



Pogonia
Medical Arts Building

4604 ENTRANCE

Medical office
available for
sale/lease

Pogonia Medical Arts Building

4604 Spotsylvania Parkway | Fredericksburg, VA

- Suites available from 1,500 RSF to 13,492 RSF
- Class A Medical Building attached to HCA's Spotsylvania Regional Medical Center
- Direct access to hospital from each floor
- Ambulatory access
- Custom build-outs available
- Existing floor plans
- High end finishes
- Ready to move-in

Lee Cherwek

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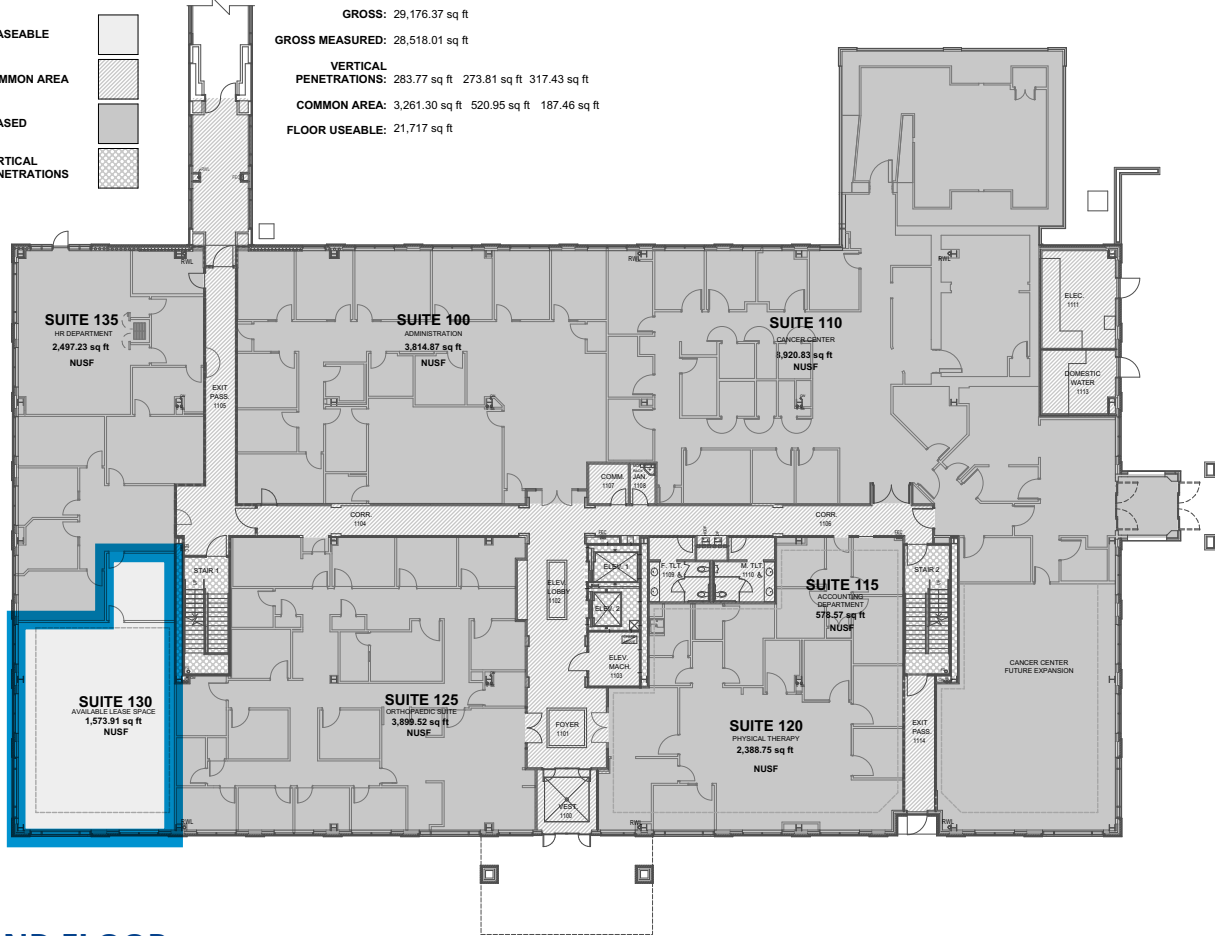
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FIRST FLOOR

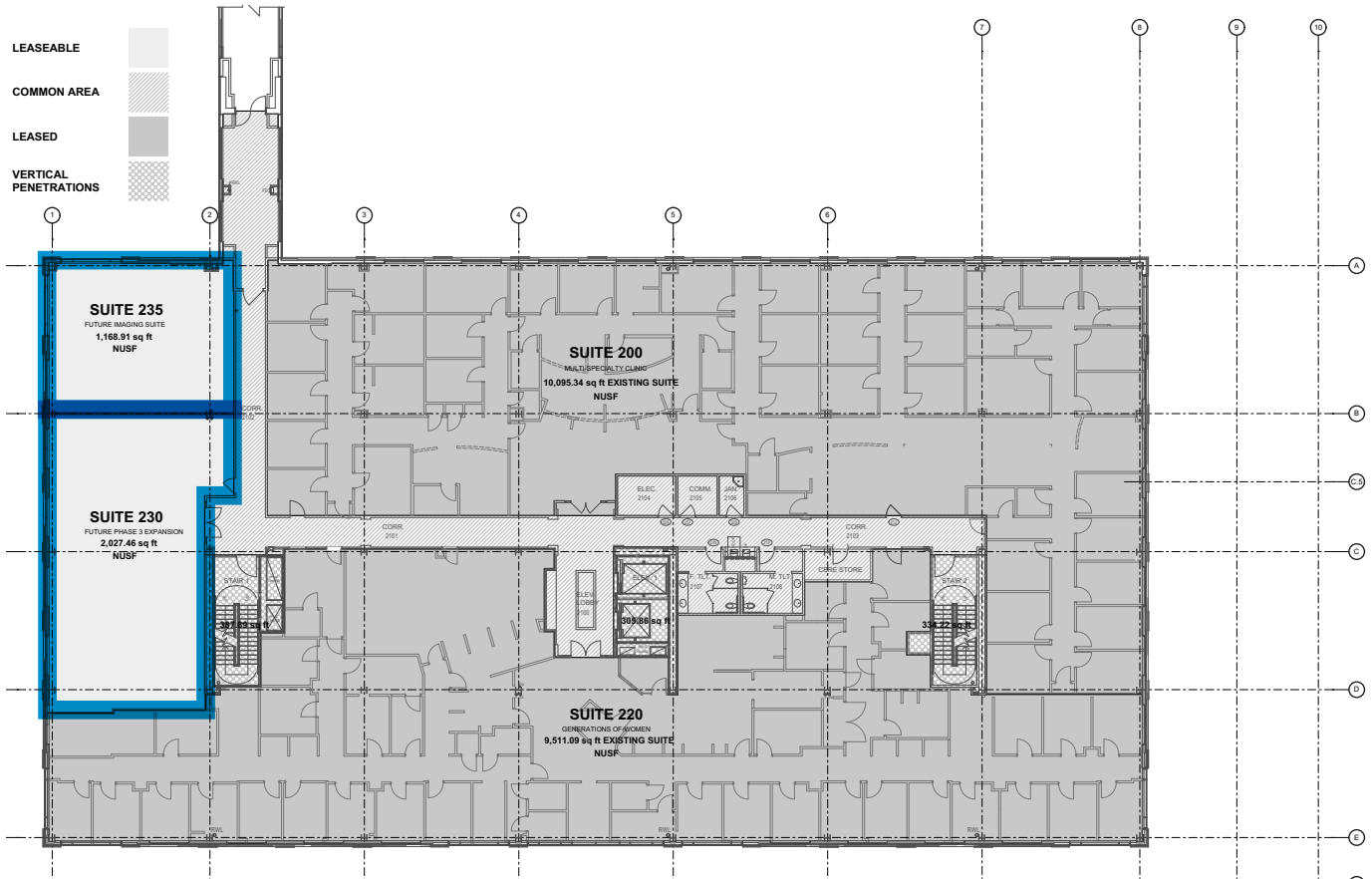
- LEASEABLE
- COMMON AREA
- LEASED
- VERTICAL PENETRATIONS

GROSS: 29,176.37 sq ft
GROSS MEASURED: 28,518.01 sq ft
VERTICAL PENETRATIONS: 283.77 sq ft 273.81 sq ft 317.43 sq ft
COMMON AREA: 3,261.30 sq ft 520.95 sq ft 187.46 sq ft
FLOOR USEABLE: 21,717 sq ft

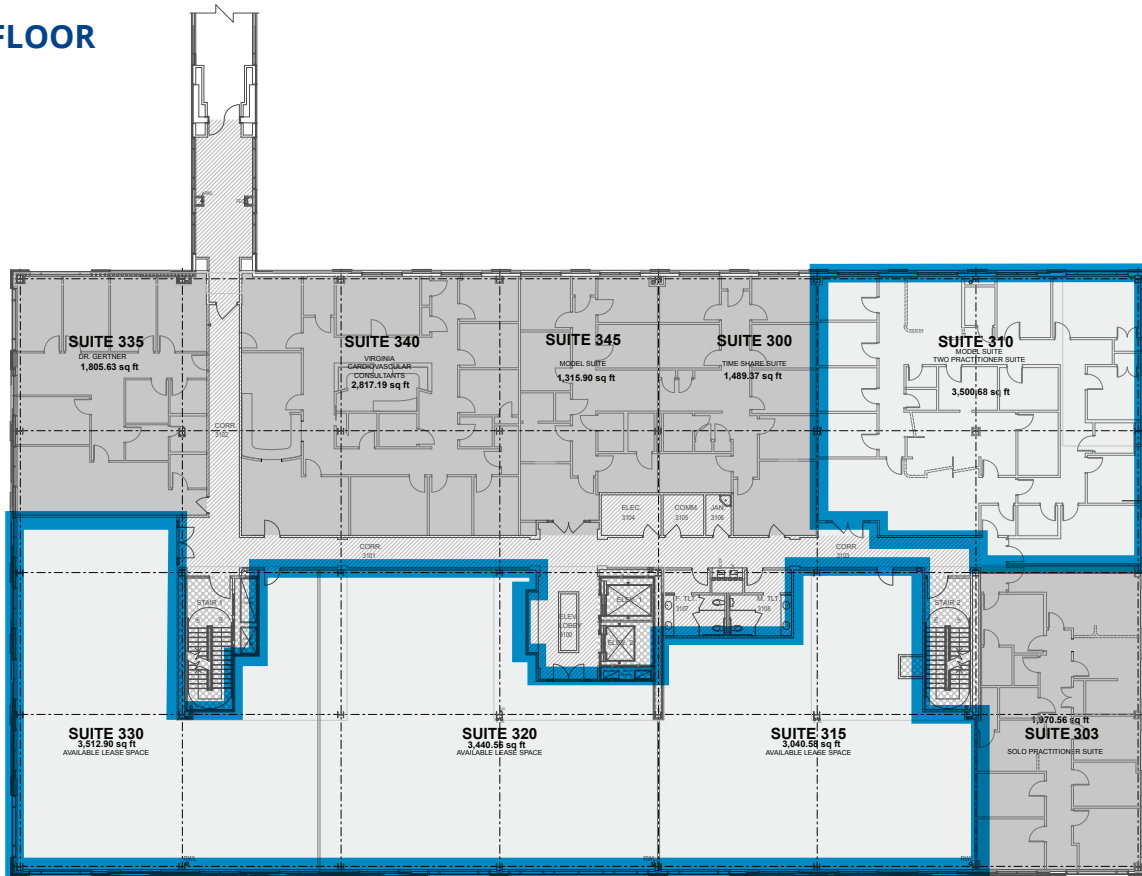


SECOND FLOOR

- LEASEABLE
- COMMON AREA
- LEASED
- VERTICAL PENETRATIONS



THIRD FLOOR



Contact us:

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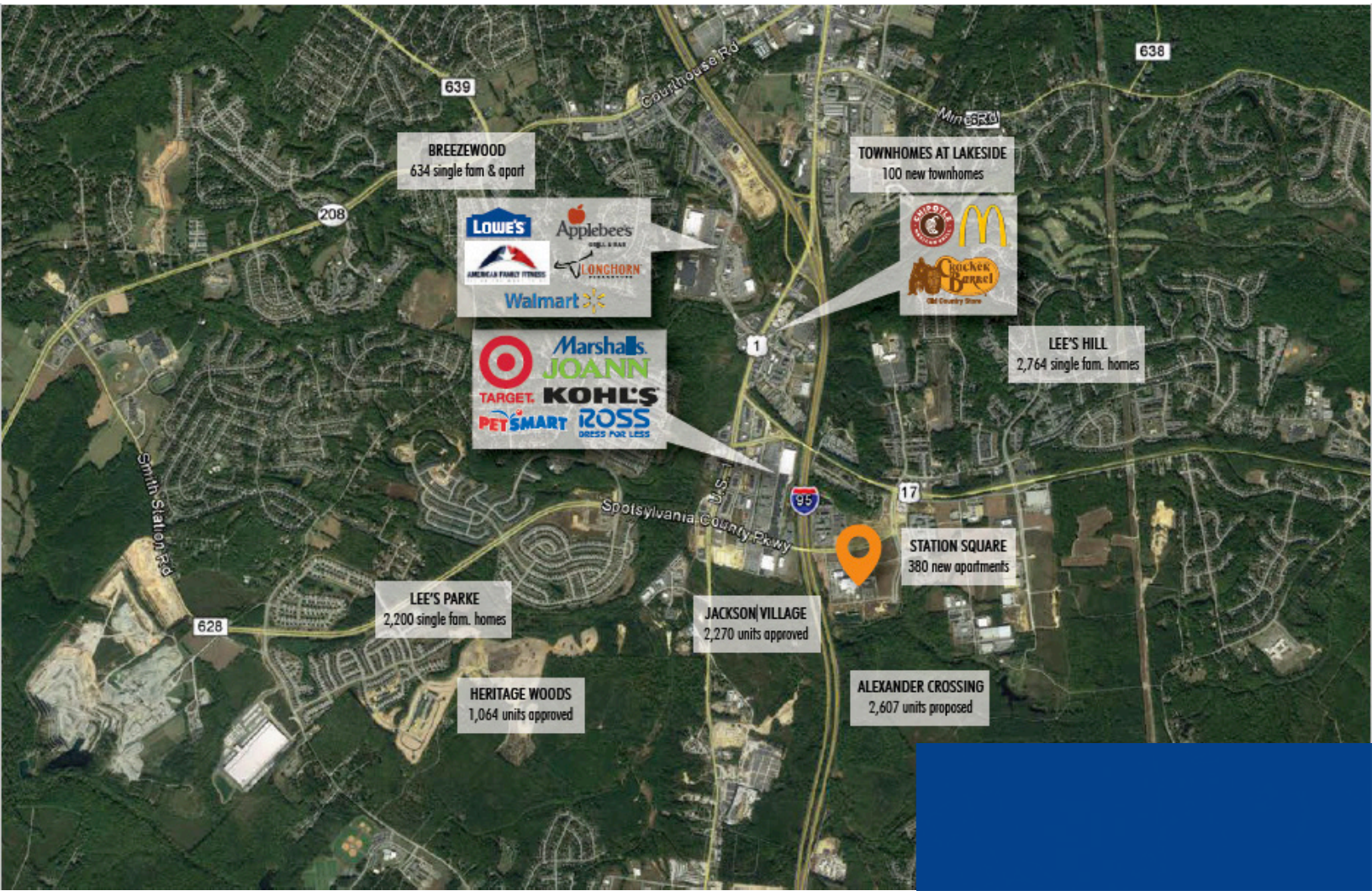
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