

FOR LEASE

1500 Dixon Street

Fredericksburg, VA 22401

VIDEO TOUR



THALHIMER

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Class A Office Space For Lease!

PROPERTY FEATURES



Property Highlights:

- Move-in ready space in beautiful Class A medical building
- Reasonable condo fees
- Join Fredericksburg Foot & Ankle Center, HCA Virginia, Allergy & Asthma Center of Fredericksburg, and Surgi-Center of Central Fredericksburg
- Parking available on site and at adjacent lot

Area Demographics:

	1 Mile	3 Miles	5 Miles
Population	4,079	49,662	109,892
Households	1,826	18,790	41,269
Avg. Household Income	\$119,216	\$126,033	\$124,997
Daytime Population	6,153	57,520	119,946

Specifications:



TOTAL SIZE
34,036 SF



LEASE RATE
NEGOTIABLE



PROPERTY TYPE
CLASS A OFFICE
BUILDING



TIMING
Available Immediately



AVAILABLE SF
SUITE 102: 1,500 SF



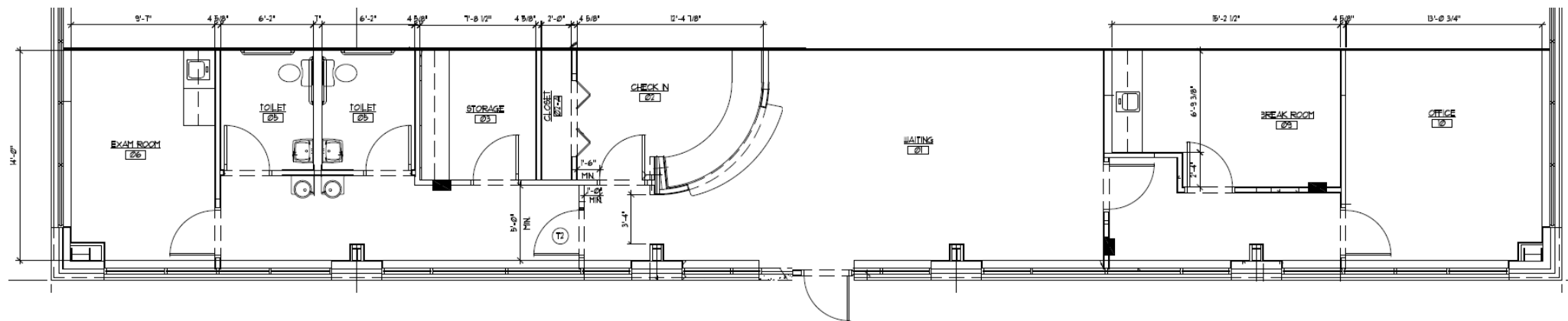
YEAR BUILT
2011

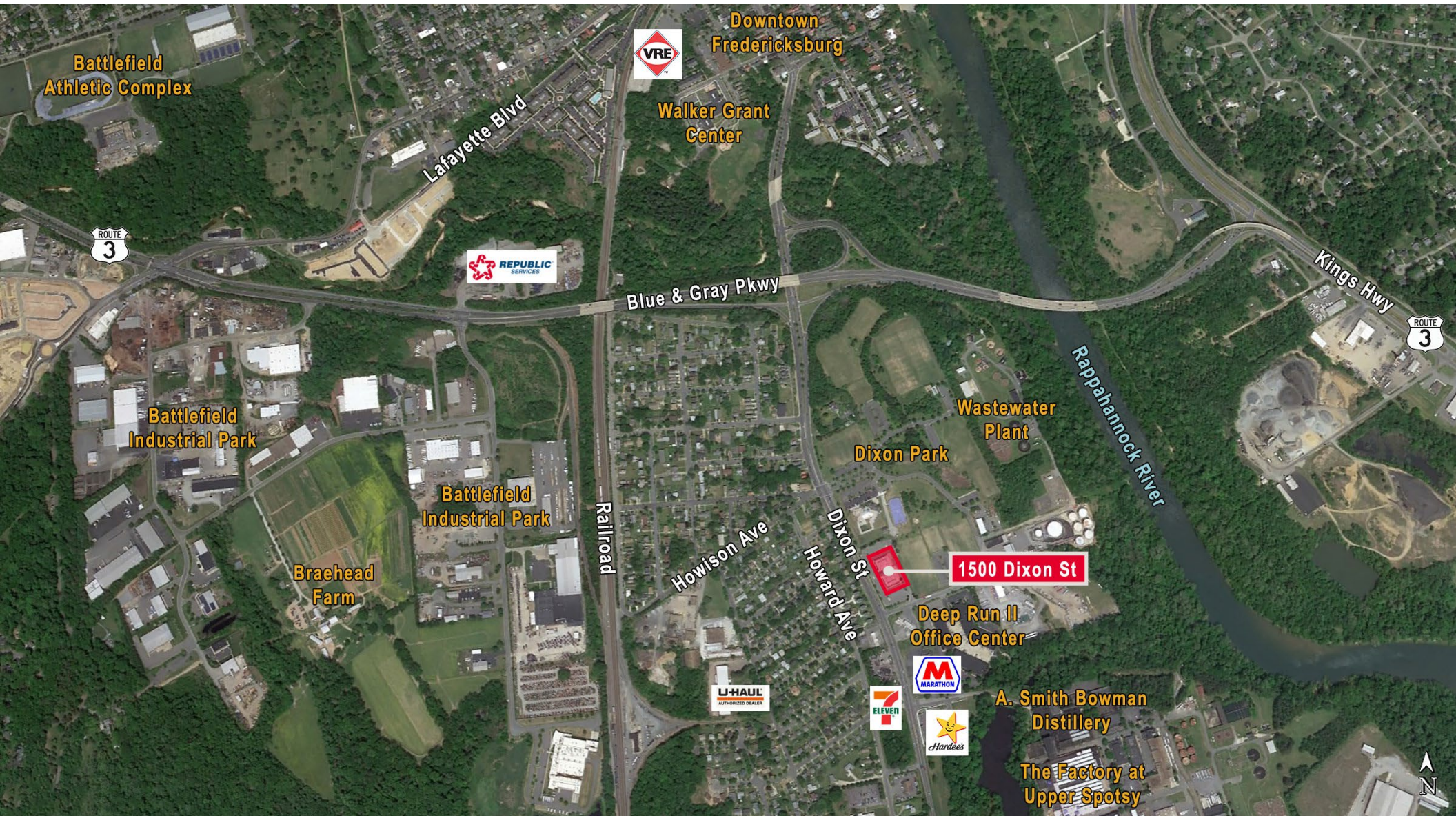


PARKING
171 PARKING SPACES
(4.28 / 1,000)

FLOOR PLAN

VIDEO TOUR 





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