

FOR LEASE

2,361 SF OFFICE



1071 CARE WAY

Fredericksburg, VA 22401

MOVE IN READY MEDICAL SPACE



**CUSHMAN &
WAKEFIELD**

THALHIMER

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PROPERTY HIGHLIGHTS

- **MOVE-IN READY MEDICAL SPACE**
- **LOWER LEVEL AVAILABLE (CONTIGUOUS)**
- No Use Restrictions or Affiliations Requirements
- Located on Mary Washington Healthcare's Fredericksburg Campus
- Less than 1 Mile to the Retail Amenities of Central Park
- Easy-Access to Rt. 1, I-95, & Cowan Blvd.

- LabCorp Located on 2nd Floor
- Ample Parking 6.00/1000 SF

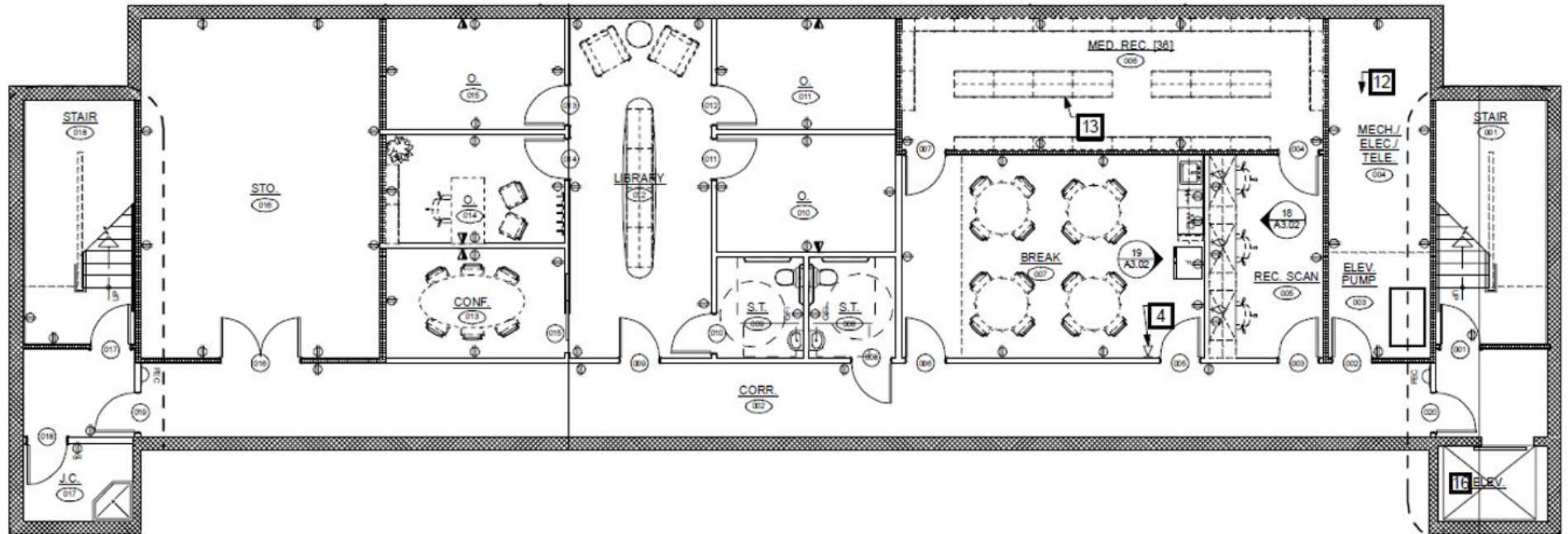
Available SF

2,361 SF

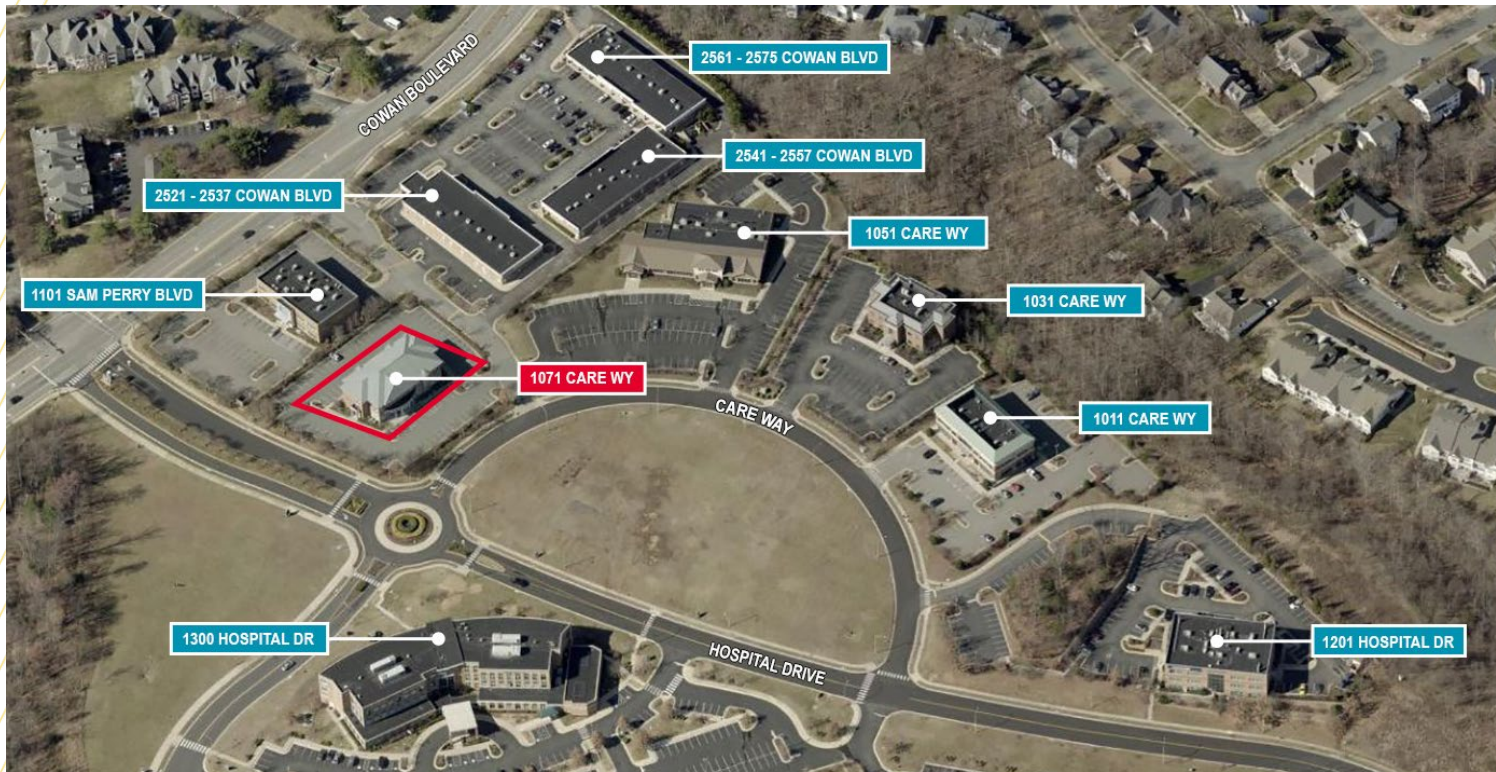
Rental Rate

\$27.00 PSF, NNN
























FLOORPLAN LOWER LEVEL



MEDICAL CAMPUS SITE MAP

1071 CARE WAY  <div>Available Suite 2,361 SF</div>	1101 SAM PERRY BOULEVARD  Pratt Medical Center For Women	2541 – 2557 COWAN BOULEVARD   Mary Washington Spine and Rehabilitation
1011 CARE WAY   	1201 HOSPITAL DRIVE 	 ROYAL HAIR STUDIO
1031 CARE WAY 	1300 HOSPITAL DRIVE  Mary Washington Healthcare Mary Washington Obstetrics and Gynecology Regional Cancer Center Imaging Center for Women Mary Washington Weight Loss Center	2561 – 2575 COWAN BOULEVARD Tea Shop Hair  
1051 CARE WAY  	2521 – 2537 COWAN BOULEVARD    	 

MARY WASHINGTON HEALTHCARE CAMPUS

1071 CARE WAY | FREDERICKSBURG, VA



IDEAL SITE FOR MEDICAL OFFICE

Mary Washington Healthcare is a regional health system that included two hospitals, three emergency departments, and over 50 facilities and wellness services.

Great on-campus location that offers second-to-none access to Mary Washington Hospital.





For more information, please contact:

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