

10304 for sublease: ±34,931 SF OFFICE IN GREATER FREDERICKSBURG, VA

spotsylvania avenue



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All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.

10304

spotsylvania avenue

OVERVIEW

10304 Spotsylvania Avenue is a 4-Story Class A Office Building located in Spotsylvania County, Virginia. Currently, there is a total of ±34,931 square feet available for lease on the third and fourth floors.

The property is located right off Route 1 and is situated less than 1 mile from I-95 via exit 126. The building has several features and amenities for tenants to enjoy, such as high-end finishes and convenient on-site gym and deli/cafe. Other features include loading dock/freight elevators, VAV HVAC Systems, back-up generator, key card access, UPS System, outdoor common area, and 9' 6" ceiling heights.



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10304 HIGHLIGHTS

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- » ±14,683 to ±34,931 SF Class A Office available (Partial 3rd & 4th floors)
- » Rare True Class A Office Building in Spotsylvania County
- » Most Aggressive Full Service Lease Rates in the Area
- » Numerous Building Amenities such as a Fitness Center, and Cafe
- » Key Card Access, Freight Elevator, Loading Dock, Back-up Generator & more
- » 4.0 parking ratio onsite
- » Streamlined masonry and glass building adjacent to 2 large ponds
- » Located off of Route 1 (30,000 ADT) and I-95 (119,000 ADT) at exit 126, along main business corridor with convenient access to Route 1 and 1-95, and approximately 50 miles southwest of Washington, D.C.
- » Available through 12/31/2024
- » Lease Rate: Negotiable

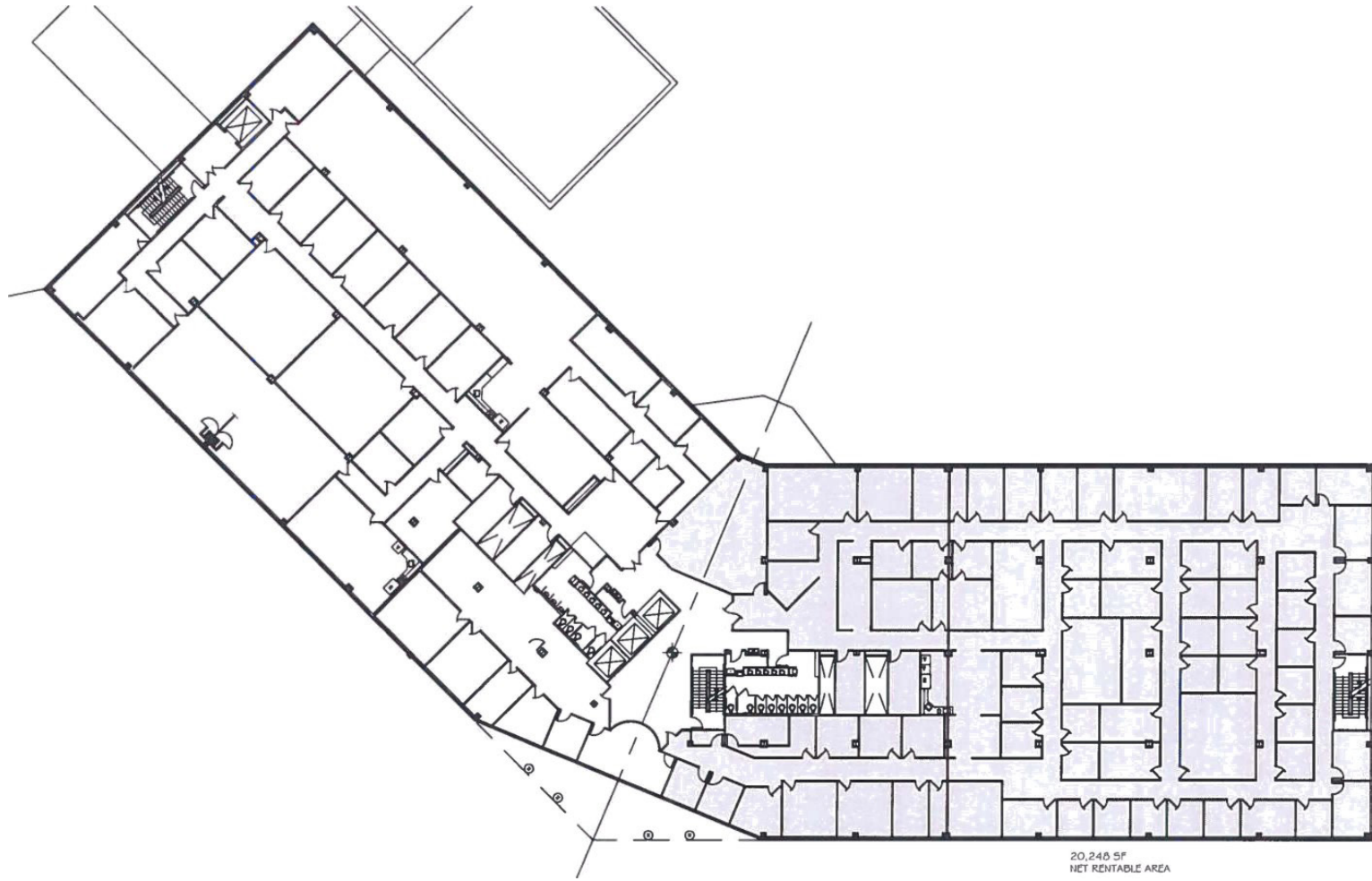


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3RD FLOOR PLAN

20,248 SF



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4TH FLOOR PLAN

14,683 SF



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for more information, please contact:

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