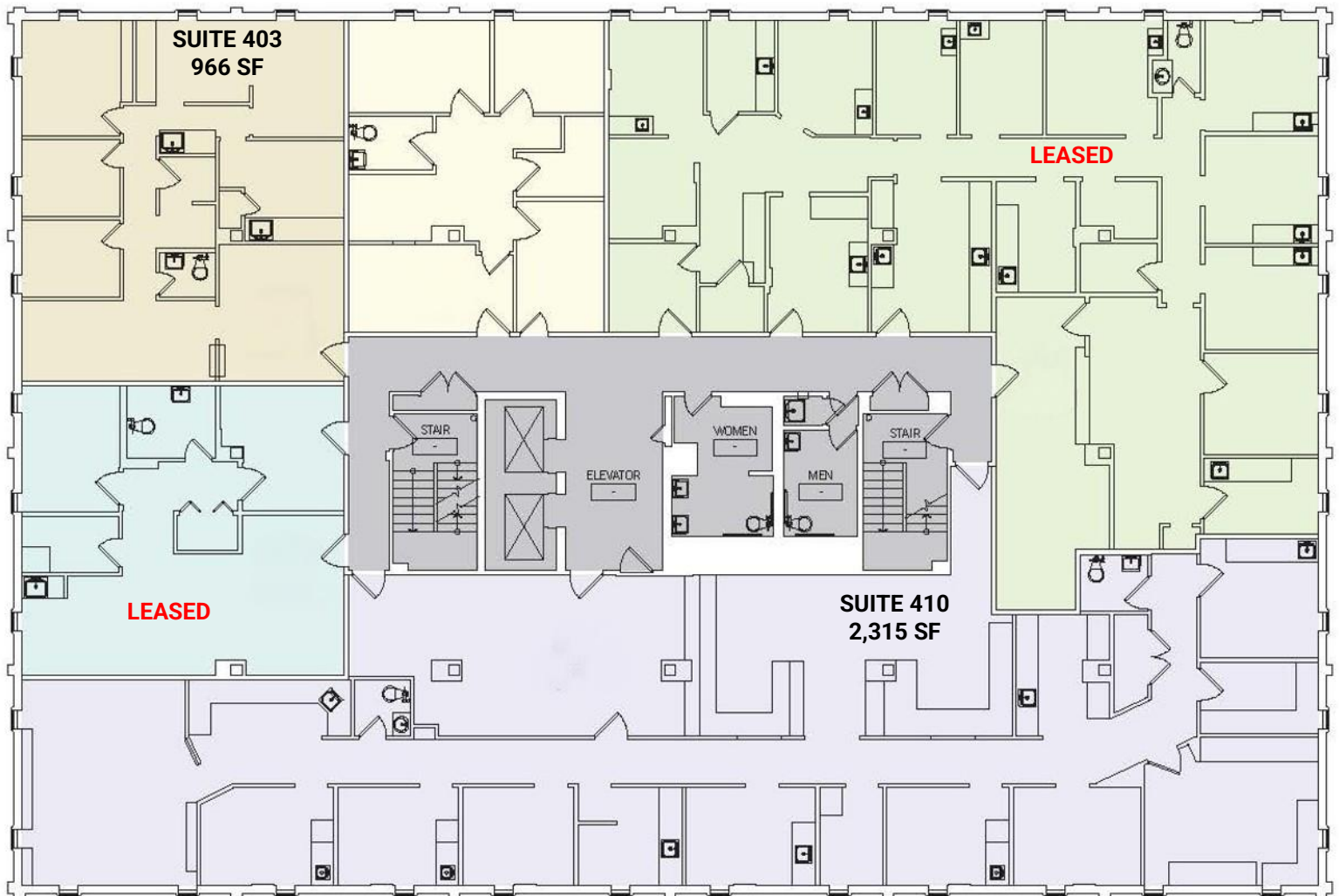
Suite 403: 1,198 SF

Suite 410: 2,315 SF

Has private restroom

Former dental practice

FOURTH FLOOR PLAN



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AERIAL VIEW



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VARIOUS PHOTOS



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