

# 1955 Emancipation Highway

US Route 1 | Fredericksburg, VA 22401

FOR LEASE / OFFICE



## JAMIE SCULLY, CCIM

Senior Vice President | 540 322 4140  
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## PROPERTY FEATURES

- Second floor office space available
- Convenient to Route 3, I-95, and Downtown Fredericksburg
- Ample parking with a 4.91: 1,000 SF parking ration (59 spaces)

## SPECIFICATIONS

<b>Space Available:</b>	Suite 201
<b>Available SF:</b>	3,000 – 6,000 SF
<b>Lease Rate:</b>	\$22.00 PSF FS
<b>Timing:</b>	Available Immediately

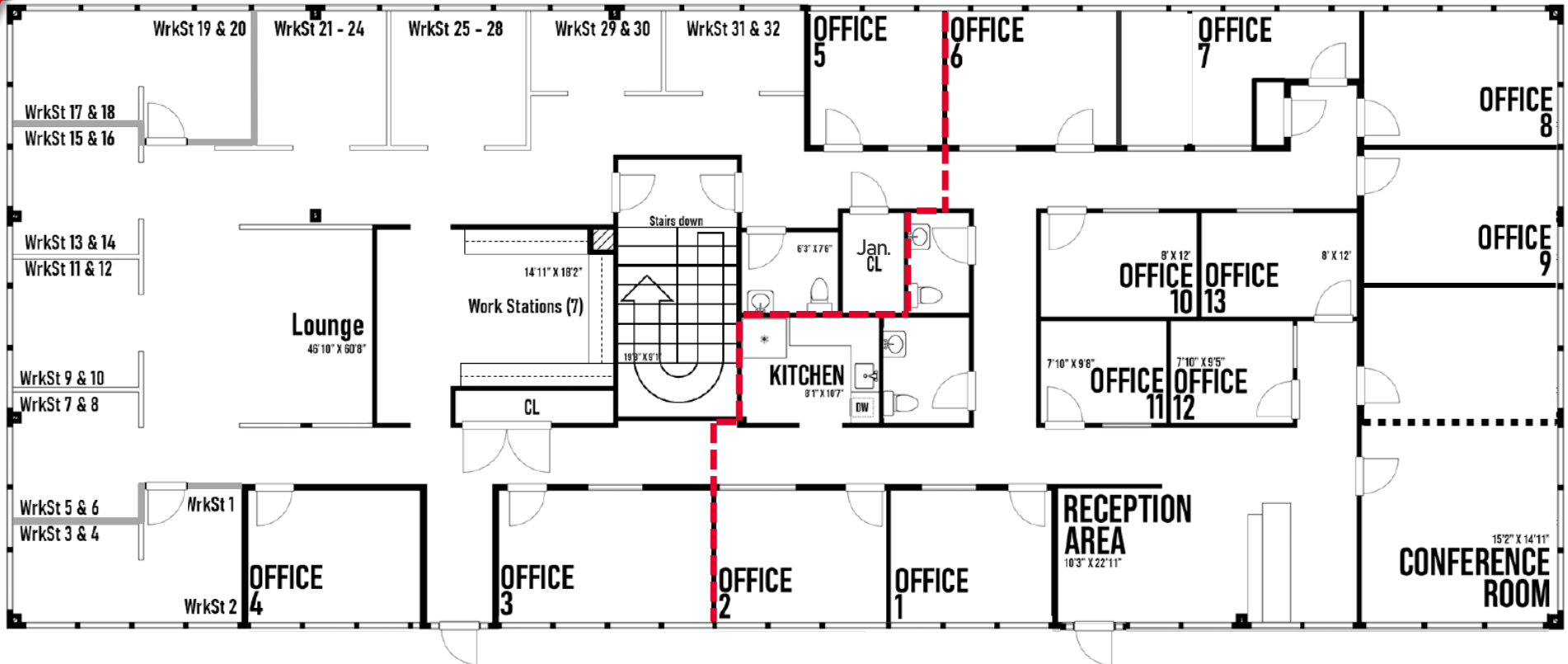
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THALHIMER

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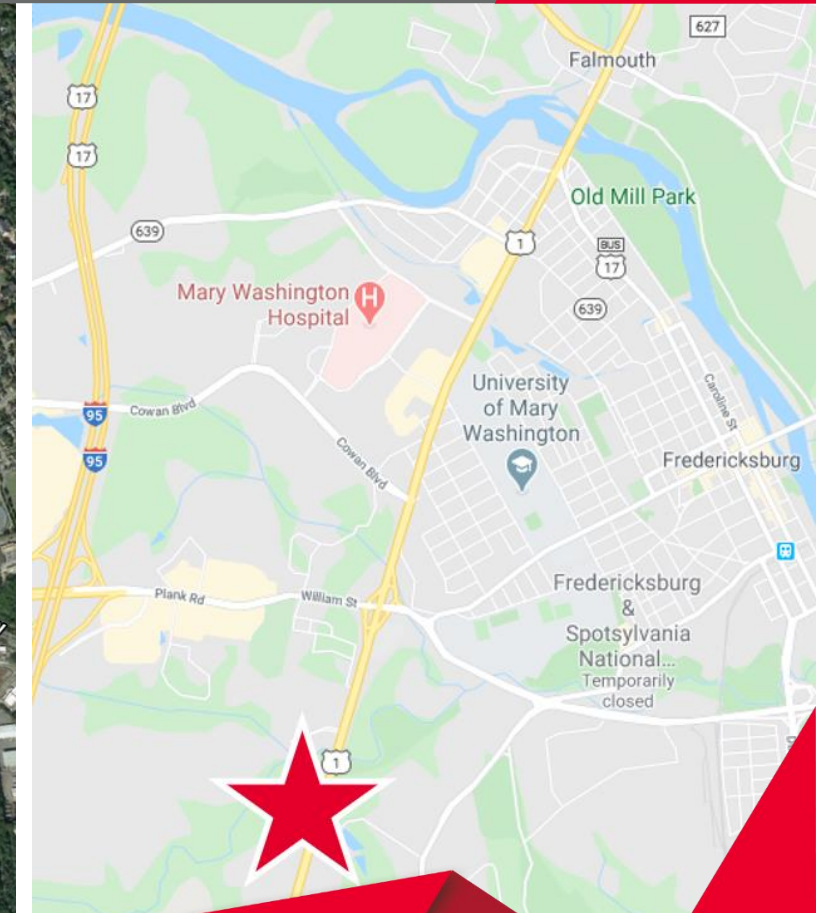
## FLOOR PLAN





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