

**1071 CARE WAY**  
FREDERICKSBURG, VA 22401



**THALHIMER**

**OFFICE FOR LEASE**



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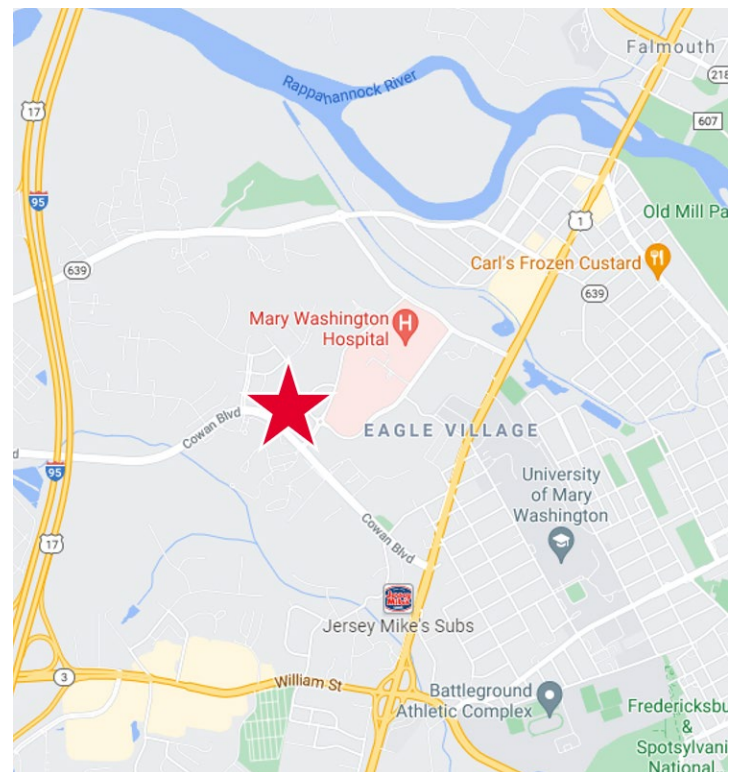
## Specifications

**Available SF:** 9,208 SF

**Rental Rate:** \$27.00 PSF NNN

## Property Features

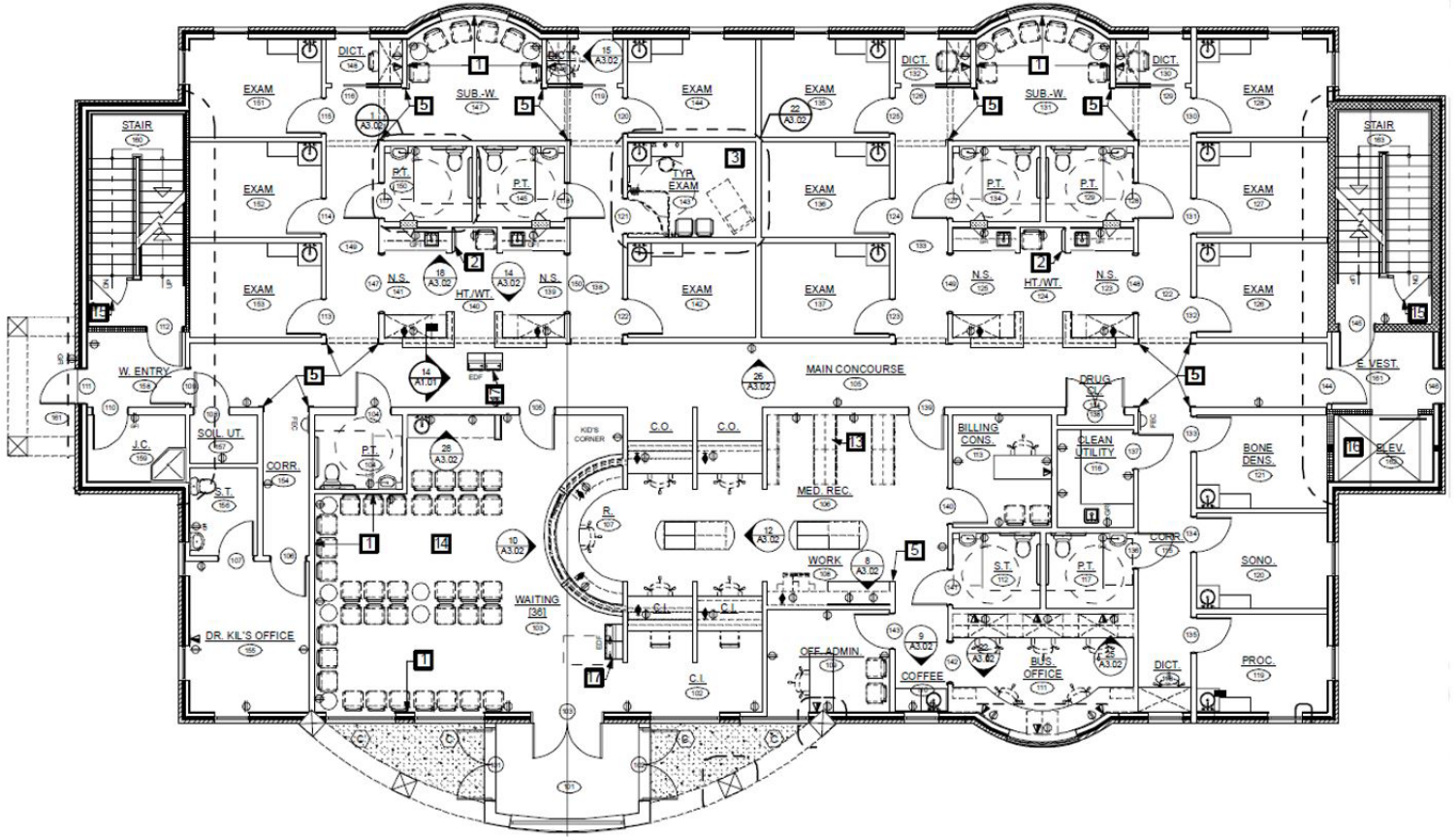
- Move-In Ready Medical Space
- Full 1<sup>st</sup> floor & lower level (Contiguous)
- No Use Restrictions or Affiliations Requirements
- Located on Mary Washington Healthcare's Fredericksburg Campus
- Less than 1 Mile to the Retail Amenities of Central Park
- Labcorp Located on 2<sup>nd</sup> Floor
- Easy-Access to Rt. 1, I-95, & Cowan Blvd.



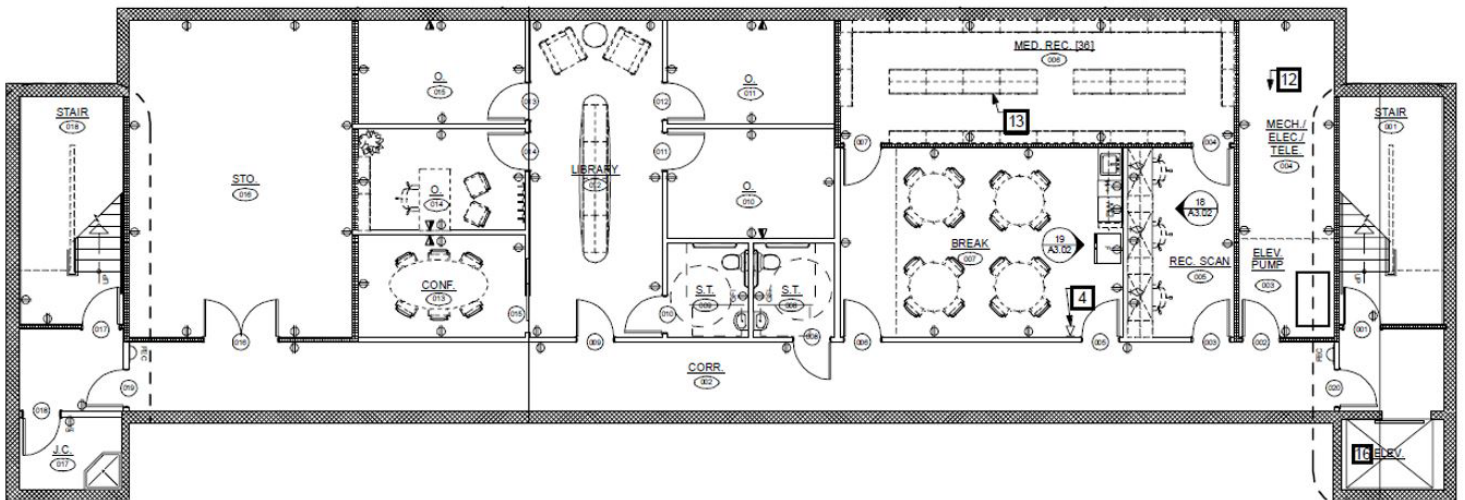


# FLOOR PLAN

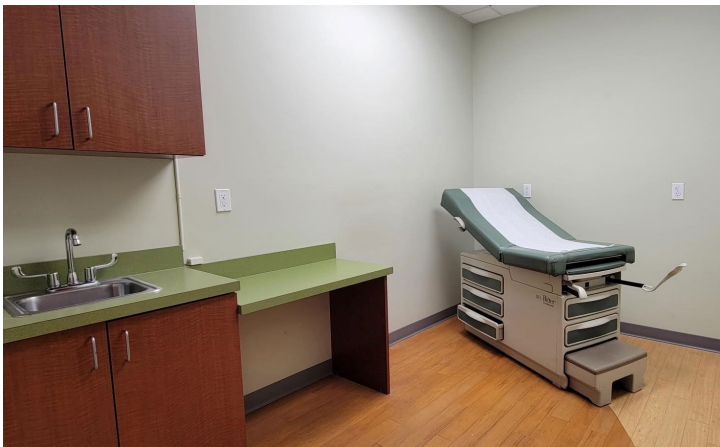
## FIRST FLOOR



## LOWER LEVEL



# PHOTOGRAPHY





# MEDICAL CAMPUS SITE MAP



## 1071 CARE WAY

LabCorp

Available Suite – 9,208 SF



## 1101 SAM PERRY BOULEVARD

Pratt Medical Center For Women



## 1011 CARE WAY

Quest Diagnostics

Oracle Heart & Vascular

Bluepoint- Bariatric Surgery



## 1201 HOSPITAL DRIVE

Kaiser Permanente Offices

Kaiser Permanente Pharmacy



## 1031 CARE WAY

Gastroenterology Associates of  
Fredericksburg



## 1300 HOSPITAL DRIVE

MWHC Regional Cancer Center

MWHC Women's Center

- Obstetrics & Gynecology

MWHC Weight Loss Center



## 1051 CARE WAY

Urology Associates of Fredericksburg

Care Way Rehabilitation

**Ideal Medical Office Location**



# MARY WASHINGTON HEALTHCARE CAMPUS



**Great on-campus location!**

**Mary Washington Healthcare is a regional health system that included two hospitals, three emergency departments, and over 50 facilities and wellness services.**



# AERIAL



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