

FOR LEASE  
**1,250 - 6,000 SF**



8529 GEORGE WASHINGTON MEMORIAL HIGHWAY  
**YORKTOWN, VIRGINIA**

*OFFICE/MEDICAL*



**THALHIMER**

# PROPERTY HIGHLIGHTS



## COMMENTS

- Premier new construction office building. Delivery fourth quarter 2025
- Lease Rate: \$18.50psf net of electric and janitorial
- Professional office or medical space for lease
- Floor plan design customization available
- Suites from approximately 1,250sf up to 6,000sf available
- Abundant parking on site
- Prominent exterior signage on roadside monument sign (subject to availability)
- Just north of RT 17/Ft Eustis Blvd intersection across the street from Yorktown Library
- Approximately a 7-minute drive to I-64

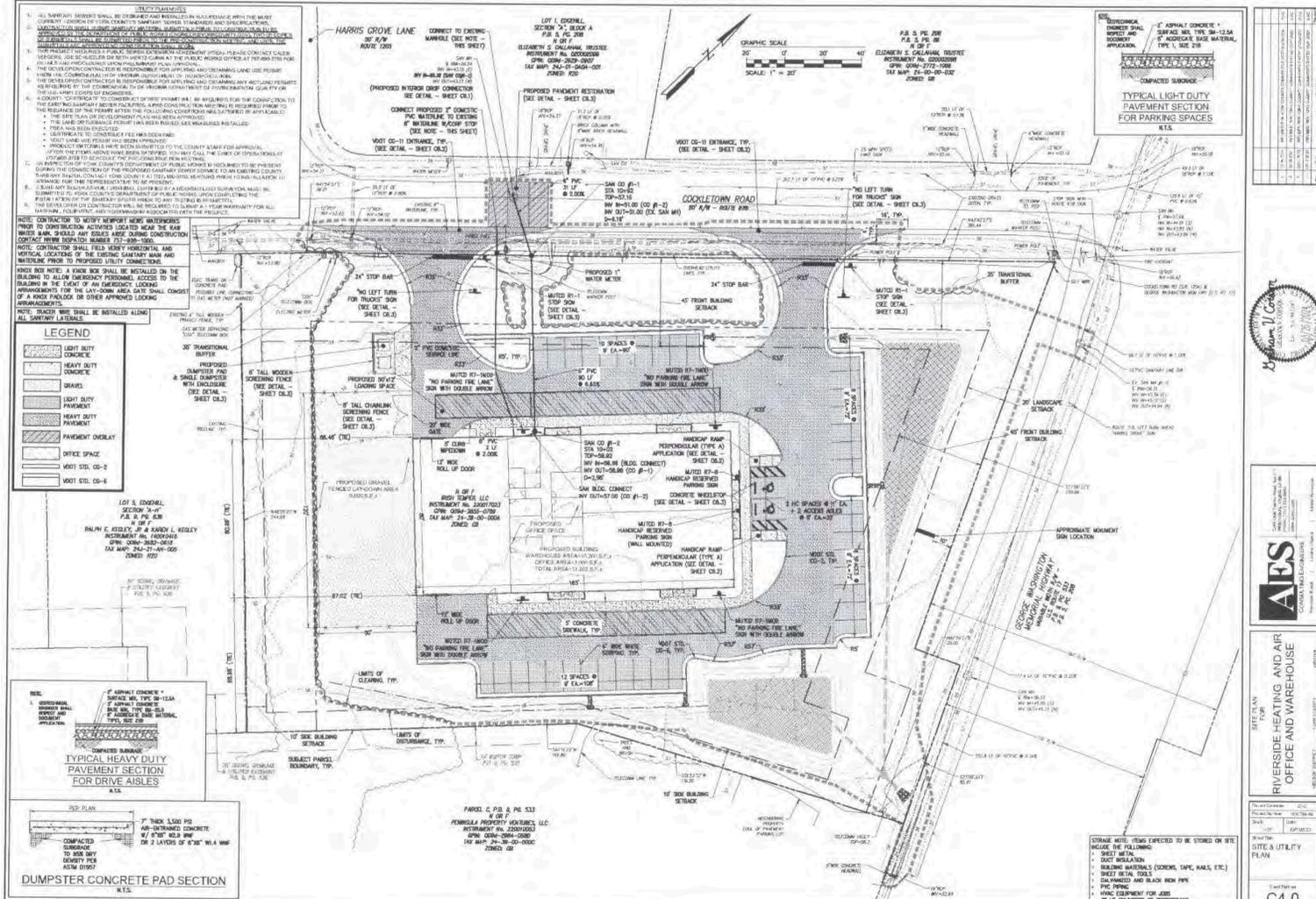
LEASED

AVAILABLE  
(CONCEPTUAL FLOOR PLAN)

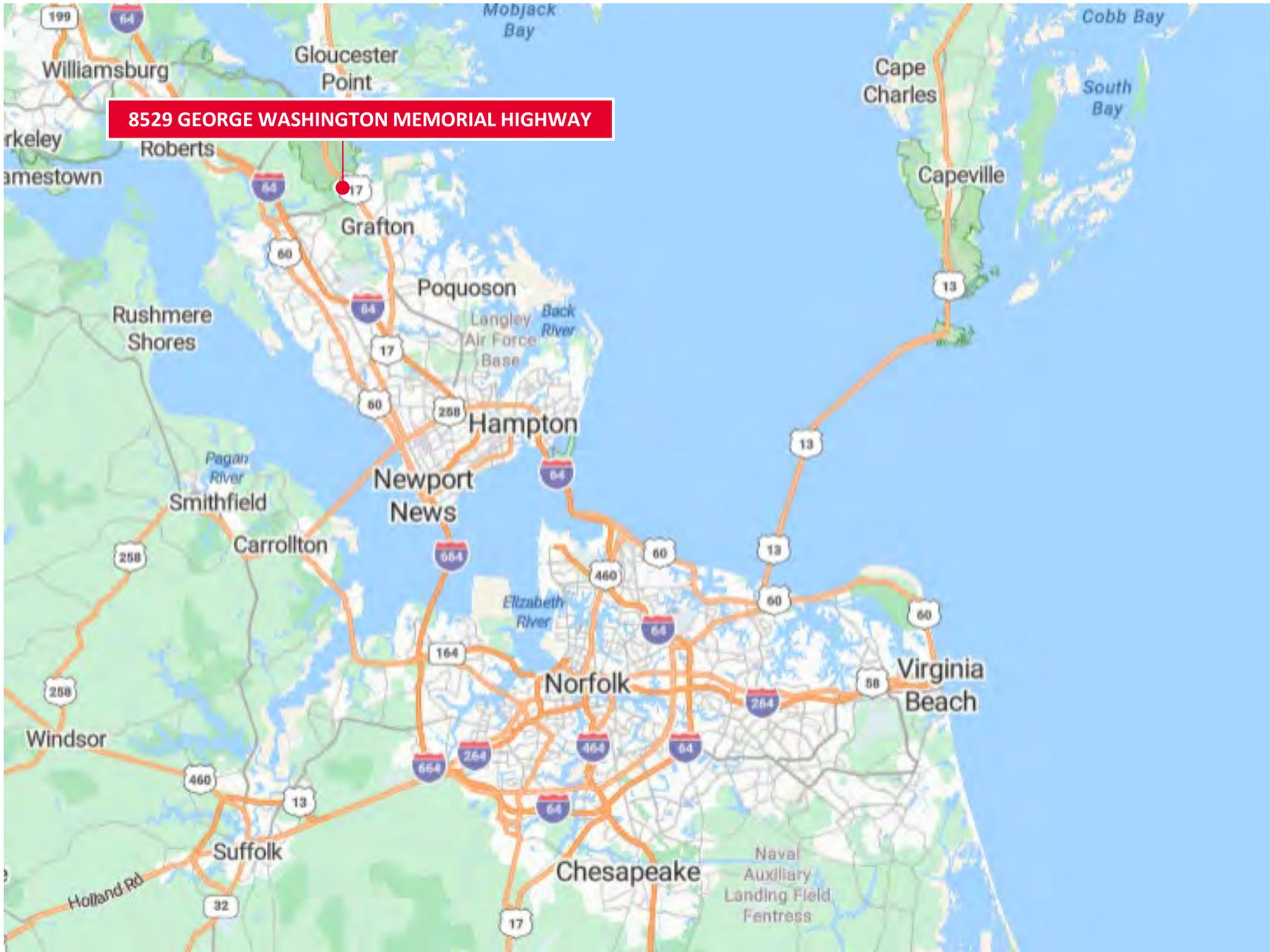


1ST FLOOR PLAN FUTURE OFFICE LAYOUT

**FLOOR PLAN**  
(CONCEPTUAL)



# SITE PLAN



# MAP

# CONTACT INFORMATION

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