

# MEDICAL CONDO FOR LEASE

## 2,070 SF

TWO  
MONTHS  
FREE RENT



## BREEZEWOOD OFFICE PARK

**10718 Ballantraye Drive  
Fredericksburg, VA 22407**

SUITE 404



CUSHMAN &  
WAKEFIELD

THALHIMER

# PROPERTY HIGHLIGHTS

This professional office park offers building and monument signage, making it an ideal location for medical practices with a layout suitable for three providers. It is conveniently located near amenities in a high growth area, with easy access from Route 1, Route 208, and I-95.

## **AVAILABLE IMMEDIATELY**

Space Available: Suite 404 – 2,070 SF

Lease Rate: \$17.95 PSF NNN (\$3.60)

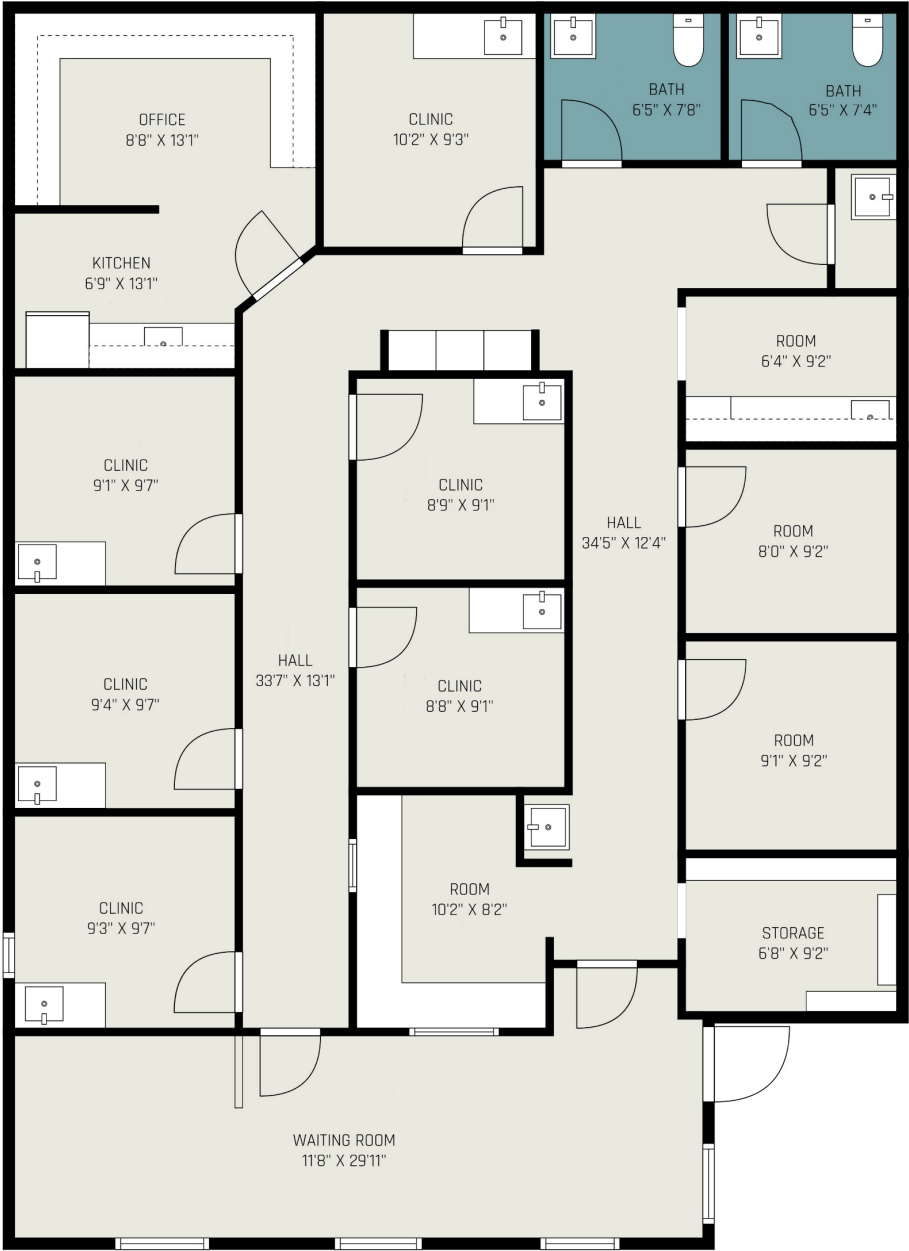
Parking: 4.95 / 1,000 SF

**Two months RENT FREE  
for qualified Leases**



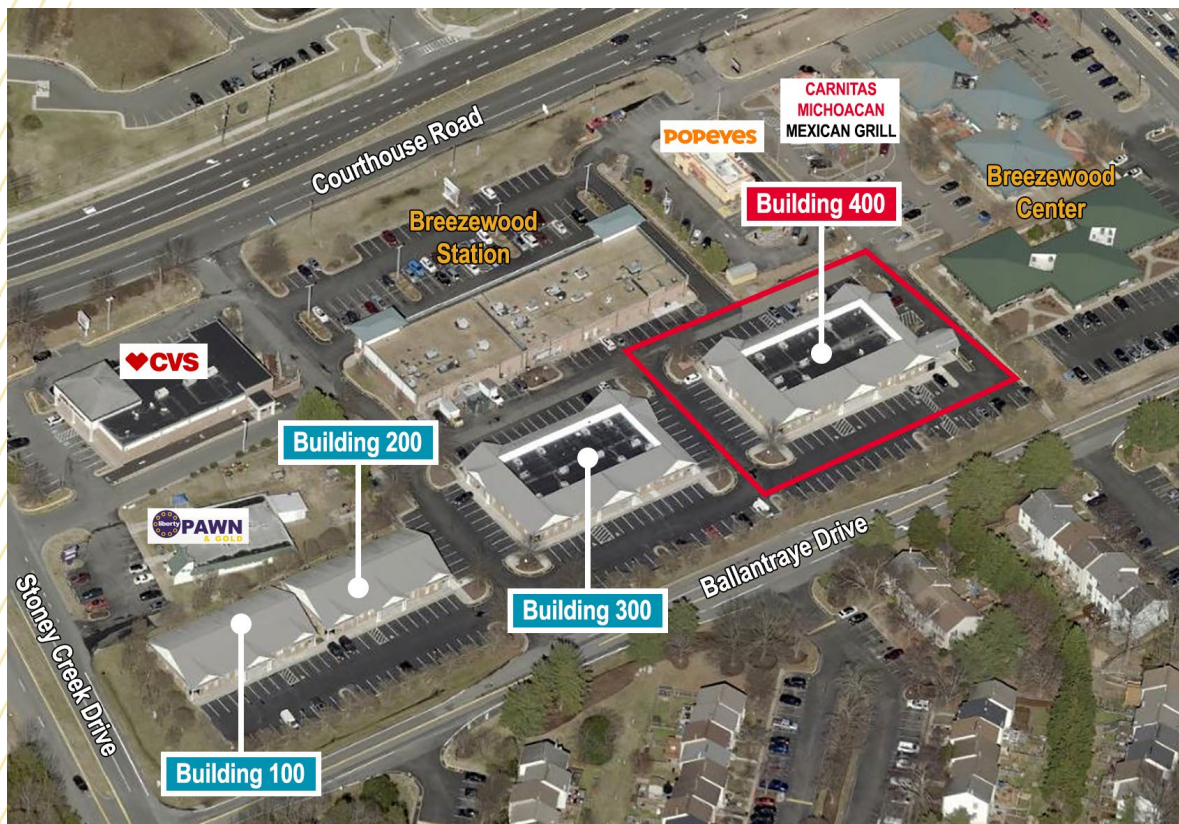


VIRTUAL TOUR



FLOOR PLAN  
**SUITE 404**

# OFFICE PARK INFO



## BUILDING 100

Suite	Tenant
102	MAXISIQ
104	MAXISIQ
106	MAXISIQ
108	Five Insights

## BUILDING 200

Suite	Tenant
202	P.E.O.P.L.E.
204	Vital Phlebotomy Institute
206	Taylorred 4 You Health & Wellness
208	Marstel-Day, LLC

## BUILDING 300

Suite	Tenant
302	Preferred Real Estate
304	NCG Avenue to Wellness
306	Encompass Home Health
310	Pura Vida Counseling
312	Matern Staffing

## BUILDING 400

Suite	Tenant
402	Foundation First
404	Available – 2,070 SF
406	Fresenius Medical Care
410	Virginia Home Care Partners

	POPULATION	AVG. HH INCOME	HOUSEHOLDS	DAYTIME POPULATION
<b>1 MILE</b>	6,434	\$112,922	2,638	7,643
<b>3 MILES</b>	62,921	\$122,962	23,511	53,168
<b>5 MILES</b>	121,684	\$120,362	44,560	124,268



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

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

**WILSON GREENLAW, CCIM, SIOR**  
First Vice President  
540 322 4156  
wilson.greenlaw@thalhimer.com

**VIRGIL NELSON, CCIM**  
Senior Vice President  
540 322 4150  
virgil.nelson@thalhimer.com

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

Cushman & Wakefield | Thalhimer © 2025. 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.