

For Immediate Release

Lee's Hill Medical Plaza in Spotsylvania County is Fully Leased for the First Time Ever

Fredericksburg's Top Independent Class A Medical Office Building

FREDERICKSBURG, VIRGINIA, June 22, 2023 – Cushman & Wakefield | Thalhimer and Physicians Realty Trust (NYSE: DOC & www.docreit.com) are pleased to announce Lee's Hill Medical Plaza, located at 10401 Spotsylvania Avenue in Spotsylvania County, is 100%-leased for the first time since its construction in 2006/2008.

Lee's Hill Medical Plaza, Fredericksburg's top independent Class A medical office building, is comprised of 77,440 square feet and conveniently located less than two minutes from I-95 at exit 126. With Mary Washington Healthcare's Emergency and Outpatient Center on the first floor, the building enjoys great synergy with notable medical tenants including: Medical Imaging at Lee's Hill, Hunter Holmes McGuire Veterans Affairs Community-based Outpatient Clinic, Radiologic Associates of Fredericksburg, Rappahannock Wound Care, Virginia Interventional and Vascular Associates (VIVA), The Cosmetic Center By VIVA, and Spotsylvania Foot & Ankle Surgical Associates.

Jamie Scully, CCIM and Wilson Greenlaw, CCIM SIOR of Cushman & Wakefield | Thalhimer provide exclusive brokerage and advisory services to the property ownership including purchase diligence, tenant expansion and renewal, and leasing services. Jamie Scully and Wilson Greenlaw are office, investment, and industrial brokerage specialists who collectively have closed over \$122,000,000 in commercial transactions since January of 2021. They will continue handling the leasing assignment for Lee's Hill Medical Plaza on behalf of Physicians Realty Trust.

For Further Information Contact:

Jamie A. Scully, CCIM
Senior Vice President
+1 540 322 4140
jamie.scully@thalhimer.com

Wilson H. Greenlaw, CCIM, SIOR
Vice President
+1 540 322 4156
wilson.greenlaw@thalhimer.com



About Cushman & Wakefield | Thalhimer

Thalhimer was founded in 1913 and currently has offices in Richmond, Newport News, Virginia Beach, Fredericksburg, Roanoke, Charlottesville, and Lynchburg, Virginia. The company has nearly 100 broker professionals and employs nearly 425 associates. Thalhimer represents, on behalf of its clients, a property portfolio of nearly 55 million leasable square feet, and management of nearly 30 million square feet of commercial property, and over 9,000 multifamily units. In 2022, Thalhimer completed over 1,900 transactions with a transactional volume of more than \$2.3 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, project management, asset management, and the sale and leasing of office, industrial and retail properties. To learn more, visit www.thalhimer.com.

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in approximately 400 offices and 60 countries. In 2022, the firm reported revenue of \$10.1 billion across its core services of property, facilities and project management, leasing, capital markets, and



valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), Environmental, Social and Governance (ESG) and more. For additional information, visit www.cushmanwakefield.com.

-END-