



Property Features

- End unit with windows on three sides
- Six offices and open area perfect for a conference room or employee work area
- Second floor walk-up space, no elevator
- Located in the Snowden Office Park at the entrance to the Mary Washington Hospital Campus
- Just off Route 1 and close to Route 3 and I-95
- Convenient to the University of Mary Washington, Central Park and Spotsylvania Towne Centre
- Own this office for the rental equivalent of \$14.39 per square foot

Specifications

Available SF	1,649
Asking Price	\$222,615
Year Built	1989
Location	Snowden Office Park

For more information, contact:

WILSON GREENLAW, CCIM
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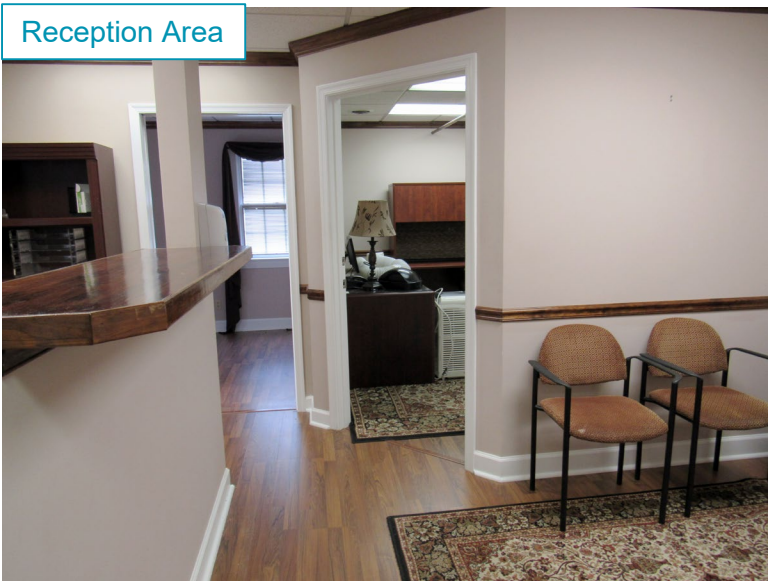
Demographics			
	1 Mile	3 Miles	5 Miles
Population	13,169	54,475	106,171
No. of Households	5,181	20,528	38,910
Avg. HH Income	\$70,744	\$93,423	\$95,549
Daytime Population	14,599	45,358	64,584

Traffic Counts	
Jefferson Davis Highway @ Mary Washington Blvd	31,158 VPD
Mary Washington Blvd @ Fall Hill Ave	11,449 VPD
Jefferson Davis Highway @ Fall Hill Ave	29,000 VPD

Private Office



Reception Area



Purchase Price	\$ 222,615.00
Monthly Mtge	\$1,137.96
Monthly Tax/Ins/Cam/Condo Fee	\$839.37
Sum Cost to Own/Mo	\$1,977.33
PSF Cost to Own/Mo	\$14.39
Contact broker for assumptions and proforma details.	

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601B JEFFERSON DAVIS HIGHWAY FLOOR PLAN



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