



CLASS A MEDICAL OFFICE FOR LEASE

Lee's Hill Medical Plaza

10401 Spotsylvania Ave
Fredericksburg, VA 22408



**CUSHMAN &
WAKEFIELD**

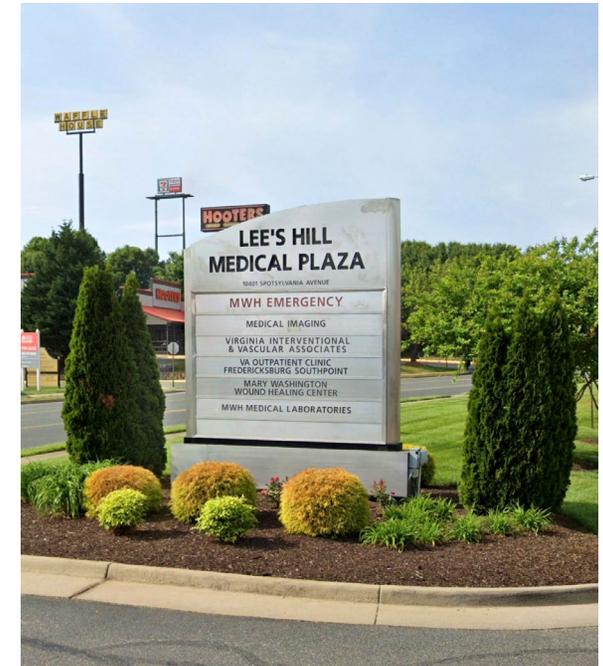
THALHIMER

JAMIE SCULLY, CCIM
Senior Vice President
540 322 4140
jamie.scully@thalhimer.com

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

Lee's Hill Medical Plaza

Property Overview



PROPERTY FEATURES

- Lee's Hill Medical Plaza is a Class A medical office building
- Professional on-site management
- Located less than two minutes from I-95 at exit 126
- With Mary Washington Hospital Emergency and Outpatient Center on the 1st floor, the building enjoys great synergy

NOTABLE TENANTS

- Medical Imaging at Lee's Hill
- MWHC Emergency Center
- Radiologic Associates of Fredericksburg
- Rappahannock Wound Care
- Virginia Interventional and Vascular Associates

PROPERTY SPECIFICATIONS



AVAILABLE SF

SUITE 204: 2,647 SF
SUITE 300: 11,576 SF



BUILDING SIZE

71,186 SF



RENTAL RATE

NEGOTIABLE

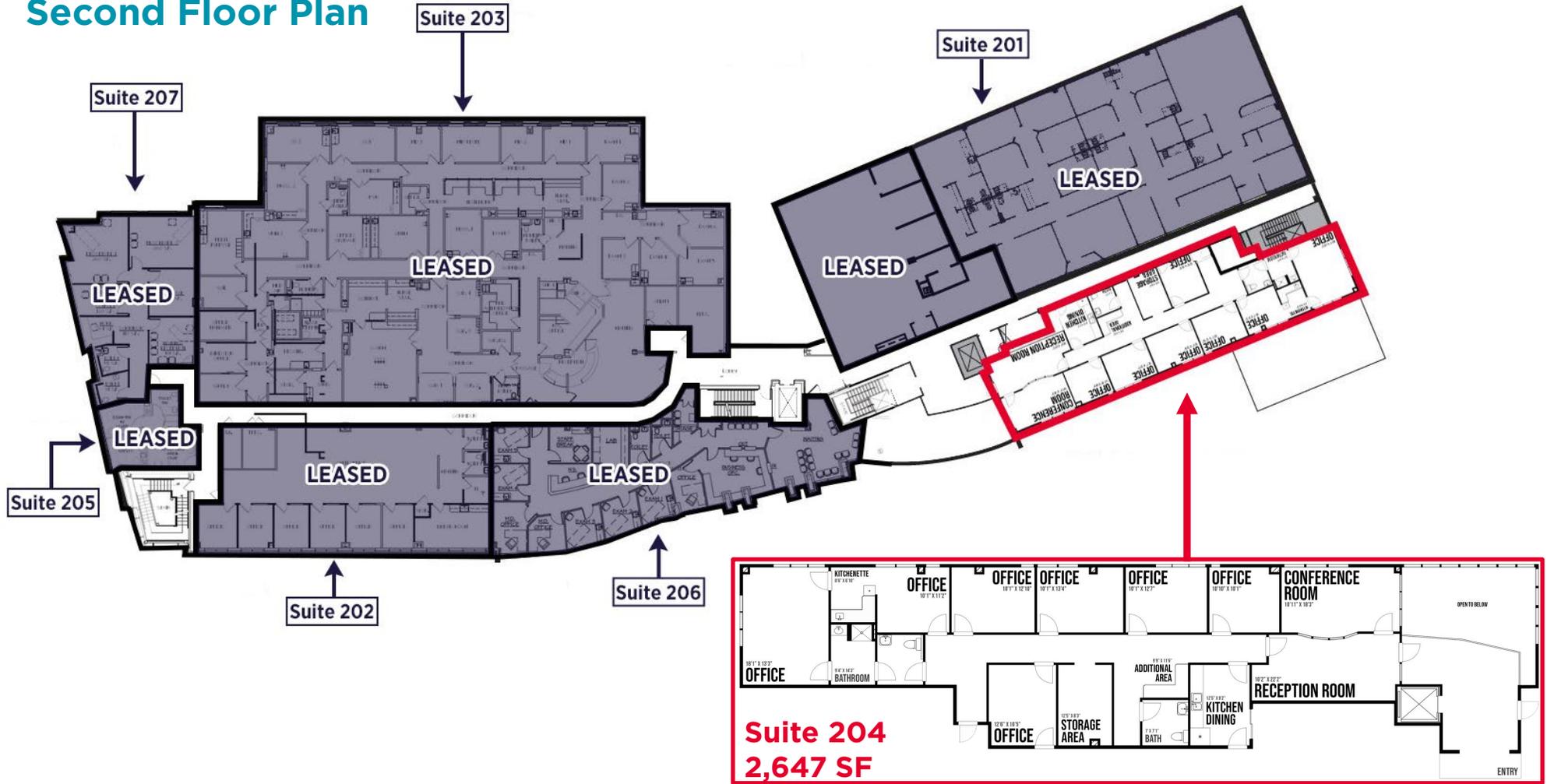


TIMING

AVAILABLE NOW

Lee's Hill Medical Plaza

Second Floor Plan



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Daytime Population	9,598	47,984	120,653
Households	2,476	20,384	42,737
Total Businesses	488	1,811	5,026
Total Employees	6,412	20,231	64,765

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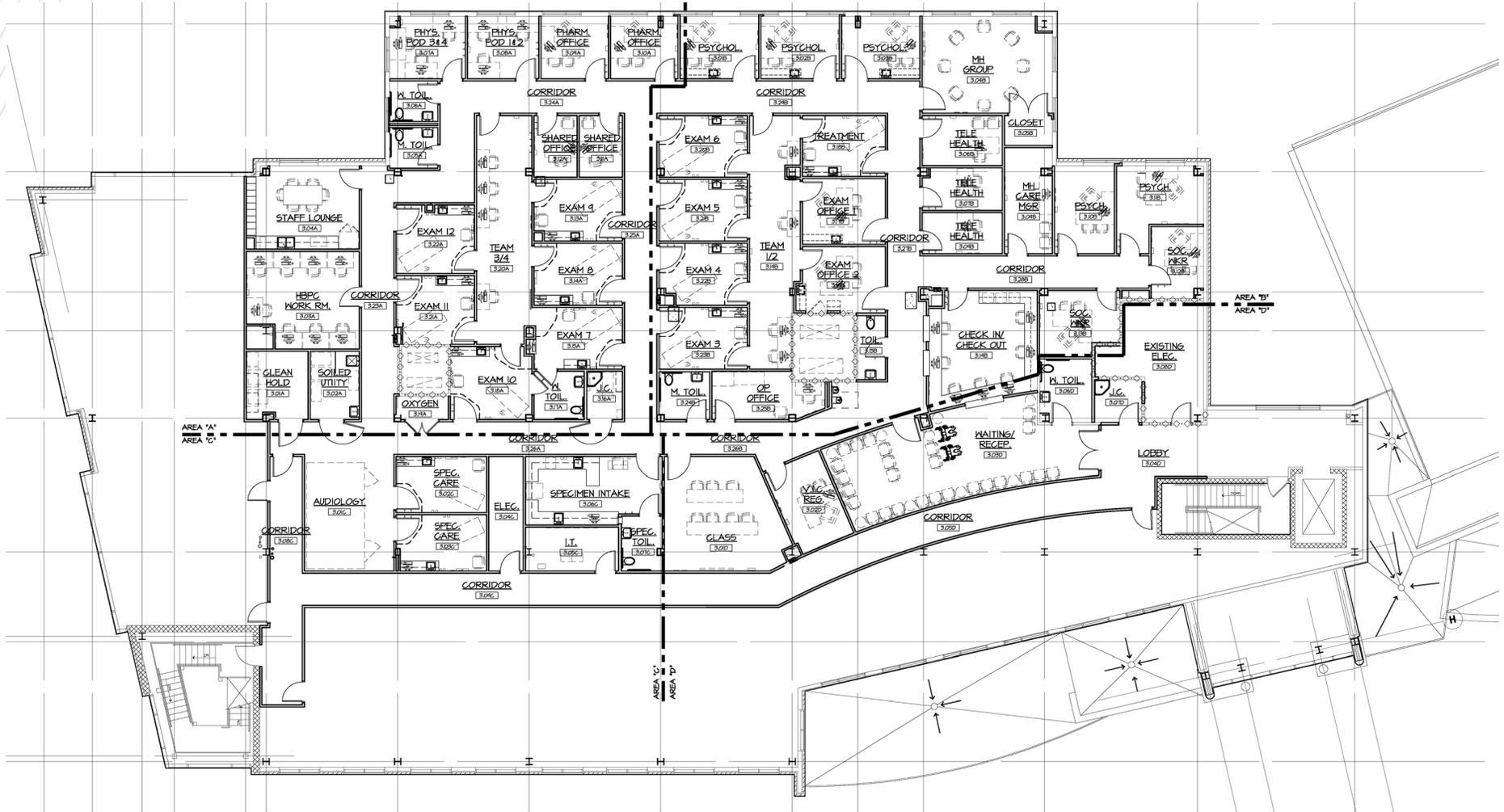
Third Floor Plan



Lee's Hill Medical Plaza

Third Floor Plan

11,567 SF Available





FOR MORE INFORMATION, CONTACT:

JAMIE SCULLY, CCIM
 Senior Vice President
 540 322 4140
 jamie.scully@thalhimer.com

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



11254 Emancipation Hwy.
 Suite 350
 Fredericksburg, VA 22401
 thalhimer.com

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