

OFFICE FOR SALE / LEASE

3,000 -10,000 SF



JACKSON SQUARE OFFICE PARK

4729 Carr Drive | Fredericksburg, VA 22408

MOVE IN READY OFFICE SPACE



THALHIMER

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PROPERTY HIGHLIGHTS

- Move-In-Ready Office Space
- Ample parking
- Zoned C3
- Faced & Monument signage available
- Situated in Four Mile Fork region off Route 1
- Easily accessible to I-95
- Conveniently located near shopping and dining

SPECIFICATIONS:



SPACES AVAILABLE
UNIT 4729



AVAILABLE SF
3,000-6,000-10,000 SF



RATE
LEASE: \$15.00 PSF NNN



TIMING
AVAILABLE IMMEDIATELY



PARK TENANTS:

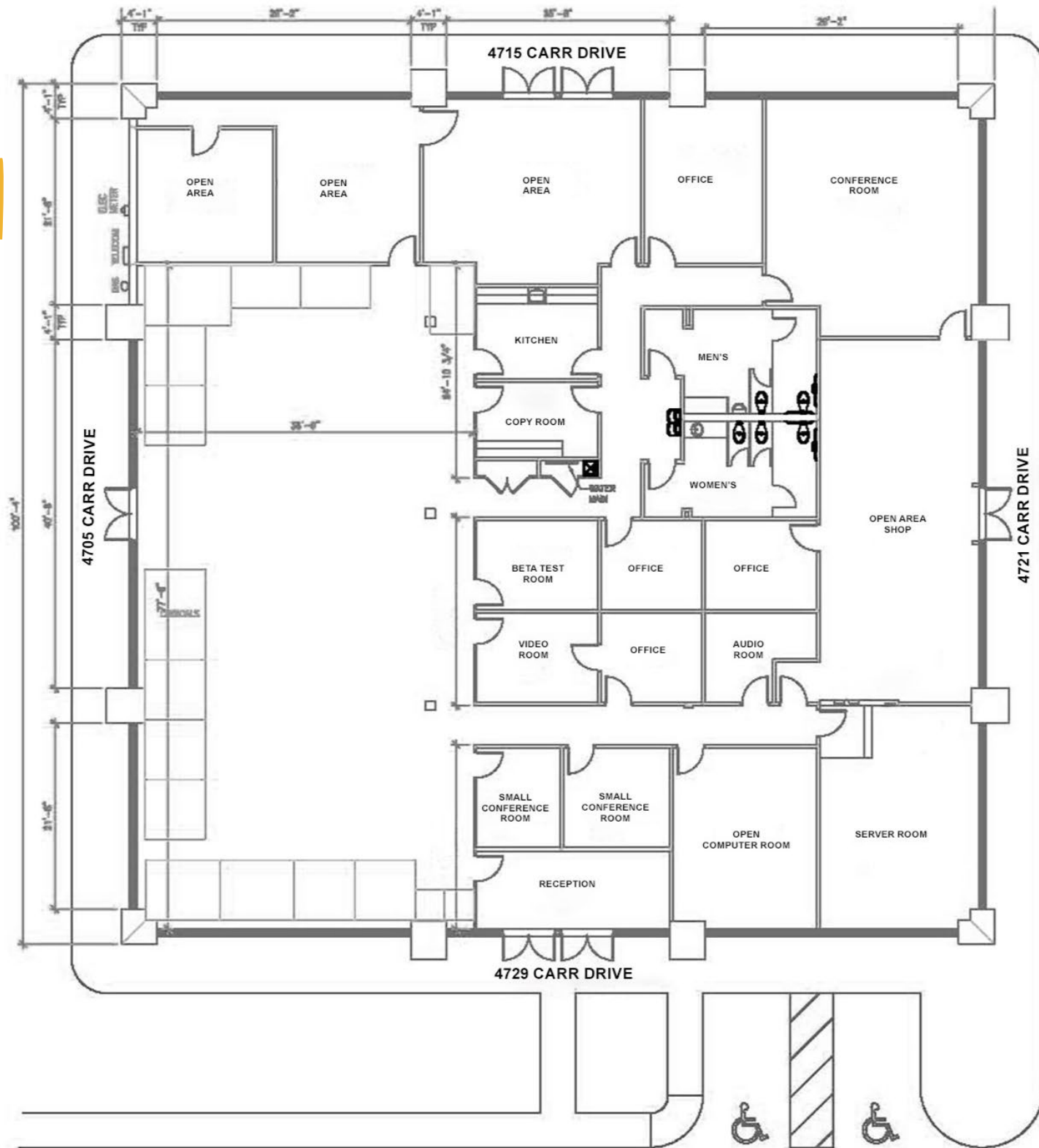
PARSONS



DEMOGRAPHICS:

	1 Mile	3 Miles	5 Miles
POPULATION	3,059	56,595	122,368
HOUSEHOLDS	1,114	21,461	45,232
AVERAGE HOUSEHOLD INCOME	\$119,154	\$119,934	\$122,329
DAYTIME POPULATION	6,317	54,275	126,943

FLOOR PLAN



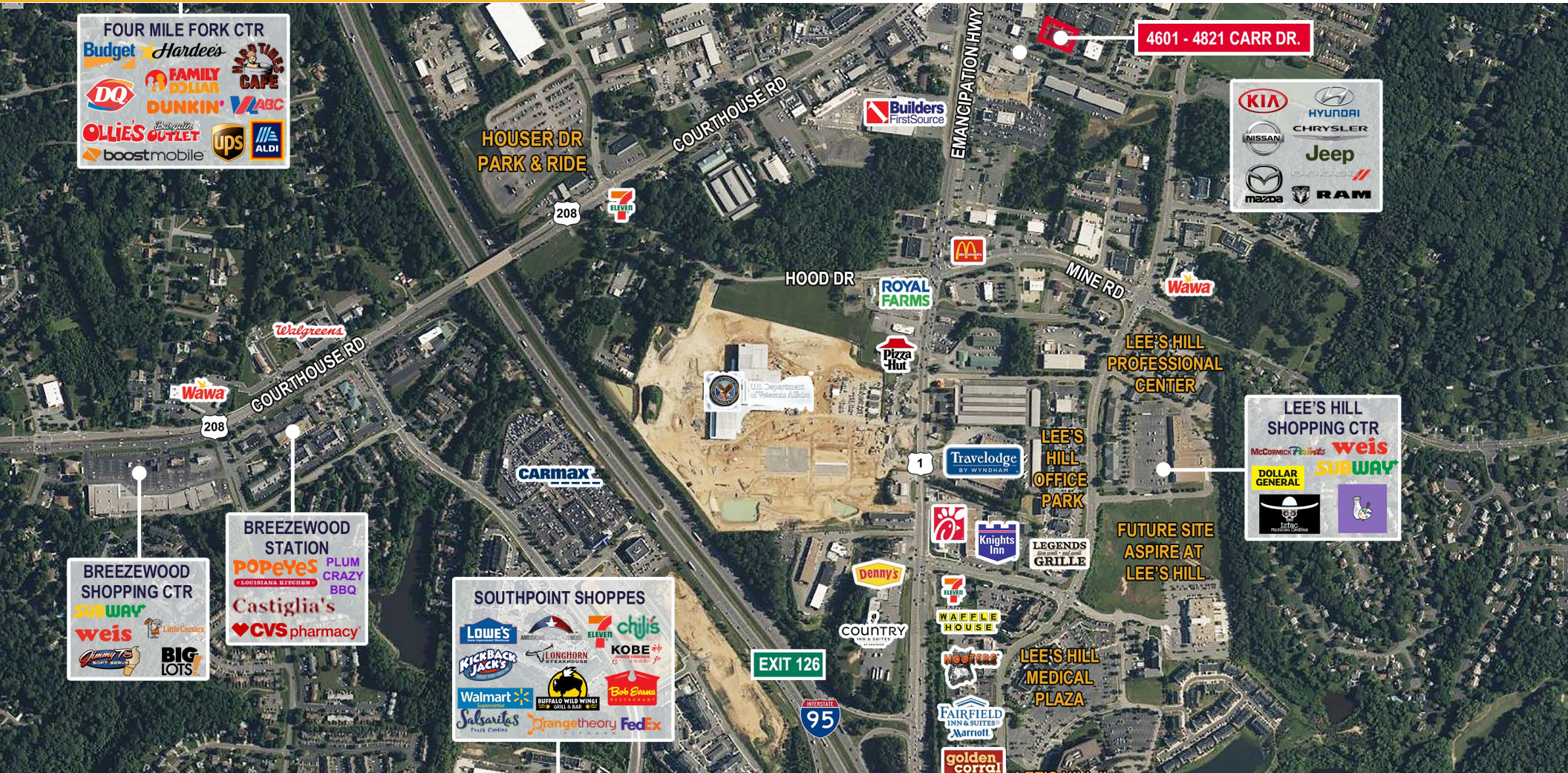


CUSHMAN &
WAKEFIELD

THALHIMER

PROPERTY AERIAL

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