

UNION HALL CONFERENCE CENTER

325 Wallace Street
Fredericksburg, VA 22401



THALHIMER



OFFICE FOR LEASE

PROPERTY FEATURES

- Affordable single room suites; can be combined
- Full-Service lease rates
- Easy access to Route 1, Central Park, Downtown, and I-95
- Shared kitchen and conference room
- Renovated suites
- On-Site parking available

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,713	55,365	101,746
No. of Households	2,292	21,450	38,086
Average Household Income	\$106,765	\$121,673	\$124,342
Daytime Population	15,338	71,612	118,846

WILSON GREENLAW, CCIM, SIOR

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PROPERTY SPECIFICATIONS

AVAILABLE SPACES:

Suite 1: 217 SF
Suite 2: 150 SF
Combined: 367 SF

LEASE RATE:

Suite 1: \$750 /Month FSG
Suite 2: \$450 /Month FSG
Combined: \$1,100 /Month FSG

PROPERTY TYPE:

Class C Office Building

PARKING:

15 Parking Spaces (0.85 / 1,000)

TIMING:

Available Immediately

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