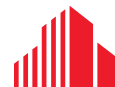




# DEEP RUN BUILDING C

11905 BOWMAN DRIVE  
FREDERICKSBURG, VA 22408

FOR LEASE 2,888 SF to 6,521 SF



CUSHMAN &  
WAKEFIELD

THALHIMER



# DEEP RUN BUILDING C

## 11905 BOWMAN DRIVE

### FREDERICKSBURG, VA 22408

## Property Features

- Two spaces available:
  - Suite 501 – Nicely finished office with mix of offices and open area. Divisible.
  - Suite 505 – Flex warehouse with docks and showroom.
- Attractive brick exterior with high interior ceilings
- Excellent location accessible from all major Fredericksburg corridors
- 8 minutes from exit 130 and 5 minutes from downtown Fredericksburg

Building Size: 42,490

Space Available: Suite 501: 5,635 SF - \$16.00 PSF NNN (\$1.80 PSF)  
Divisible (501A & 501B are 2,888 SF each)  
Suite 505: 6,521 SF - Negotiable

Zoning: O2

Parking: 3.06/1,000 SF

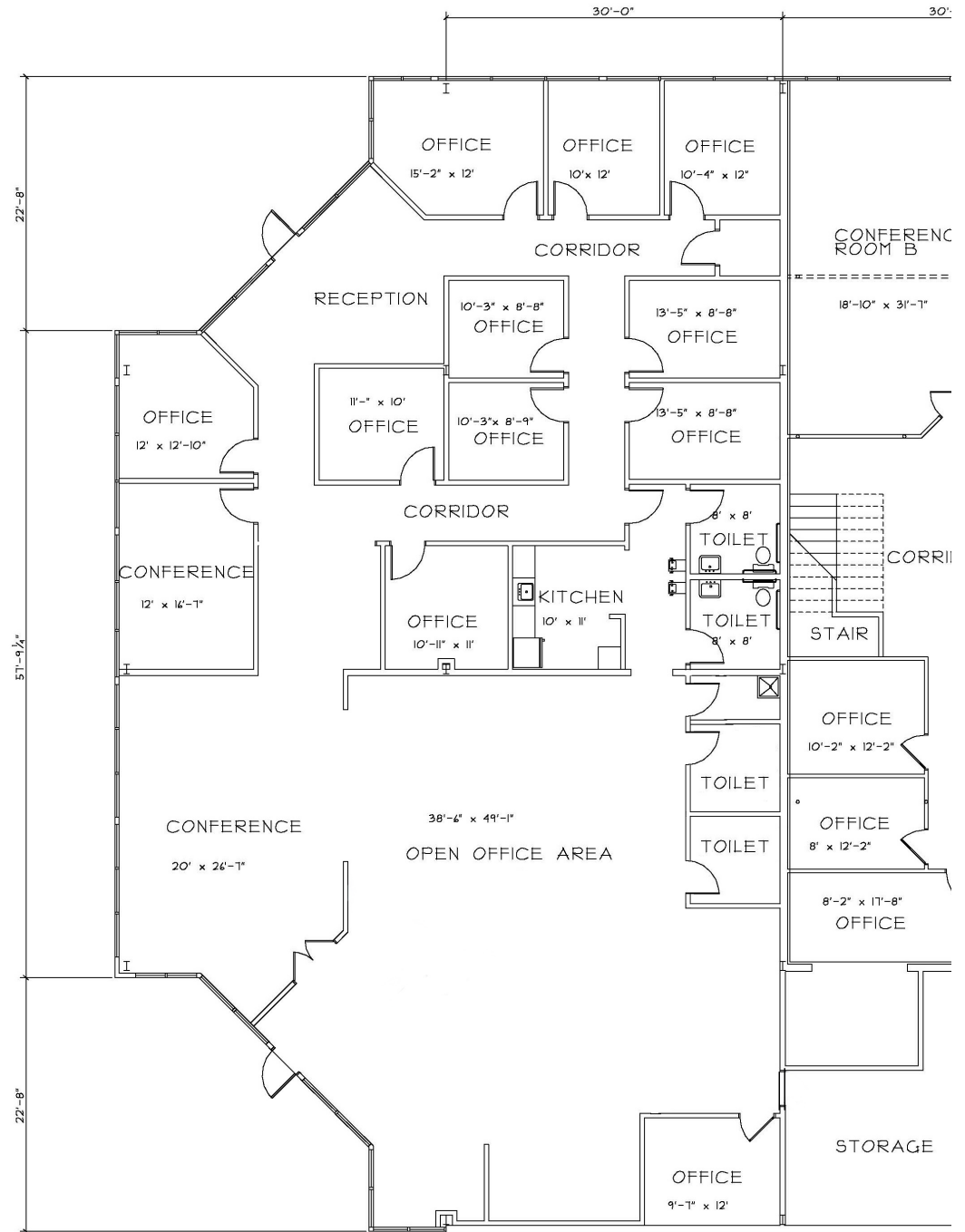
Year Built: 2005

Floor: 1

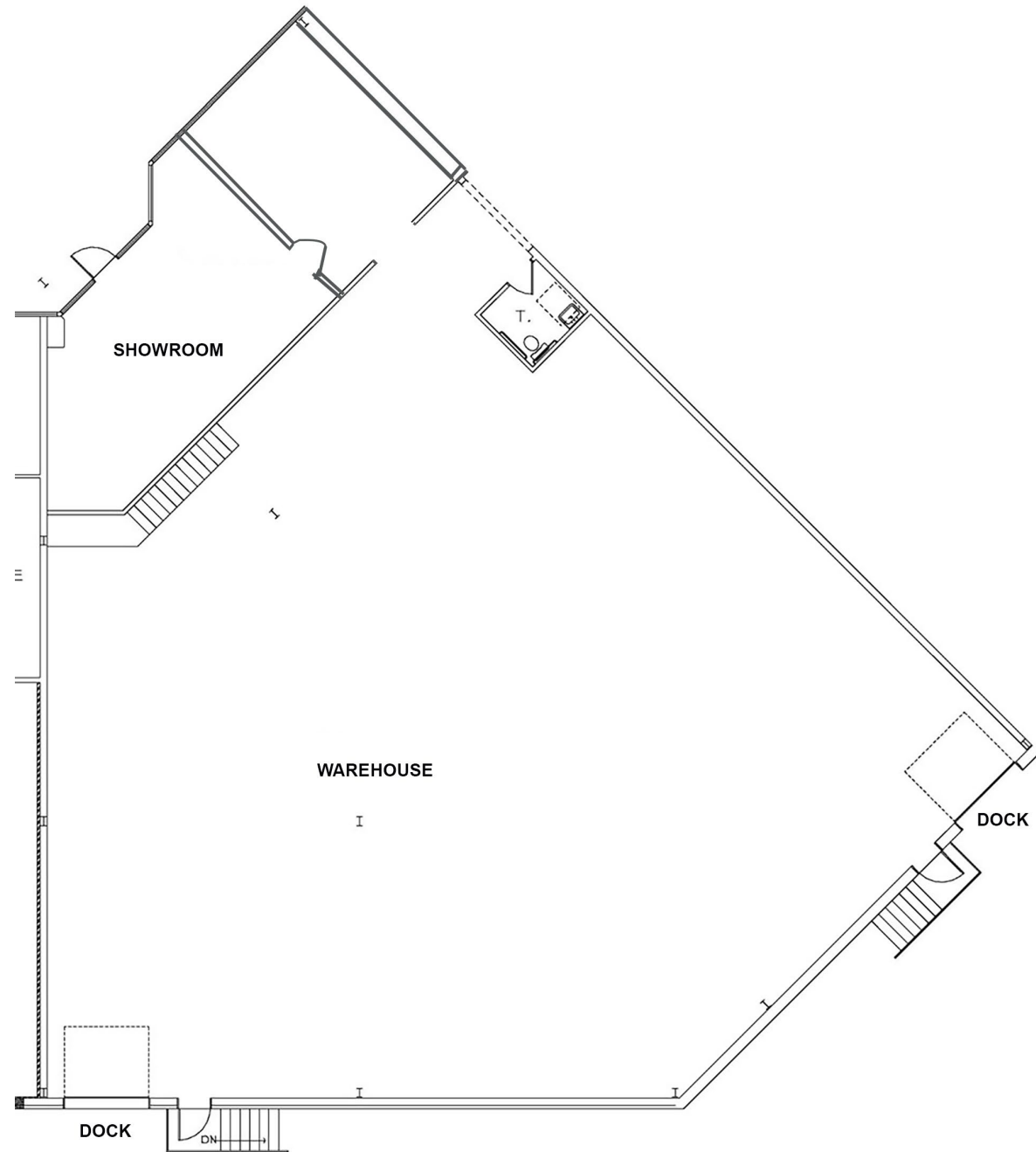
Clear Height: 25'



**(Divisible to 2,818 SF)**



**DEEP RUN BUILDING C**  
**11905 BOWMAN DRIVE**  
**FREDERICKSBURG, VA 22408**  
**SUITE 505 – 6,521 SF**





DEEP RUN BUILDING C  
11905 BOWMAN DRIVE  
FREDERICKSBURG, VA  
22408



5,278  
POPULATION  
WITHIN 1 MILE



48,321  
POPULATION  
WITHIN 3 MILES



109,195  
POPULATION  
WITHIN 5 MILES



\$134,890  
AVG. INCOME  
WITHIN 1 MILE



\$132,440  
AVG. INCOME  
WITHIN 3 MILES



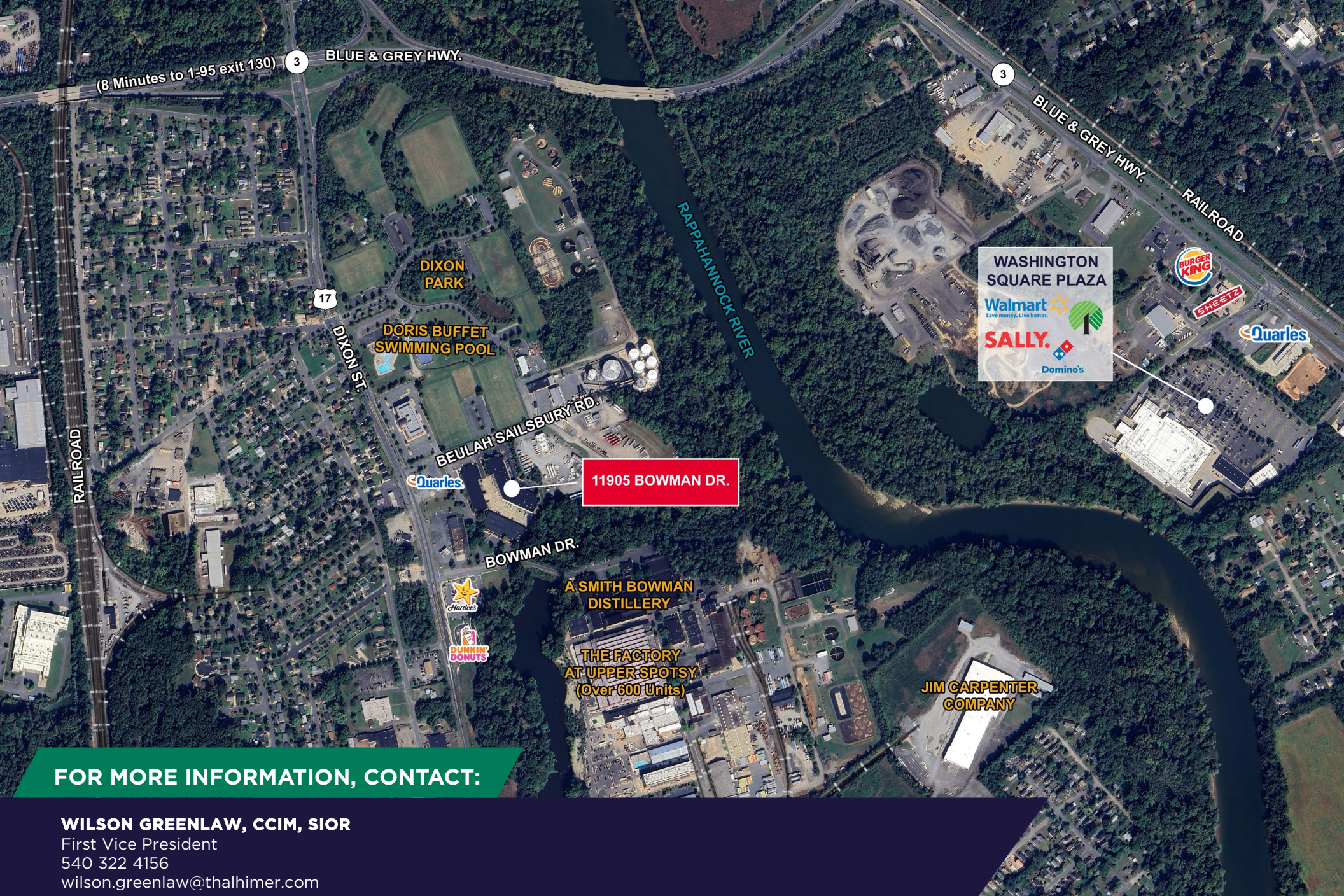
\$132,023  
AVG. INCOME  
WITHIN 5 MILES



Nearby Neighbors







## FOR MORE INFORMATION, CONTACT:

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First Vice President

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