

# FOR LEASE SMALL OFFICE



## UNION HALL CONFERENCE CENTER

325 WALLACE STREET | FREDERICKSBURG, VIRGINIA 22401

AVAILABLE IMMEDIATELY



THALHIMER

# PROPERTY HIGHLIGHTS

- Affordable single room suites
- Full-Service lease rates
- Easy access to Route 1, Central Park, Downtown and I-95
- Shared kitchen and conference room
- Renovated suites
- On-Site parking available

**Available Spaces** Suite 5 - 230 SF  
Suite 8 - 130 SF

**Lease Rate:** Suite 5 - \$650/Month  
Suite 8 - \$450/Month

**Property Type:** Class C Office Building

**Parking:** 15 Parking spaces (0.85/1,000)

**Timing:** Available Immediately



6,206  
**POPULATION**  
*Within 1 Mile*

57,229  
**POPULATION**  
*Within 3 Miles*

104,943  
**POPULATION**  
*Within 5 Miles*



2,215  
**HOUSEHOLDS**  
*Within 1 Mile*

21,952  
**HOUSEHOLDS**  
*Within 3 Miles*

39,365  
**HOUSEHOLDS**  
*Within 5 Miles*



\$129,004  
**AVG HH INCOME**  
*Within 1 Mile*

\$143,862  
**AVG HH INCOME**  
*Within 3 Miles*

\$142,307  
**AVG HH INCOME**  
*Within 5 Miles*



12,335  
**DAYTIME POPULATION**  
*Within 1 Mile*

49,795  
**DAYTIME POPULATION**  
*Within 3 Miles*

83,388  
**DAYTIME POPULATION**  
*Within 5 Miles*



# CONTACT INFORMATION

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