

1500 DIXON STREET

Fredericksburg, VA 22401

VIDEO TOUR



CLASS A OFFICE FOR LEASE

JAMIE SCULLY, CCIM

Senior Vice President

540 322 4140

jamie.scully@thalhimer.com

WILSON GREENLAW, CCIM, SIOR

Vice President

540 322 4156

wilson.greenlaw@thalhimer.com



**CUSHMAN &
WAKEFIELD**

THALHIMER



PROPERTY SPECIFICATIONS

TOTAL SF:
34,036 SF

AVAILABLE SF:
Suite 102: 1,500 SF

LEASE RATE:
Negotiable

YEAR BUILT:
2011

PROPERTY TYPE:
Class A Office Building

PARKING:
171 Parking Spaces (4.28 / 1,000)

TIMING:
Available Immediately

PROPERTY FEATURES

- Move-in ready space in beautiful Class A medical building
- Reasonable condo fees
- Join Fredericksburg Foot & Ankle Center, HCA Virginia, Allergy & Asthma Center of Fredericksburg, and Surgi-Center of Central Fredericksburg
- Parking available on site and at adjacent lot

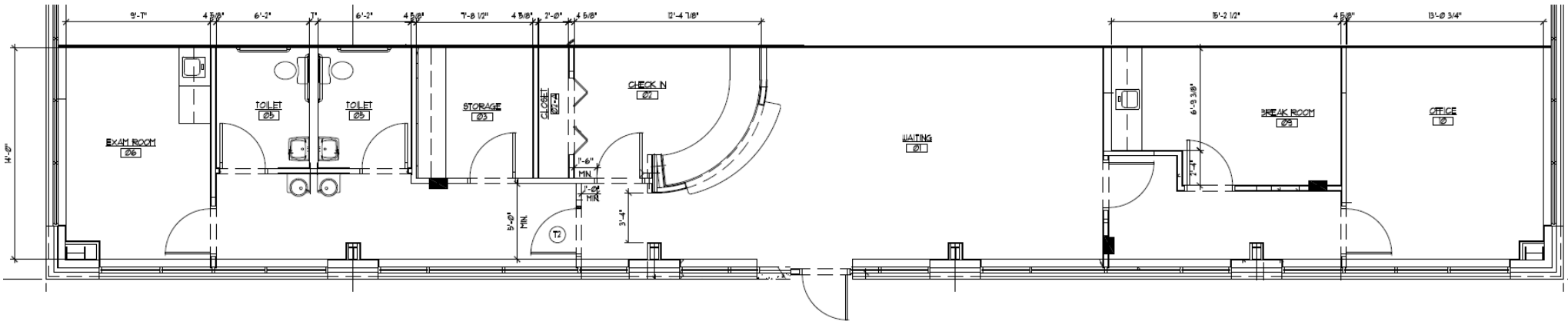
DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVERAGE HOUSEHOLD INCOME	DAYTIME POPULATION
1 Mile	4,079	1,826	\$119,216	6,153
3 Miles	49,662	18,790	\$126,033	57,520
5 Miles	109,892	41,269	\$124,997	119,946



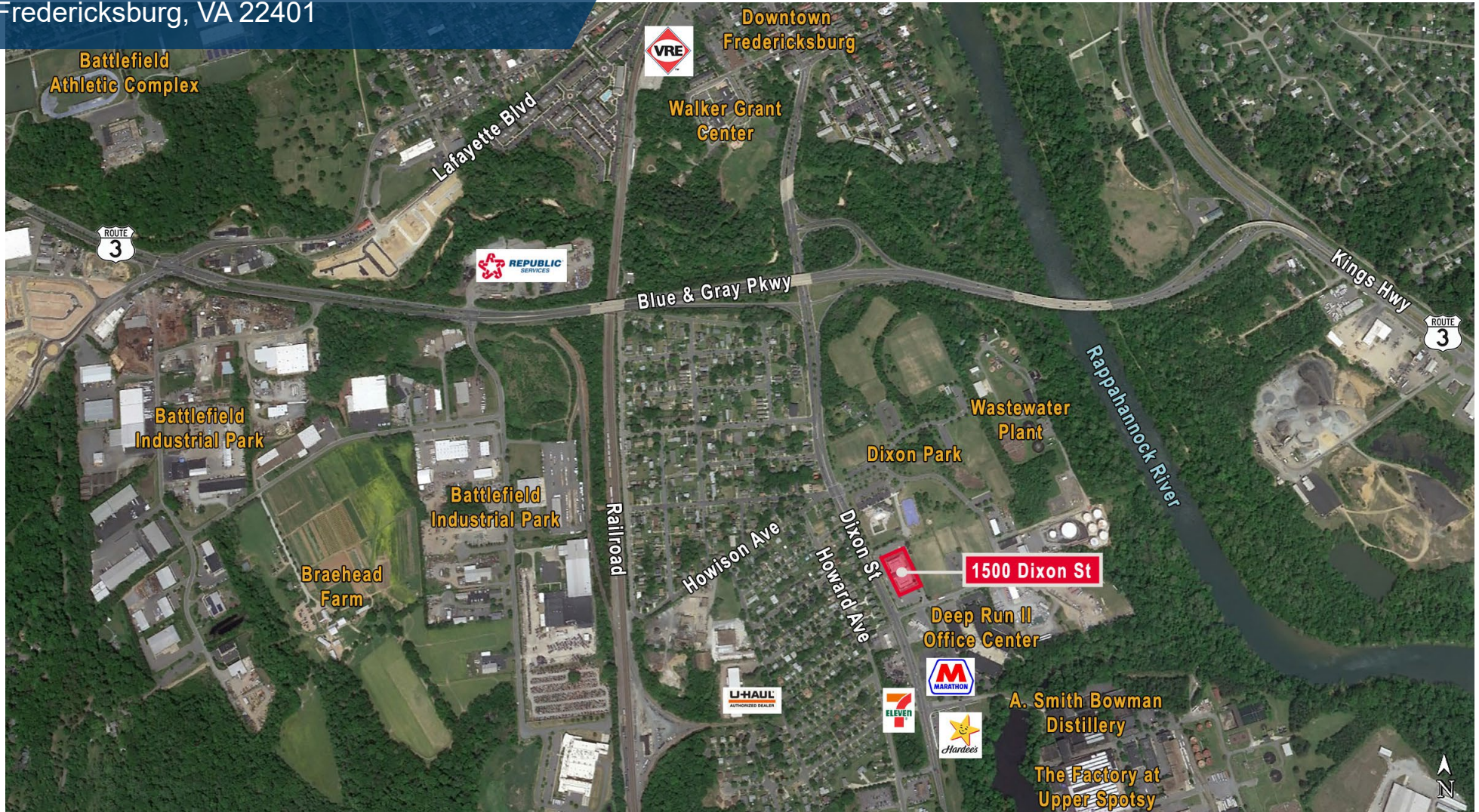
FLOOR PLAN

VIDEO TOUR



1500 DIXON STREET

Fredericksburg, VA 22401



JAMIE SCULLY, CCIM
Senior Vice President
540 322 4140
jamie.scully@thalhimer.com

WILSON GREENLAW, CCIM, SIOR
Vice President
540 322 4156
wilson.greenlaw@thalhimer.com

1125 Emancipation Hwy.
Suite 350
Fredericksburg, VA 22401
www.thalhimer.com



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

Cushman Wakefield | Thalhimer ©2023. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.