

# MEDICAL/OFFICE SPACE FOR LEASE

## PROVIDENCE HILL

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

### OPPORTUNITY

- Suite 110 2,313 SF
- Suite 275 1,638 SF
- Suite 304 1,857 SF
- Suite 413 2,084 SF



### 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<sup>SM</sup>

— COMMERCIAL REAL ESTATE, LLC —

**JAMES LEGAT**  
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 ✉ | [jlegat@legatcre.com](mailto:jlegat@legatcre.com)

**AUDREY WALLACE**  
Vice President  
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## AERIAL SHOWING LOCAL AMENITIES



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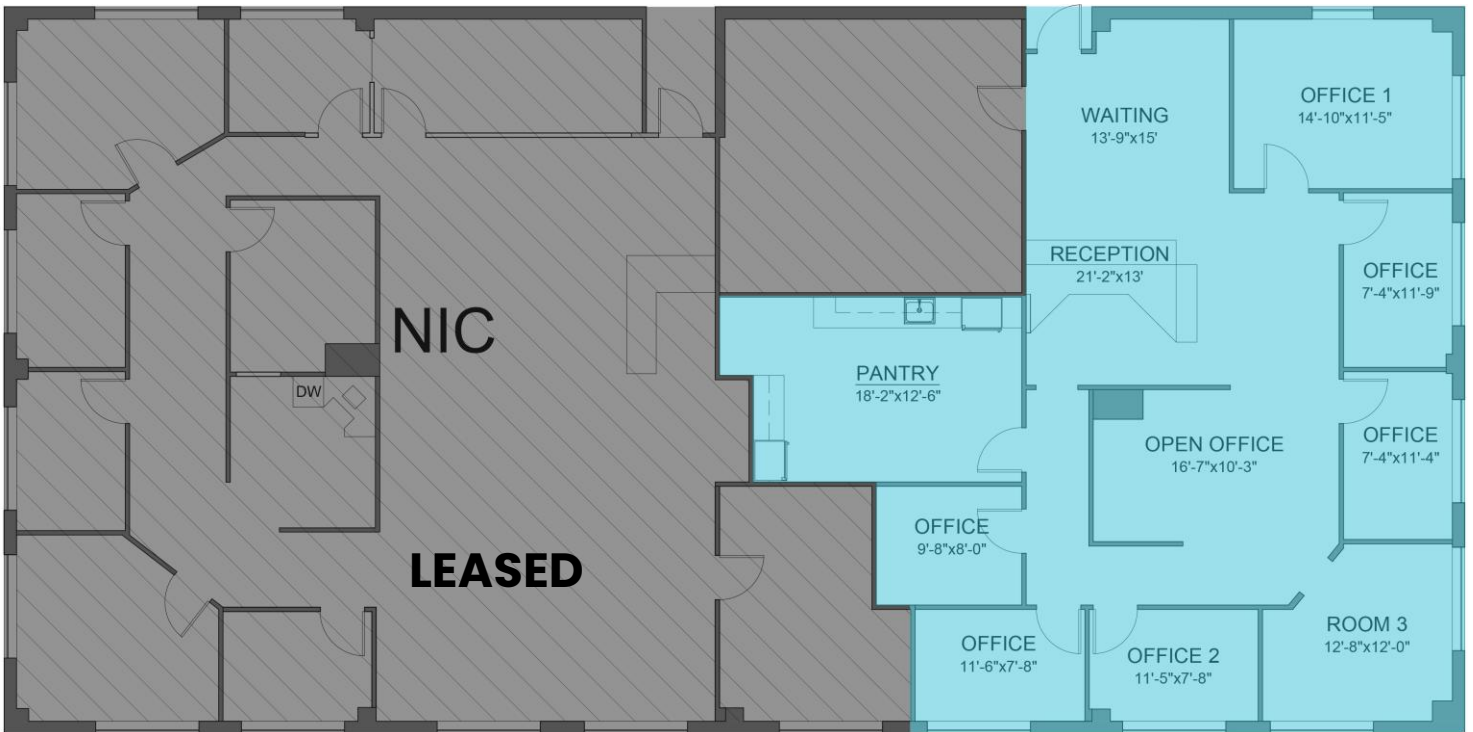
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10301 Democracy Lane, Fairfax, VA 22033  
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Suite 110: 2,313 SF

## 1<sup>ST</sup> FLOOR



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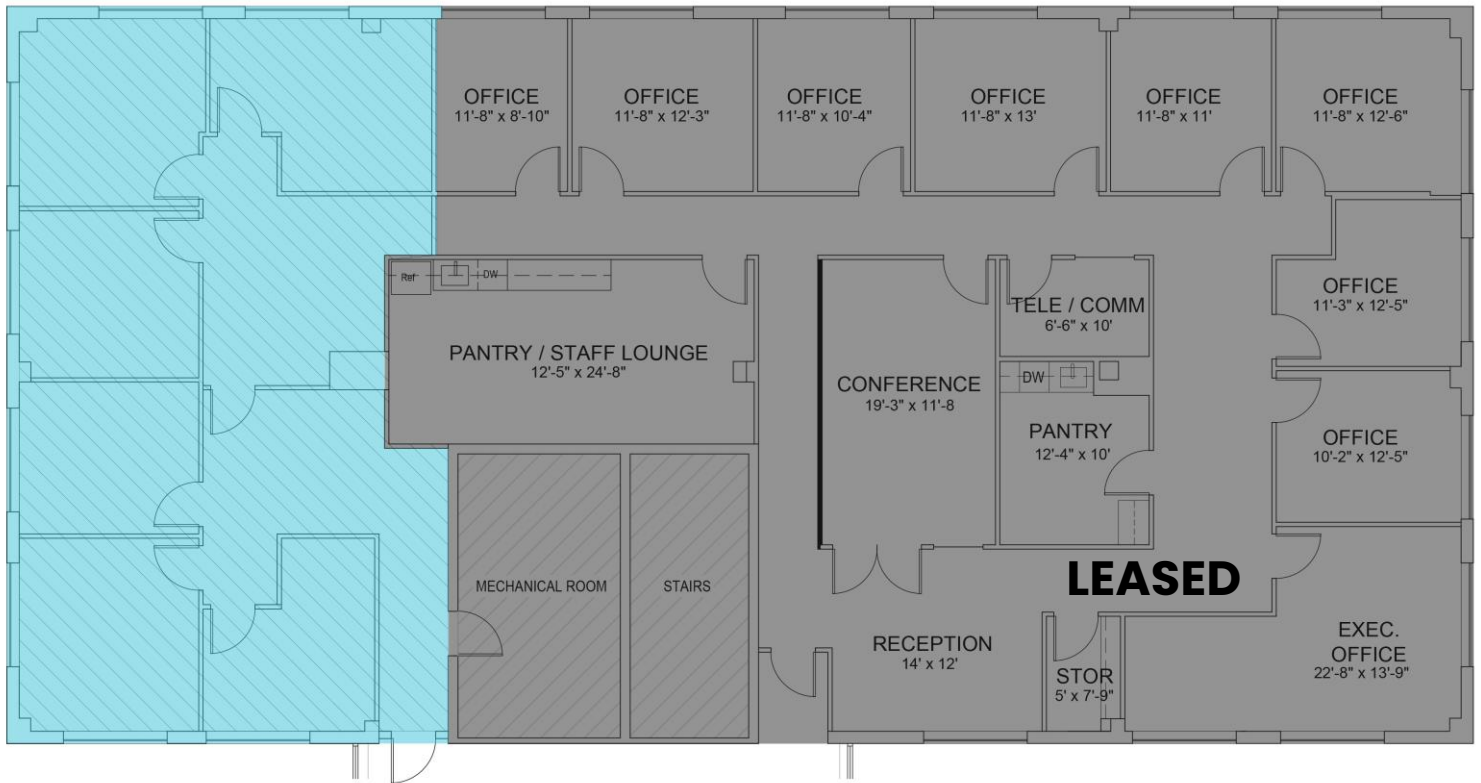
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Providence Hill

Suite 275: 1,638 SF

## 2<sup>ND</sup> FLOOR



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# MEDICAL/OFFICE SPACE FOR LEASE

Prime Medical and Office Space Priced to Move  
10301 Democracy Lane, Fairfax, VA 22033  
Providence Hill

Suite 304:

1,875 SF

## 3<sup>RD</sup> FLOOR



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10301 Democracy Lane, Fairfax, VA 22033  
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Suite 413:

2,084 SF

## 4<sup>TH</sup> FLOOR



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## INTERIOR PHOTOS



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## EXTERIOR PHOTOS



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