

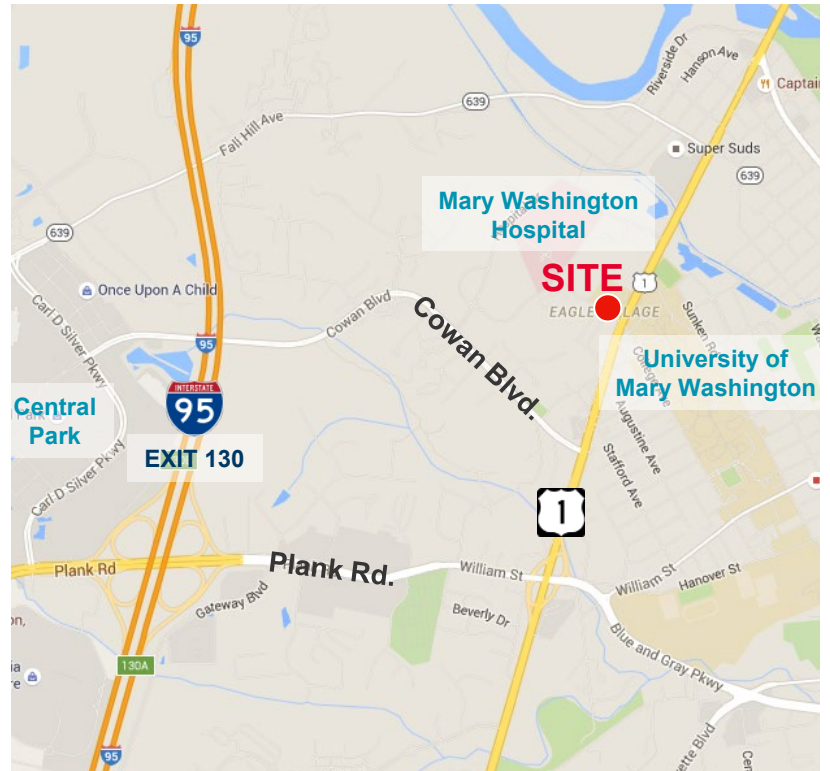
## FOR LEASE Eagle Village Office

1125 Emancipation Highway (US Route 1) | Fredericksburg, VA 22401



### Property Features

- Class A office suite available in Mixed-Use University Center with parking garage
- Grocery anchored
- Connector Drive to Mary Washington Hospital Campus
- 93-room Hyatt Place Hotel next door
- Mixed-Use +/-250,000 sf project
  - +/-33,000 sf new office
  - +/-30,000 sf new retail
  - 156 apartments (620 student beds)
  - 559 parking spaces
- University of Mary Washington: 4,000 students; 1,000 employees
- Mary Washington Hospital: 412 beds; 5,000 employees



### Specifications

Available SF	2,669 RSF
Lease Rate	\$22.00 PSF Full Service
Timing	Available immediately

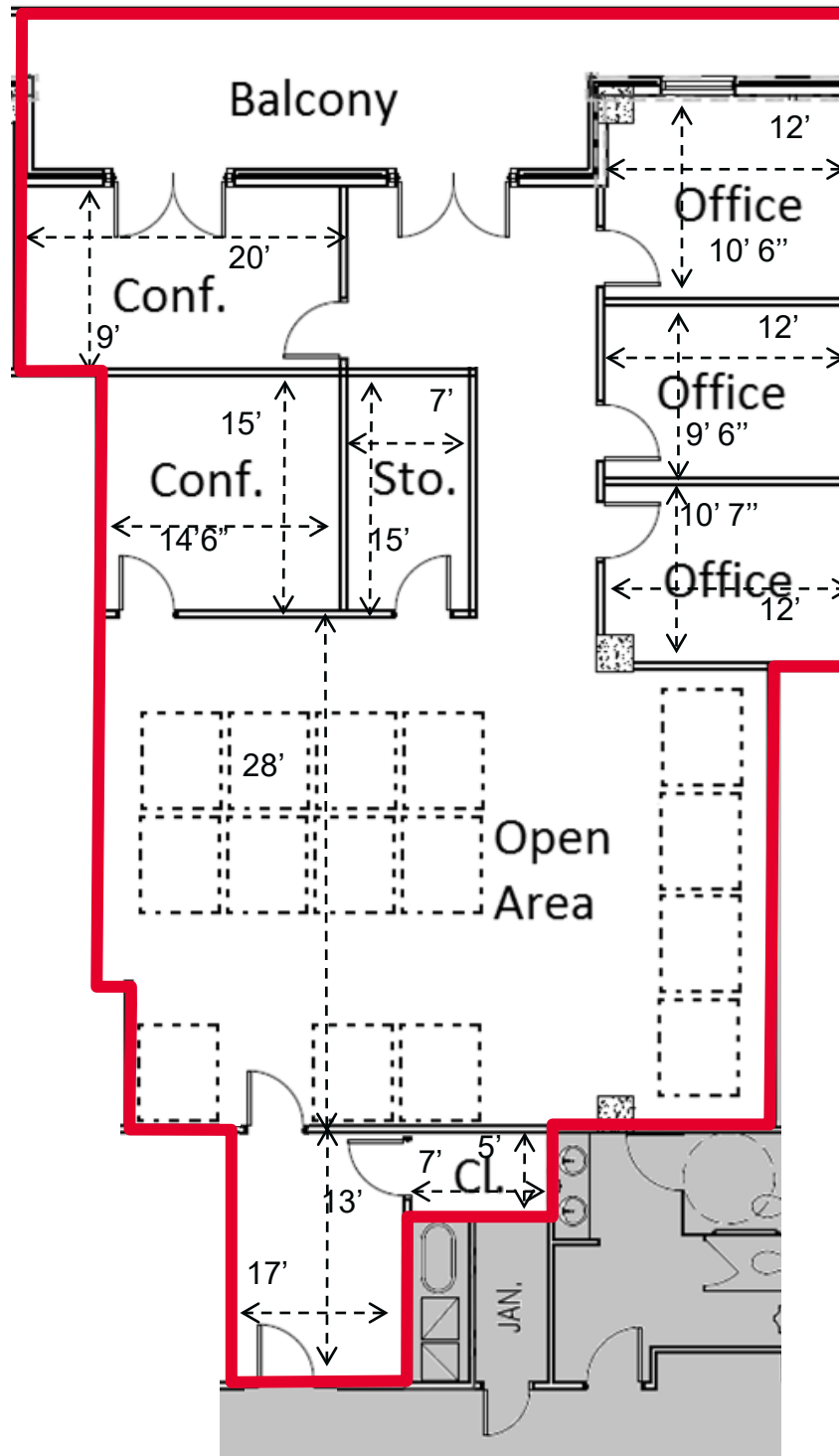
For more information, contact:

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Eagle Village  
1125 Emancipation Highway, Suite 350  
Fredericksburg, VA 22401  
www.thalhimer.com

Suite 260 | 2,669 RSF



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