

SILVER PROFESSIONAL PARK – BLDG. I



1221 – 1239 CENTRAL PARK BLVD | FREDERICKSBURG, VA 22401

FOR LEASE / OFFICE



JAMIE SCULLY, CCIM

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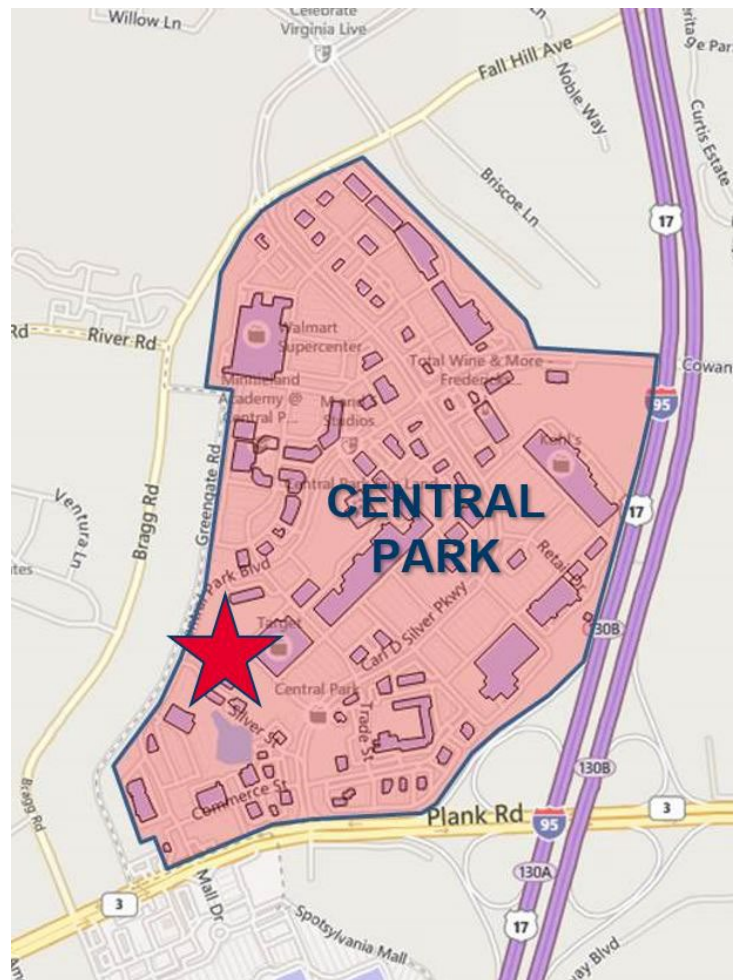
HUBZone
CERTIFIED

PROPERTY FEATURES

- Office space available off Plank Road / Route 3 in Central Park with extensive amenities
- Located in a Qualified Opportunity Zone
- Great visibility and high traffic counts , with an estimated total 37,000 VPD on Central Park Boulevard
- Monument and building signage opportunities
- Less than a half mile from I-95, Exit 130

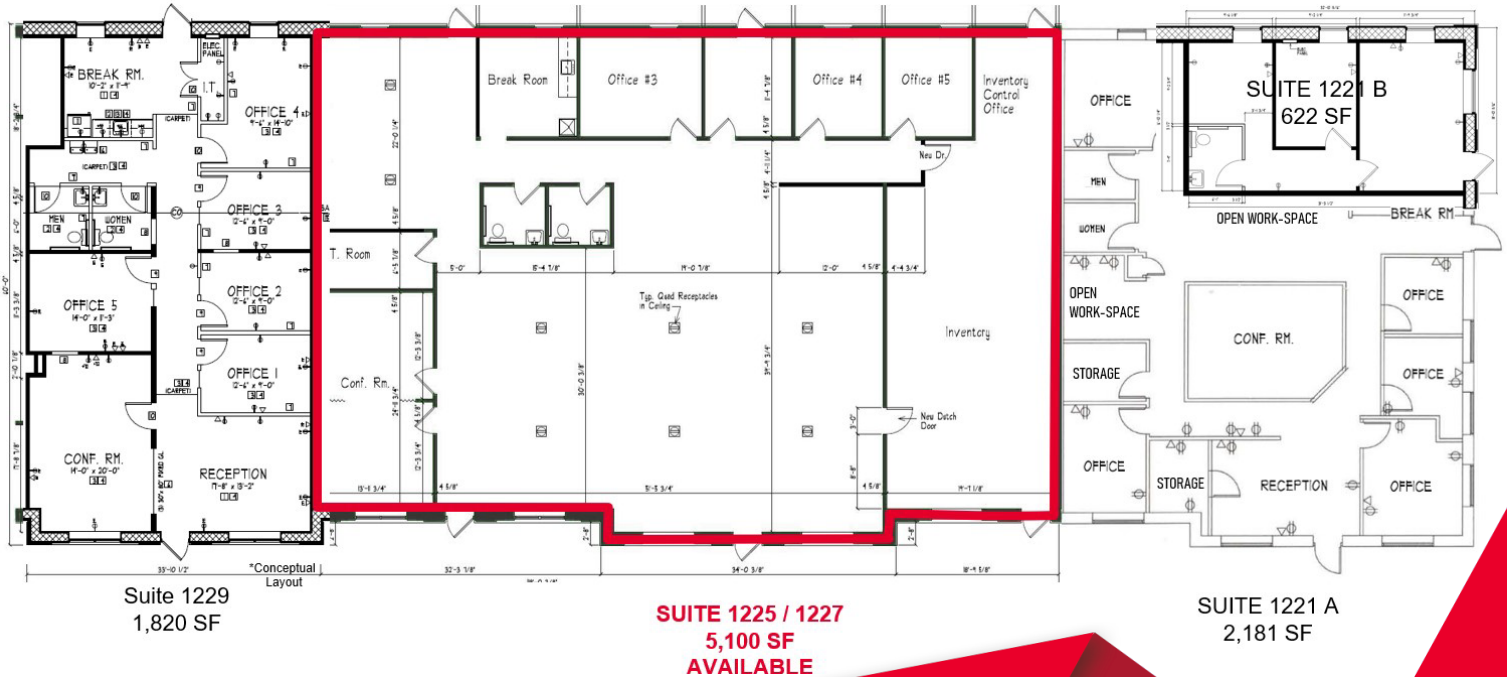
SPECIFICATIONS

Space Available:	1225 / 1227
Available SF:	5,100 SF
Lease Rate:	\$23.00 PSF NNN (\$4.23)
Timing:	Available Immediately



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