



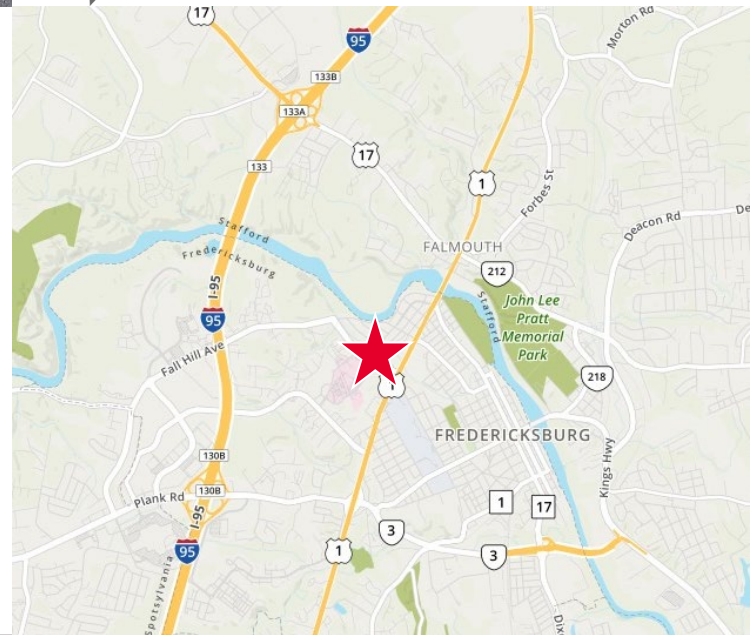
**360°** [Click here for a Virtual Tour](#)

**Property Features**

- Free-Standing Class-A office building
- Perfect for law or financial office
- 19 private offices with Large training room & Large file room
- Monument, façade & directory signage
- 50 parking spaces (6.13::1,000 SF)
- Located adjacent to Mary Washington Hospital and near The University of Mary Washington
- Easy access to Route 1, Route 3 and I-95

**Specifications**

Available SF	~ 4,000 - 8,160
Timing	Fall 2020
Rental Rate	\$22.50 PSF \$3.84 NNN
Sales Price	\$2,244,000 (\$275 PSF)



For more information, contact:

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**FLOOR PLAN**



**Demographics**

	1 Mile	3 Miles	5 Miles
Population	12,079	53,474	105,536
No. of Households	4,593	20,251	38,690
Avg. HH Income	\$65,790	\$92,565	\$95,600
Daytime Population	12,450	45,172	64,103

**Traffic Counts**

Mary Washington Blvd @ Jefferson Davis Hwy	31,158 VPD
Fall Hill Ave @ Jefferson Davis Hwy	29,000 VPD
Fall Hill Ave @ Linden Ave	15,000 VPD



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CONCEPTUAL DIVIDED FLOOR PLAN



**Demographics**

	1 Mile	3 Miles	5 Miles
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No. of Households	4,593	20,251	38,690
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