



Property Features

- High end office space available
- Located next to GSA facility off I-95 at exit 133
- Two floors available with elevator
- Ample parking
- Zoned M-1
- Easy to reach from I-95

Specifications

Total SF	12,000 SF (can be divided)
Available SF	6,000 SF per floor
Timing	Available immediately
Rental Rate	\$10 psf plus \$1.50 CAM and \$1.50 utilities

Demographics

	1 Mile	3 Miles	5 Miles
Population	5,648	30,331	75,706
No. of Households	2,413	10,735	27,178
Avg. HH Income	\$70,356	\$84,246	\$89,630

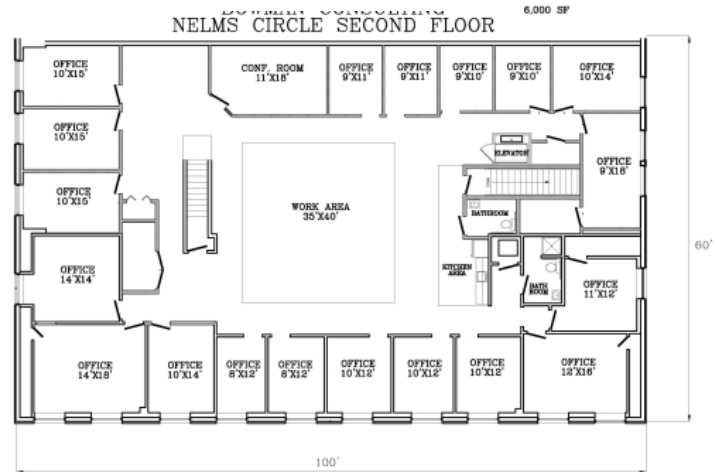
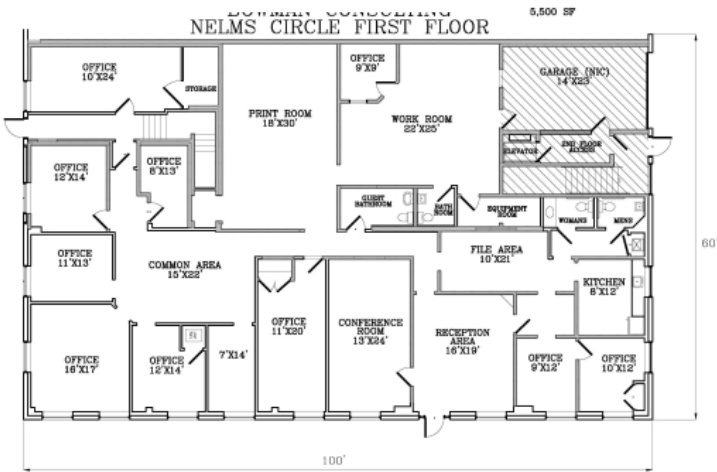
For more information, contact:

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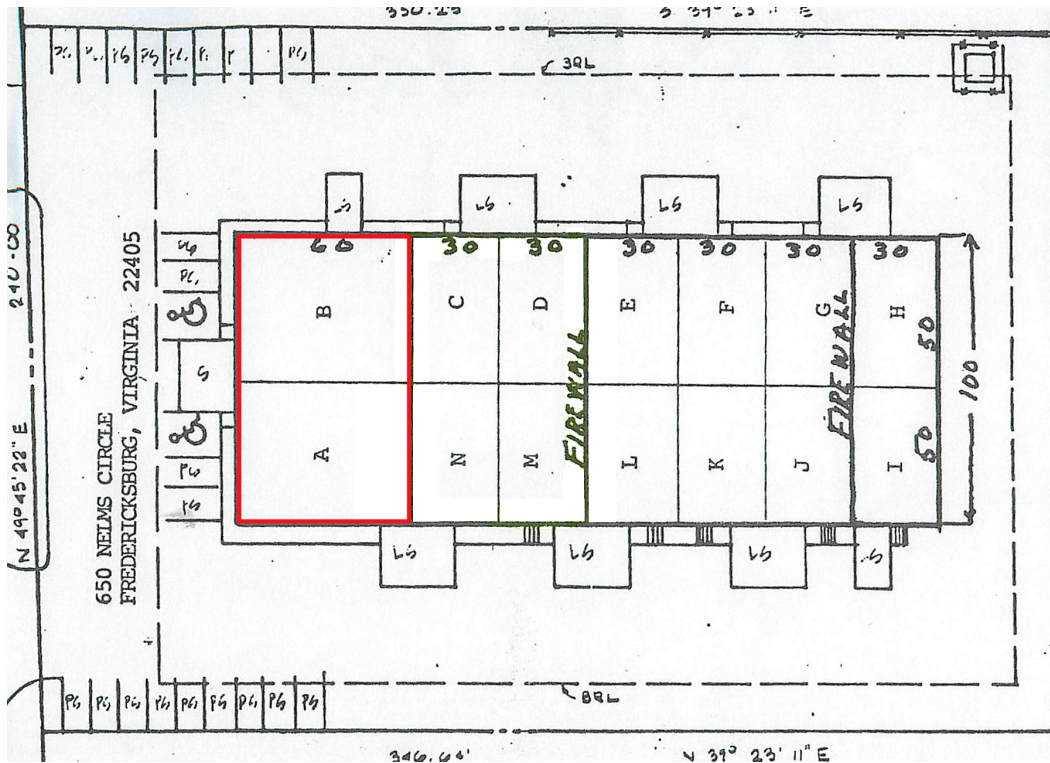
Eagle Village
 1125 Jefferson Davis Highway, Suite 350
 Fredericksburg, VA 22401-8449
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FIRST FLOOR

SECOND FLOOR



BUILDING LAYOUT



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LOCATOR MAP



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