

FOR LEASE
3,600 SF



412 CAMBRIDGE STREET

FREDERICKSBURG, VA 22405

AVAILABLE NOW!



CUSHMAN &
WAKEFIELD

THALHIMER

412 CAMBRIDGE STREET

PROPERTY HIGHLIGHTS

Nicely built-out medical suite available for lease. The first-floor space includes a lobby/reception area, six exam rooms, two office, space for a lab, and two restrooms. The upstairs suite has three offices, a conference room, restroom and kitchenette. The spaces can be leased separately or together.

Building Size: 4,200 SF

Space Available: 1 & 2 - 3,600 SF

Lease Rate: \$6,600/Month

Parking: 1.30/1,000

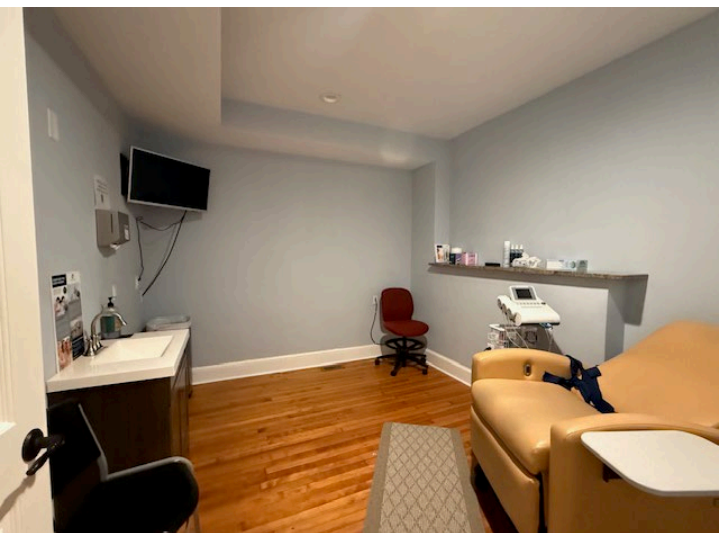
Renovated: 2017

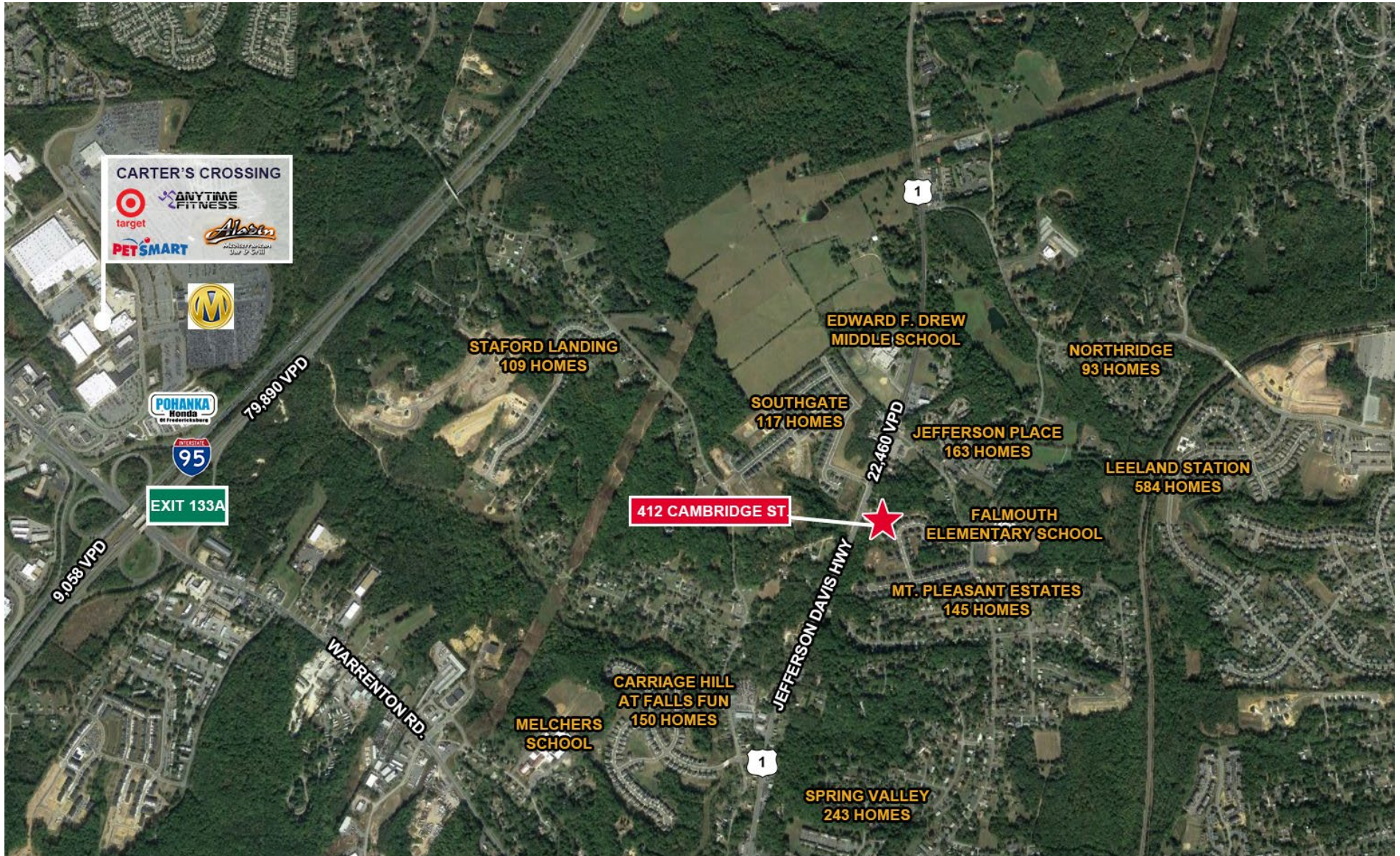
- Conveniently located between Mary Washington Hospital and Stafford Hospital
- Lease rate includes water
- No NNN fees

Traffic Counts

Cambridge St. at Rt. 1	22,460 VPD
Cambridge St. at Forbes St.	4,220 VPD







AERIAL

CONTACT INFORMATION

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WAKEFIELD**

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