



**GREAT OFFICE SPACE FOR \$10 PSF!**

**Property Features**

- Unique office property with high ceiling exposed beam space
- Each space has its own exterior entrance
- Great location accessible from all major Fredericksburg corridors – just five minutes from Downtown Fredericksburg in Spotsylvania County
- Great signage opportunity
- No building core. Usable and rentable square footage are the same

**Specifications**

Available SF	2,413 SF
Lease Rate (NNN)	\$10.00 PSF
NNN Fees	\$1.15 PSF
Zoning	O2

**Demographics**

	1 Mile	3 Miles	5 Miles
Population	4,921	48,756	102,475
No. of Households	1,922	18,295	37,295
Avg. HH Income	\$77,936	\$97,902	\$96,520
Daytime Population	2,784	32,330	63,761

For more information, contact:

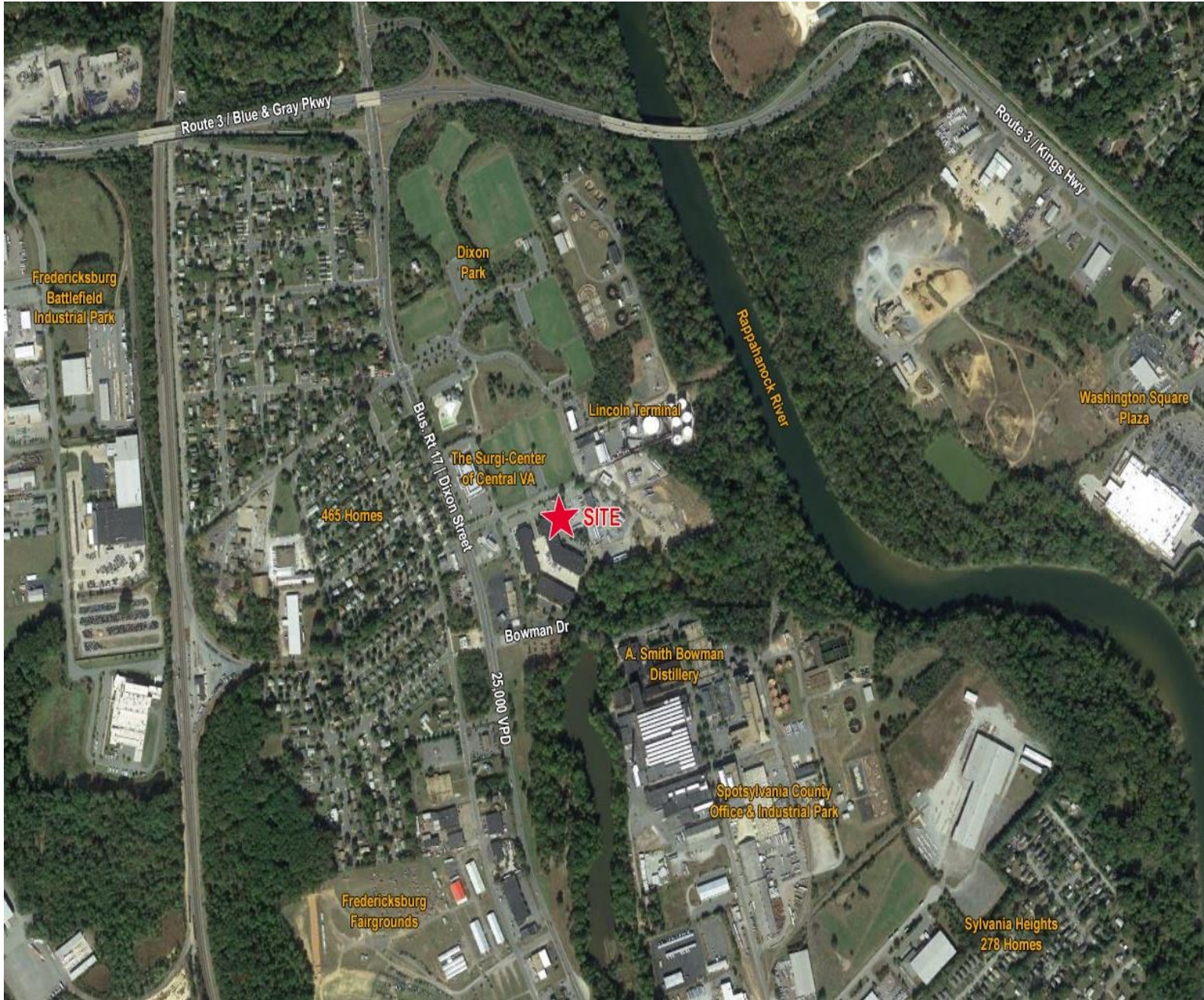
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