



Property Features

- Unique Opportunity to have your office built to your specifications
- Build-to-suit opportunities from 10,000 SF to 25,000 SF
- Unparalleled location near amenities and Interstate 95
- Building walks out on both floors. 2nd floor has direct parking lot access.
- SITE PLAN APPROVED, GROUNDWORK IN PLACE
- Over-parked with 143 parking spaces (5.7/1,000 SF)

Specifications	
Available SF	10,000 – 25,000 SF
Lease Rate	Negotiable
Timing	9 months



For more information, contact:

WILSON GREENLAW, CCIM
 540 322 4156
 wilson.greenlaw@thalhimer.com

Eagle Village
 1125 Jefferson Davis Highway, Suite 350
 Fredericksburg, VA 22401
 www.thalhimer.com

BUILD-TO-SUIT OFFICE FOR LEASE
Westpark Corporate Center

919 Maple Grove Drive | Fredericksburg, VA 22407



Property Features

- Unique Opportunity to have your office built to your specifications
- Build-to-suit opportunities from 10,000 SF to 25,000 SF
- Unparalleled location near amenities and Interstate 95
- Well-capitalized ownership
- Over-parked with 143 parking spaces (5.7/1,000 SF)

Specifications

Available SF	10,000 – 25,000 SF
Lease Rate	Negotiable
Timing	9 Months

For more information, contact:

WILSON GREENLAW, CCIM
 540 322 4156
 wilson.greenlaw@thalhimer.com

Eagle Village
 1125 Jefferson Davis Highway, Suite 350
 Fredericksburg, VA 22401
 www.thalhimer.com