

10340 SPOTSYLVANIA AVENUE



Fredericksburg, VA 22408

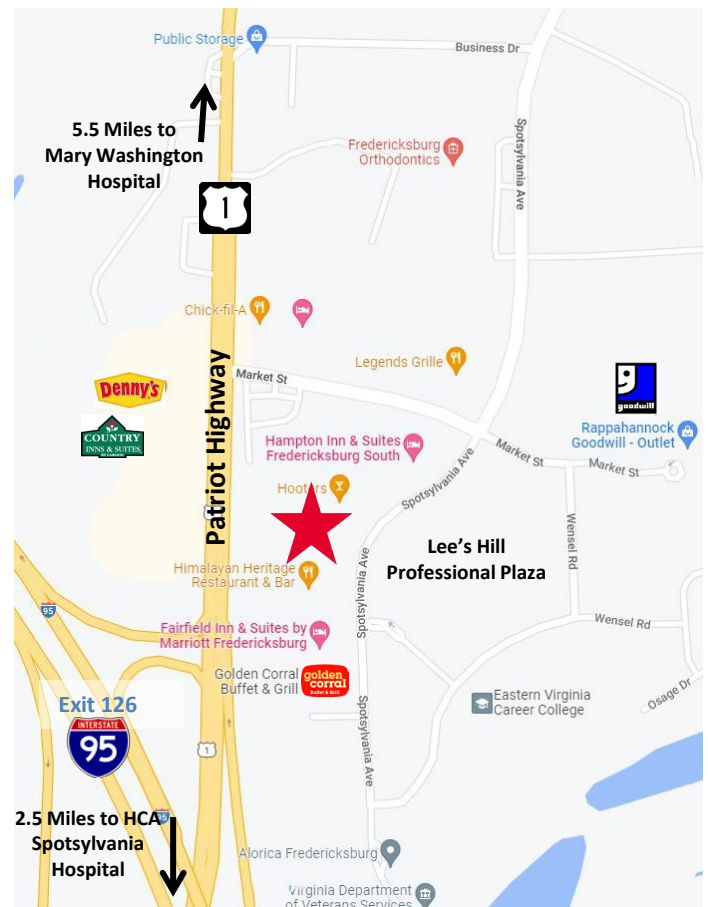
For Lease / Office Space



PROPERTY FEATURES

- Class B office building with elevator, windows, varying offices, and common restrooms
- Prime location for office space in Lee's Hill community
- 80 free parking spaces and 6 handicap spaces
- Building in excellent condition and fairly new
- Zoned C3

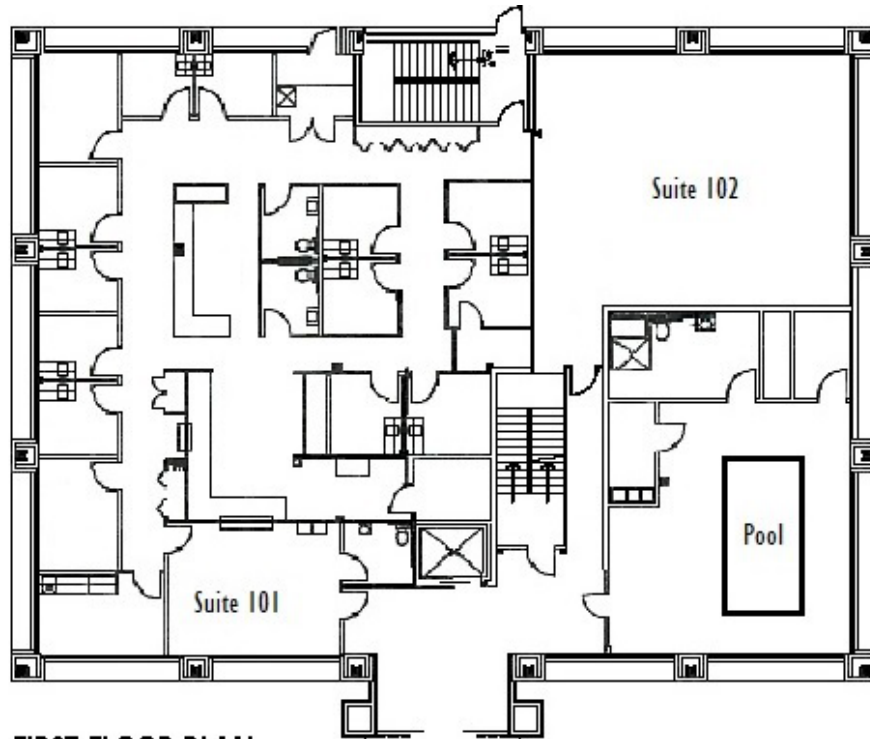
Total Available:	550 – 15,000 SF
Available Space:	1st Floor: 7,500 SF* 2nd Floor: 7,500 SF* *Can be divided
Lease Rate:	\$20.00 PSF NNN
Parking	5.73: 1,000 SF
Timing:	Available Immediately



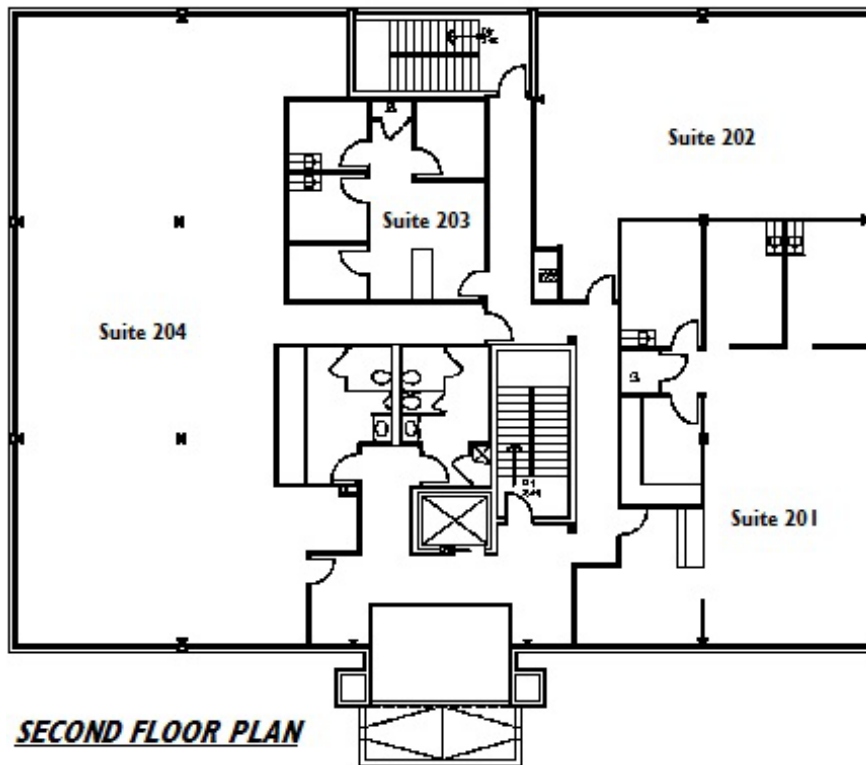
10340 SPOTSYLVANIA AVENUE

Fredericksburg, VA

FLOOR PLANS



FIRST FLOOR PLAN



SECOND FLOOR PLAN

10340 SPOTSYLVANIA AVENUE

Fredericksburg, VA



10340 SPOTSYLVANIA AVENUE

Fredericksburg, VA



Virgil Nelson
Senior Vice President
540 322 4150
virgil.nelson@thalhimer.com

Adam Nelson
Associate
540 322 4143
adam.nelson@thalhimer.com

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

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

Cushman Wakefield | Thalhimer ©2024. 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.