



**COLDWELL BANKER**  
**COMMERCIAL**  
ELITE



**MEDICAL & PROFESSIONAL OFFICE SUITES IN DOWNTOWN FREDERICKSBURG**

## **TWO SUITES FOR LEASE**

**309 Hunter St, Suite 101 & 103, Fredericksburg, VA 22401**

Price:	\$22 SF/YR
Square Footage:	1,949-3,707 SF
Building Class:	B



Located in the heart of Downtown Fredericksburg’s Creative Maker District, Princess Anne Medical & Professional Building at 309 Hunter Street offers exceptional office suites for lease at a competitive \$22.00 SF/yr (Full Service). Built in 1974 and totaling 9,880 SF, this Class B property provides well-maintained space ideal for medical practices or professional office users. The suites for lease consist of Suite 101, 3,707 SF and Suite 103, 1,949 SF. The building’s strategic location offers unparalleled access—less than half a mile from Emancipation Highway (Route 1), minutes from Mary Washington Hospital, and just 3.5 miles from Interstate 95 via Exit 133—making it an outstanding choice for businesses seeking visibility and convenience.

These suites are offered full service (excluding interior janitorial and telecomm), simplifying occupancy and ensuring cost predictability. Its proximity to a thriving downtown district with restaurants, shops, and services adds value for tenants and their clients.

This property combines convenience, visibility, and functionality—perfect for medical or professional tenants looking to establish themselves in a high-demand market.

KEY PROPERTY HIGHLIGHTS

- Medical/Professional Office Suites Available for Lease
- Full-Service Rate: \$22.00 SF/yr (net of interior janitorial and telecomm)
- Suites Available: Suite 101 – 3,707 SF & Suite 103 – 1,949 SF
- Located in Downtown Fredericksburg’s Creative Maker District
- Close to Mary Washington Hospital and Emancipation Highway (Route 1)
- Just 3.5 miles to Interstate 95 via Exit 133
- Excellent condition and ready for occupancy

PROPERTY DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2024 Population	55,439	101,332	248,779
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2024 Households	21,065	37,987	86,534
INCOME	3-MILE	5-MILE	10-MILE
2024 Avg. Household Income	\$134,526	\$131,084	\$144,696











## 3-D PROPERTY TOUR











OFFERING MEMORANDUM

# MEDICAL & PROFESSIONAL OFFICE SUITES IN DOWNTOWN FREDERICKSBURG

309 HUNTER ST, SUITE 101 & 103 | FREDERICKSBURG, VA 22401

FOR MORE INFORMATION PLEASE CONTACT:



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