

WESTPARK CORPORATE CENTER

923 Maple Grove Drive | Fredericksburg, VA 22407 | For Lease



THALHIMER

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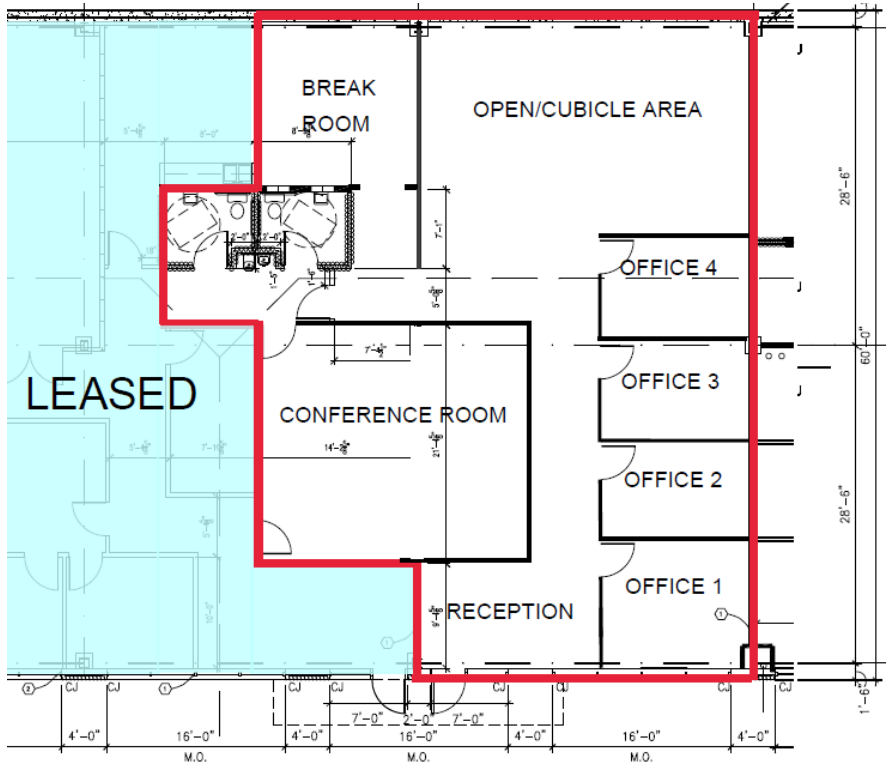
Property Features

- Centrally located on the Route 3 corridor, 1.5 miles from Interstate 95 exit 130
- Convenient to Spotsylvania Towne Center, Central Park and many amenities
- Multiple space configurations available
- Westpark Corporate Center enjoys a good mix of stable, professional office tenants
- Move-in ready space available
- Well landscaped, attractive office park

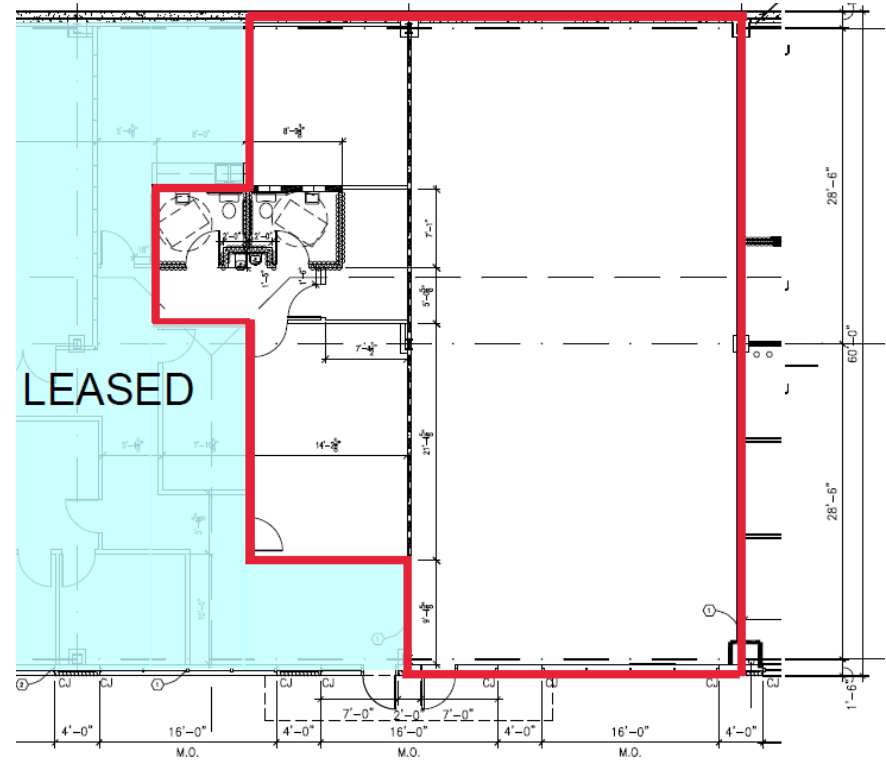
SPECIFICATIONS

Spaces Available:	Multiple
Available SF:	1,800 – 7,157 SF
Lease Rate:	Contact Broker
Parking:	4:1,000 SF
Timing:	Available Immediately

Proposed** Buildout: 2,719 SF



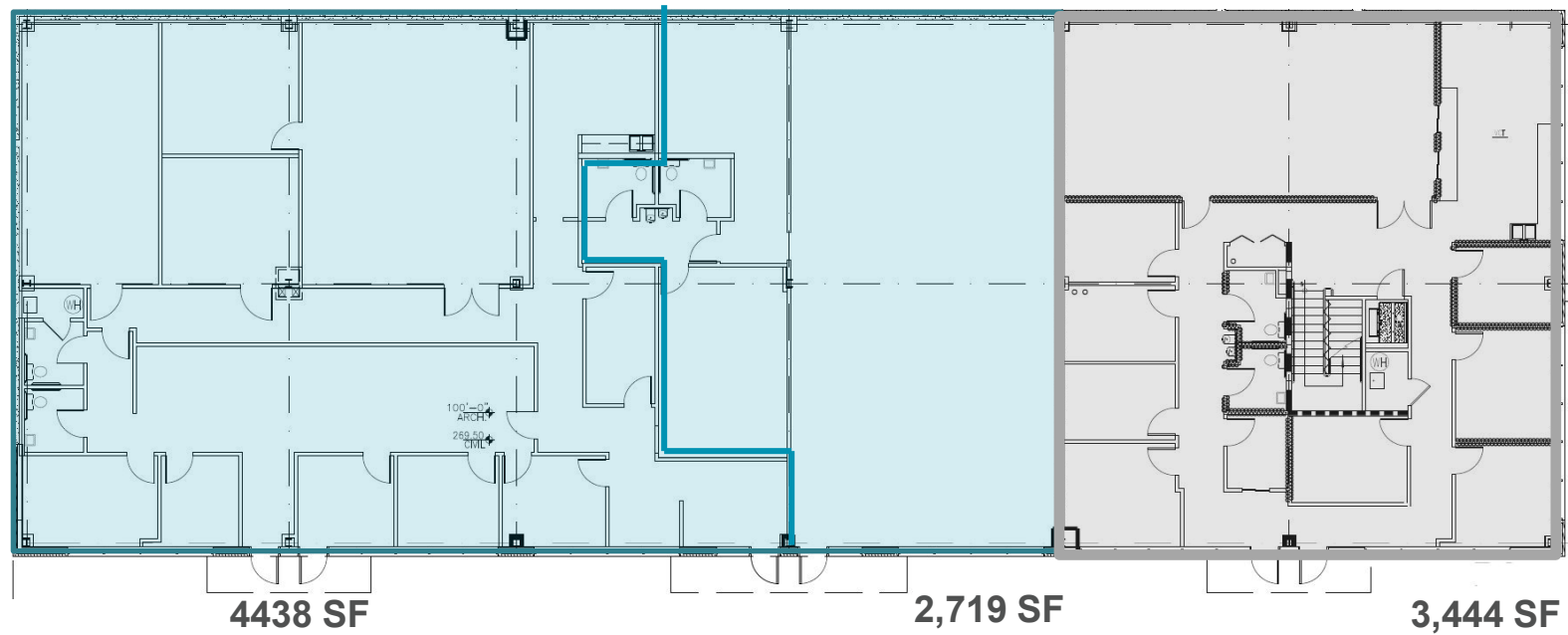
Existing Buildout: 2,719 SF



First Floor

7157 SF AVAILABLE

LEASED



*Devisable to any size between 1,800 SF and 7,157 SF

*Landlord will cooperate to renovate as needed

	1 Mile	3 Miles	5 Miles
Population	6,814	54,166	129,517
Daytime Population	9,052	57,053	136,436
Average H.H. Income	\$97,974	\$99,576	\$106,576



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7157 SF AVAILABLE

LEASED

