

FOR SALE / LEASE
2,400 SF MEDICAL OFFICE

321 | **Park Hill Dr.**
FREDERICKSBURG, VA 22401



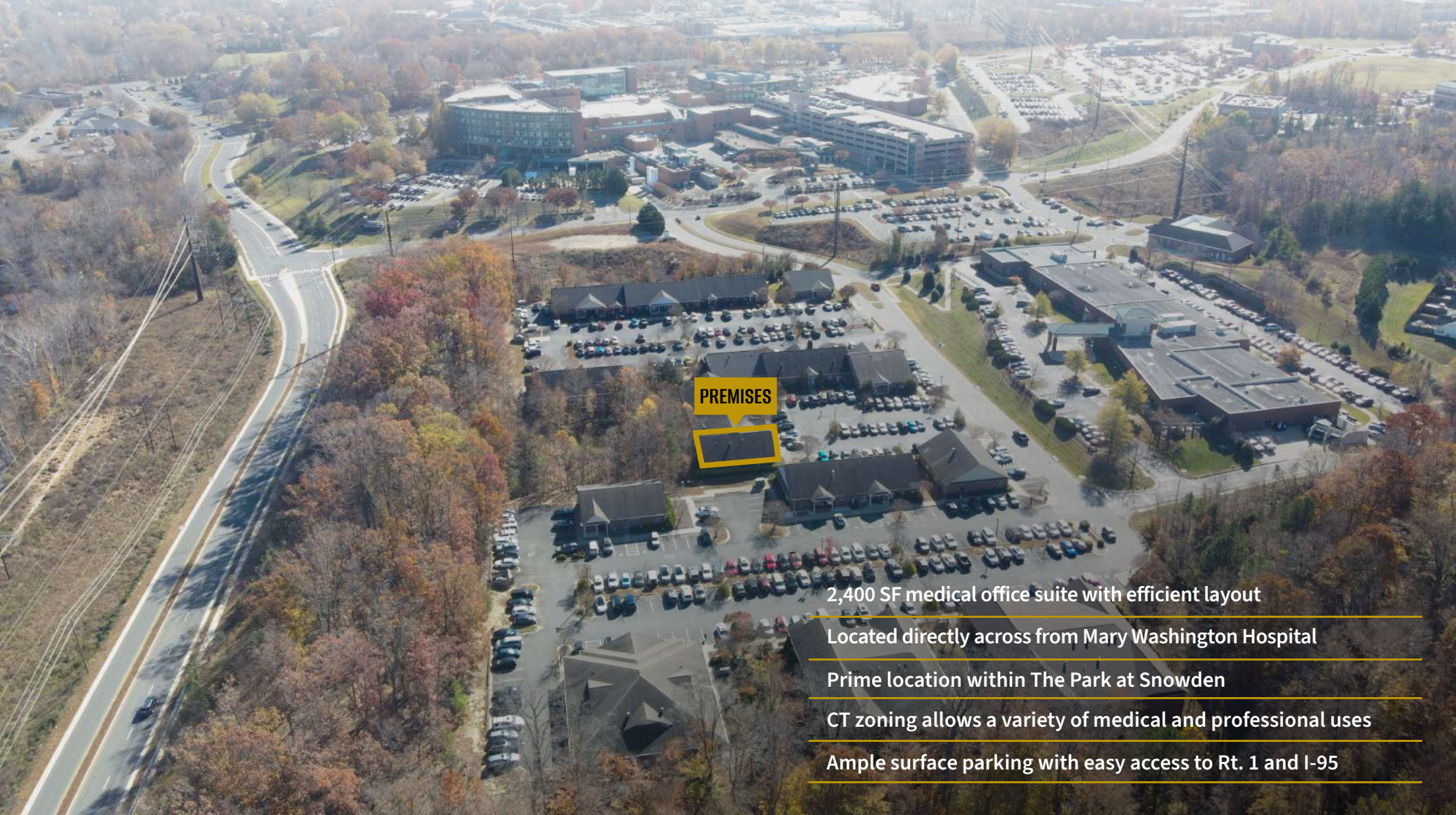
SPECIFICATIONS

Size:	2,400 SF
Price:	\$850,000
Rate:	\$28.00 PSF NNN
Available:	Immediately
Tax ID:	7779-38-7970

PROPERTY OVERVIEW



Johnson Realty Advisors is pleased to present 321 Park Hill Drive, a 2,400 SF medical office suite located in The Park at Snowden, directly across from Mary Washington Hospital. The space offers an efficient medical layout, strong visibility, and immediate proximity to one of the region's primary healthcare hubs. Ideal for a variety of medical and clinical users, the property benefits from CT zoning, ample parking, and a highly accessible location within Fredericksburg's premier medical corridor.



PREMISES

2,400 SF medical office suite with efficient layout

Located directly across from Mary Washington Hospital

Prime location within The Park at Snowden

CT zoning allows a variety of medical and professional uses

Ample surface parking with easy access to Rt. 1 and I-95

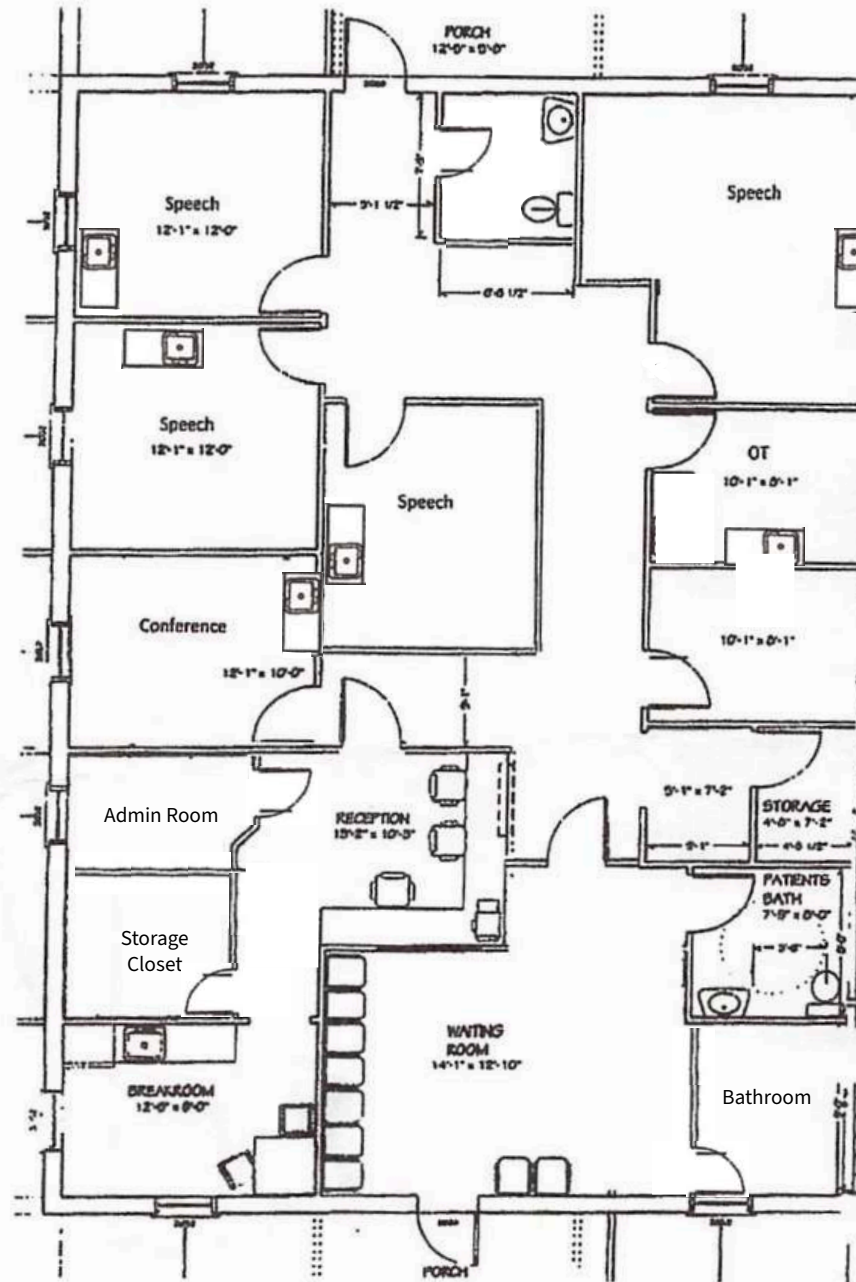
TENANT OVERVIEW



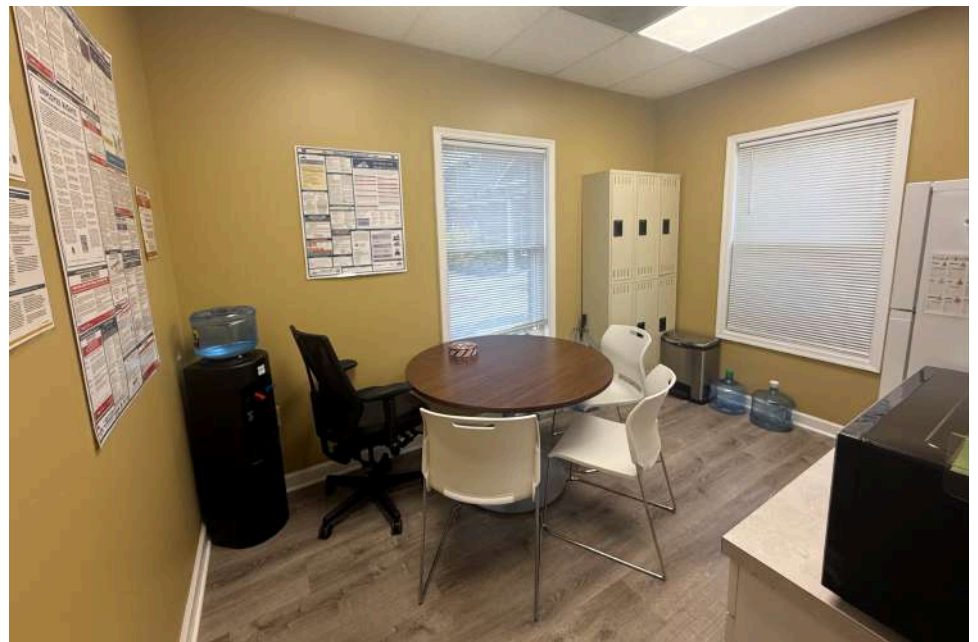
2,400 SF



FLOORPLAN



INTERIOR PHOTOS



EXTERIOR PHOTOS



AERIAL VIEW

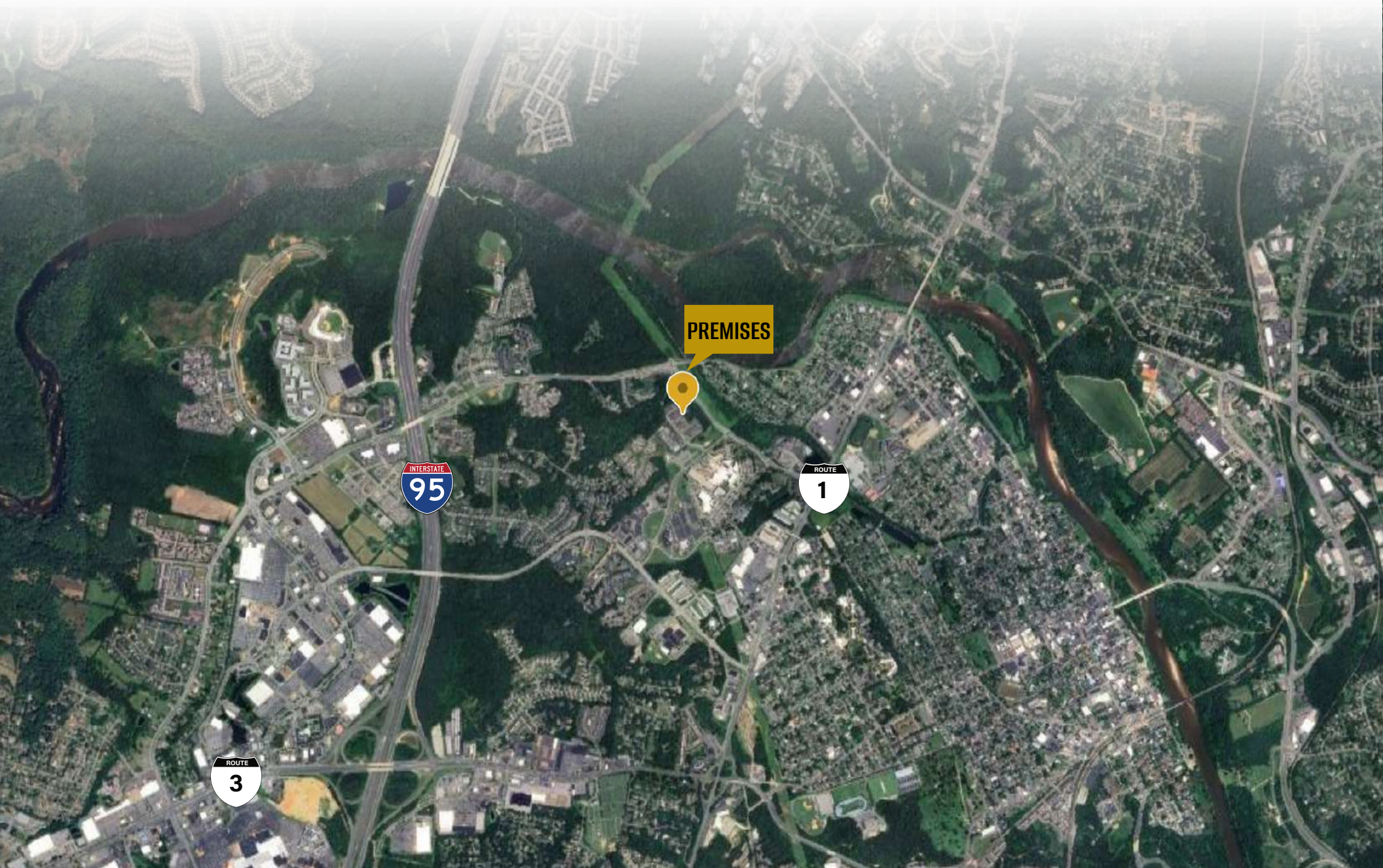


DOWNTOWN FREDERICKSBURG

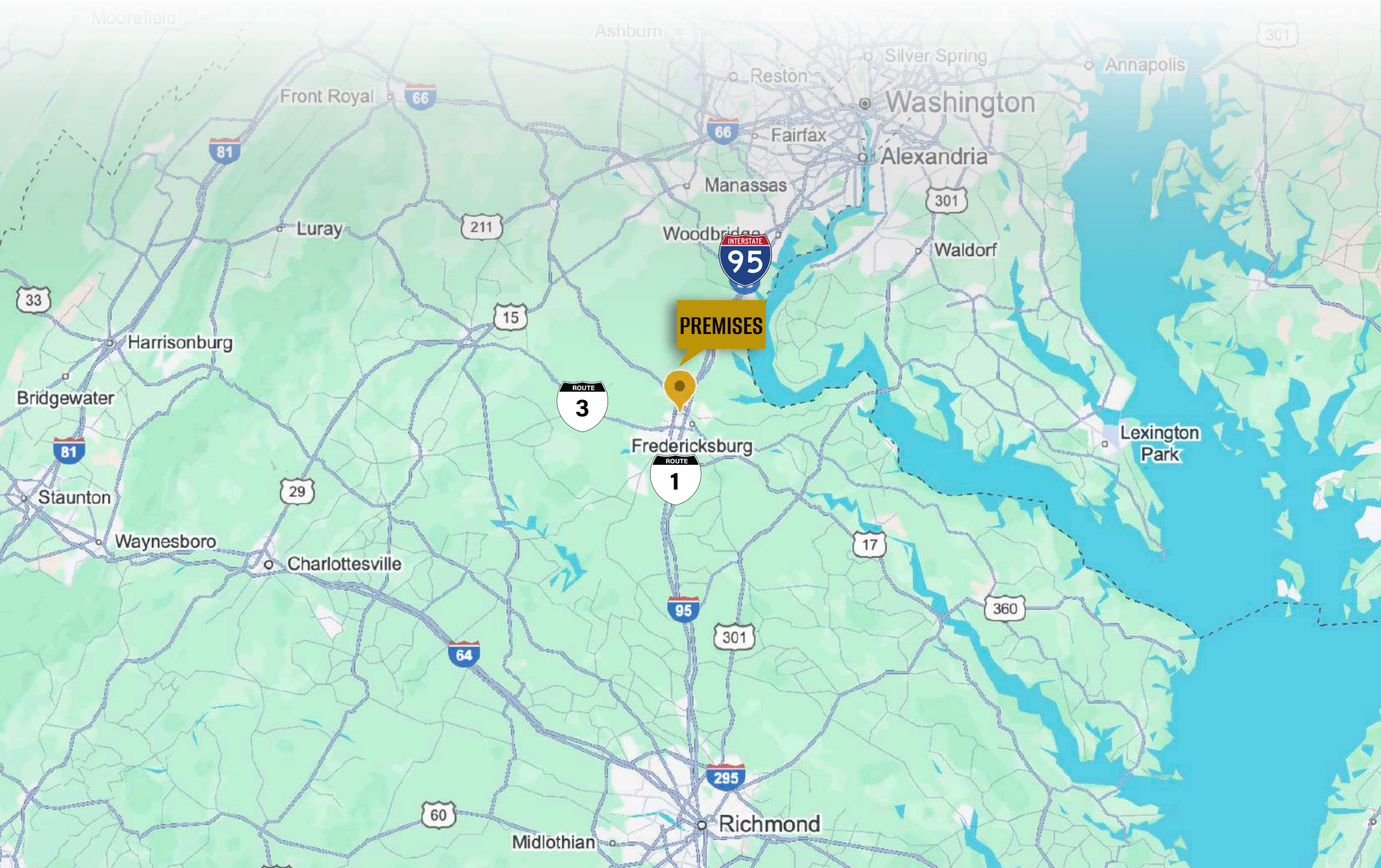


PREMISES

LOCAL VIEW



REGIONAL VIEW



FOR MORE INFORMATION PLEASE CONTACT:



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REALTY

ADVISORS

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