

FOR IMMEDIATE RELEASE

Contact:

Jamie Scully, CCIM
First Vice President
(540) 322 4140
jamie.scully@thalhimer.com

HISTORIC BANK BUILDING HITS THE MARKET

FREDERICKSBURG, VIRGINIA – January 2015: Cushman & Wakefield | Thalhimer is proud to announce the availability of 900 Princess Anne St. in Historic Downtown Fredericksburg, known as the National Bank Building.

The property, situated in the heart of the professional district, comprises two parcels totaling 0.541 acres, and 22 parking spaces. One parcel is located on the corner of Princess Anne St. and George St.; the other at the corner of George St. and Charles St. The property is zoned CD, Commercial Downtown, which allows many by-right uses. The building itself is 6,410 square feet on two floors with a full basement. Its architectural style is Federal with brick walls and chimneys, sandstone details, slate roof and wood windows. Interior finishes are of excellent quality and are mostly original, with both floors enjoying very high ceilings. The building features three private offices, two large boardrooms, a vault room, an employee lounge. Other improvements include three covered drive-thru teller lanes and the opportunity for a walk-up ATM. The building has been well-maintained and is arguably the finest building in Fredericksburg. Some historians say this building may be the most important Civil War-Era building in the Fredericksburg region because of its significance and associations with important events, famous people, and major themes of American history. *(see accompanying historical information)*

Jamie Scully and Wilson Greenlaw of Cushman & Wakefield | Thalhimer are the exclusive sale representatives. The sales process will be sealed bid, with a call for offers deadline of February 27, 2015. Prior to this time, interested parties should contact Jamie Scully and Wilson Greenlaw for

Thalhimer Center 11100 West Broad St. Glen Allen, VA 23060 804.648.5881	The Town Center at VA Beach 222 Central Park Avenue Suite 1820 Virginia Beach, VA 23462 757.499.2900	Compass Pointe One Compass Way Suite 100 Newport News, VA 23606 757.873.2900	Ruscon Building One Unity Alley Suite 310 Charleston, SC 29401 843.724.0100	Hearst Tower 214 N. Tryon Street 40th Floor Charlotte, NC 28202 704.705.3850
Millrace North 725 Jackson Street Suite 101 Fredericksburg, VA 22401 540.373.0600	Wells Fargo Tower 10 S. Jefferson Street Suite 1750 Roanoke, VA 24011 540.767.3000	Coffee Crossing 6000 Boonsboro Rd. Suite A Lynchburg, VA 24503 434.237.3384	Wells Fargo Center 15 South Main Street Suite 925 Greenville, SC 29601 864.370.8155	Crabtree Overlook 2301 Sugar Bush Road Suite 520 Raleigh, NC 27612 919.576.2680

more information and to tour the building. Upon signing a confidentiality agreement, parties interested in submitting an offer will be given access to due diligence items and the offer submission form.

###

ABOUT CUSHMAN & WAKEFIELD | THALHIMER. Thalhimer was founded in 1913 and currently has offices in Richmond, Newport News, Virginia Beach, Fredericksburg, Roanoke, Lynchburg, VA; Charlotte, Raleigh, NC; Charleston, Greenville, SC. The company has over 140 broker professionals and employs over 430 associates with a property portfolio of over 60 million leasable square feet, and management of over 24.5 million square feet of commercial property, and over 5,700 multifamily units. In 2014 Thalhimer completed over 2,100 transactions with a transactional volume over \$2 billion. Thalhimer is the region's leading provider of comprehensive commercial real estate services. The firm offers comprehensive commercial real estate services including corporate services, investment sales, tenant representation, construction management, project management, asset management, and the sale and leasing of office, industrial and retail properties. www.thalhimer.com

Cushman & Wakefield (C&W) is the world's largest privately-held commercial real estate services firm. The company advises and represents clients on all aspects of property occupancy and investment, and has established a preeminent position in the world's major markets. Founded in 1917, it has 253 offices in 60 countries, employing more than 15,000 professionals. The firm has more than \$3.7 billion in assets under management globally. A recognized leader in local and global real estate research, the firm publishes its market information and studies online at www.cushmanwakefield.com/knowledge.