JACKSON SQUARE OFFICE PARK

CUSHMAN & WAKEFIELD | THALHIMER

4601 – 4821 CARR DRIVE | FREDERICKSBURG, VA 22408

FOR LEASE / OFFICE

SHARON SCHMIDT
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JAMIE SCULLY, CCIM
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PROPERTY FEATURES:

- 4621 - Move-In-Ready Office Space
- 4601 - Built-out salon space
- Ample parking
- Façade & Monument signage available
- Situated in Four Mile Fork region of Route 1
- Easily accessible to I-95
- Conveniently located near shopping and dining

PARK TENANTS:

PARSONS

FRESENIUS MEDICAL CARE

USDA

racsb RAPPAHANNOCK AREA COMMUNITY SERVICES BOARD

Spaces Available:	Unit 4601 & 4621
Available SF:	1,100 SF & 4,100 SF
Lease Rate:	$19.00 PSF FS
Timing:	Available Immediately

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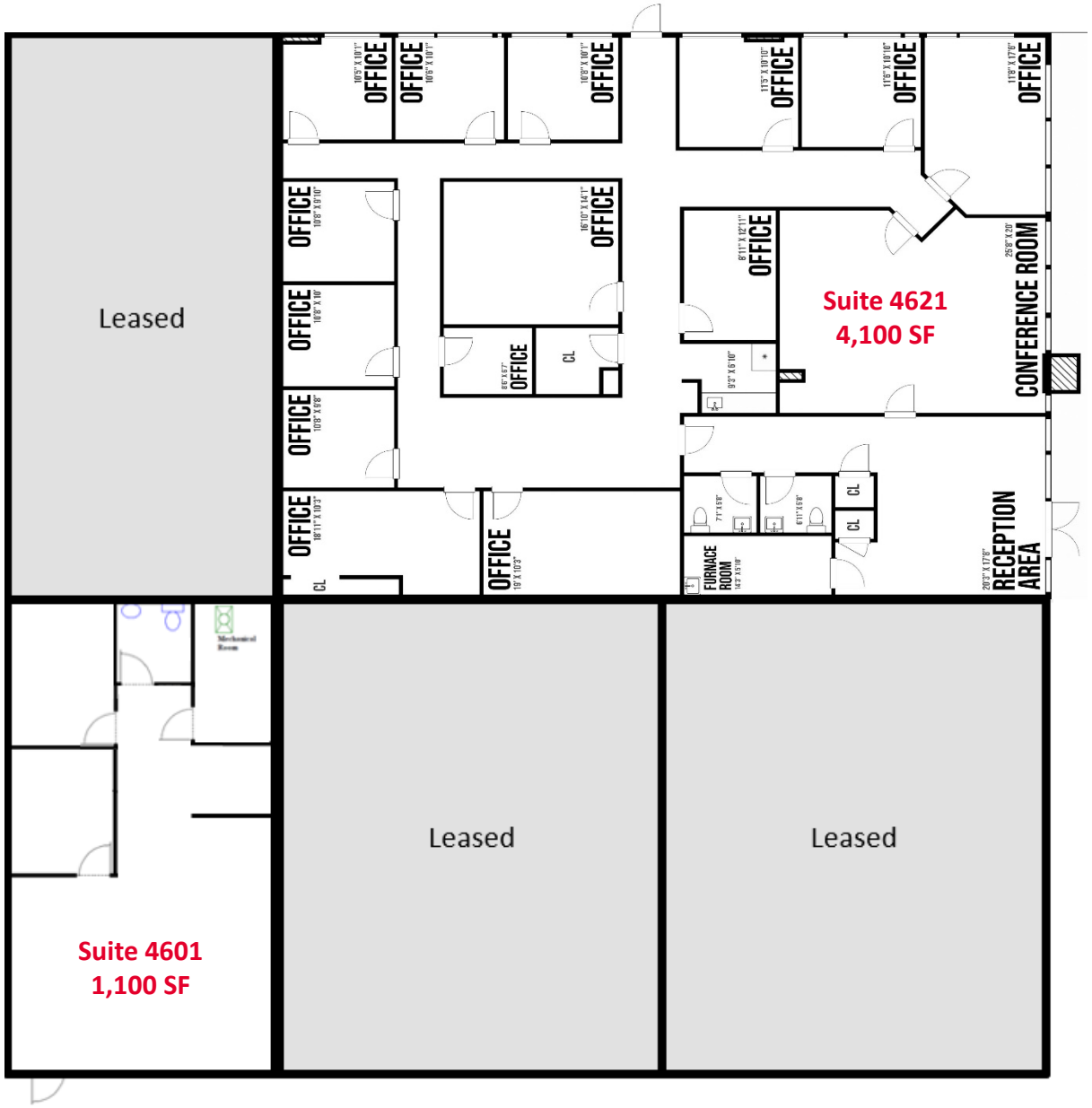
VIRTUAL TOUR FOR 4621

FLOOR PLANS



DEMOGRAPHICS

	POPULATION	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	4,178	$123,058	7,499
3 Miles	54,429	$120,224	52,802
5 Miles	120,437	$118,212	125,800

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PROPERTY PHOTOS

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