

3509 Boulevard

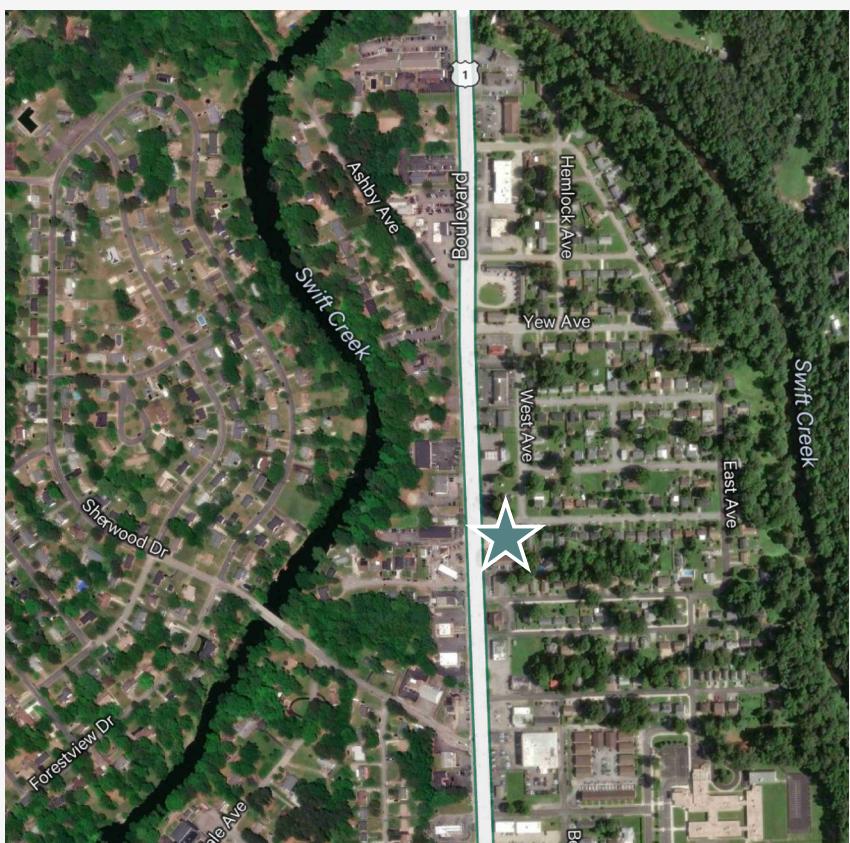
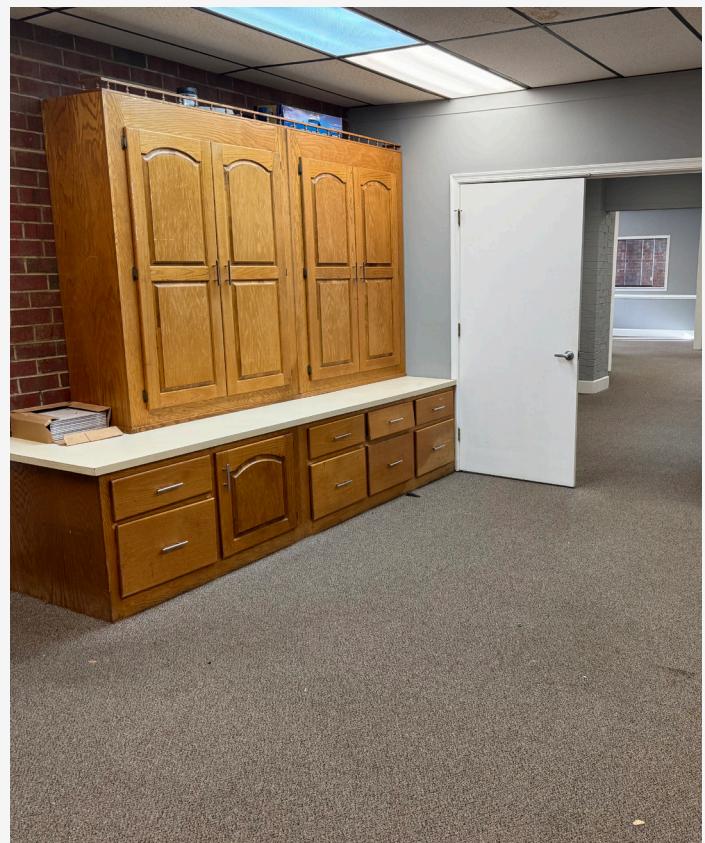
Move-In Ready Suite & Pylon Signage

3509 Boulevard
Colonial Heights, Virginia 23834



Medical Office/Retail

3509 Boulevard | Colonial Heights, Virginia 23834



3,600

Available Medical Office/Retail SF

B-1

Zoning

6/30/27

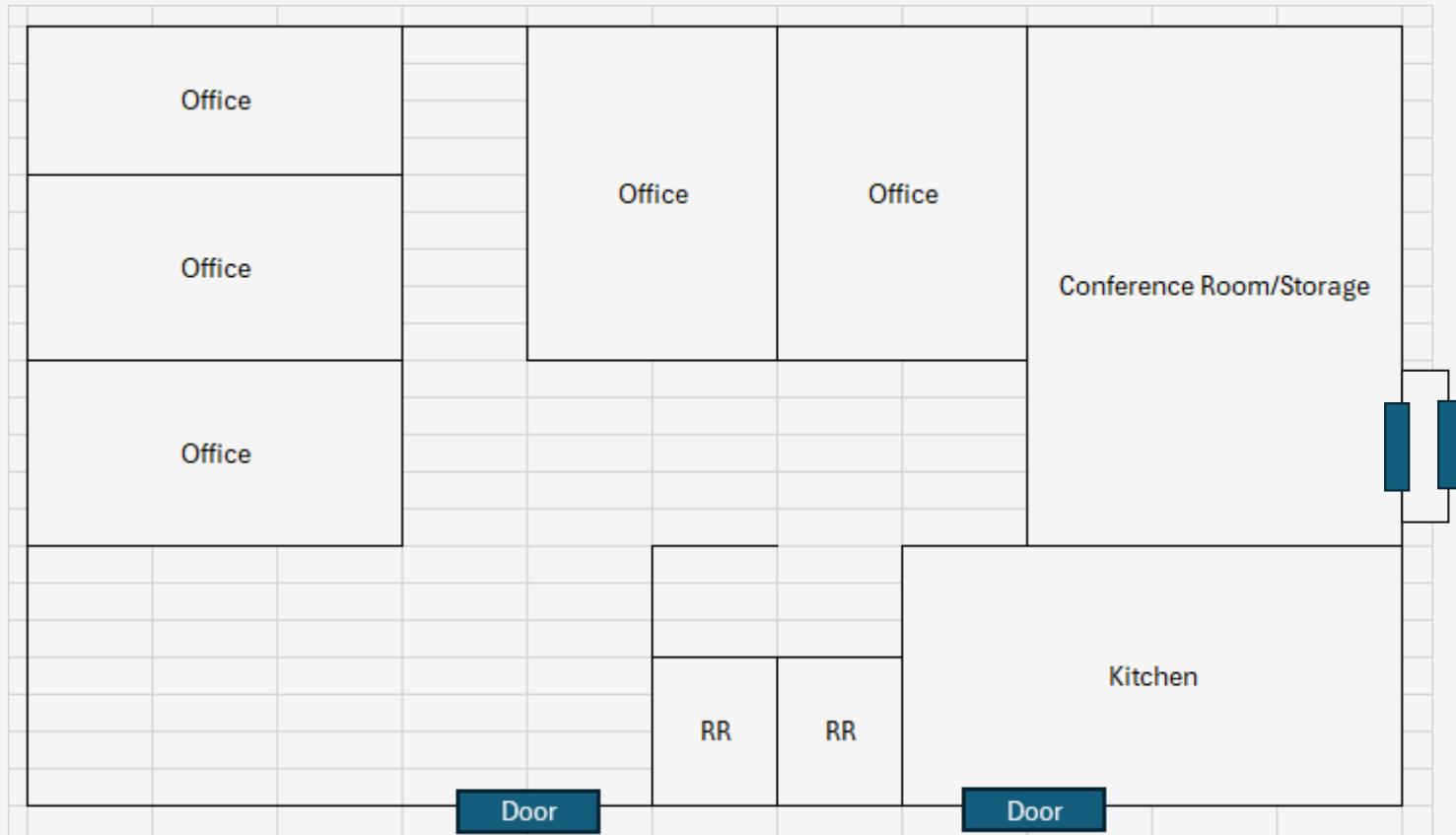
Sublease Expiration Date

Property Overview & Amenities

3509 Boulevard is a one-story, Class B medical office/freestanding retail building located in the Colonial Heights Submarket. Excellent visibility and signage on Boulevard. Conveniently located near a wide array of amenities.

+ Property Type	Second Generation Office/Medical
+ Size	Approximately 3,600 SF
+ Parking Ratio	7.50/1,000 SF (27 parking spaces)
+ Year Built	1977
+ Signage Opportunities	Pylon Signage
+ Zoning	B1 (Neighborhood Business)
+ Sublease Rental Rate	Withheld - Sublandlord motivated!
+ Sublease Expiration Date	6/30/27

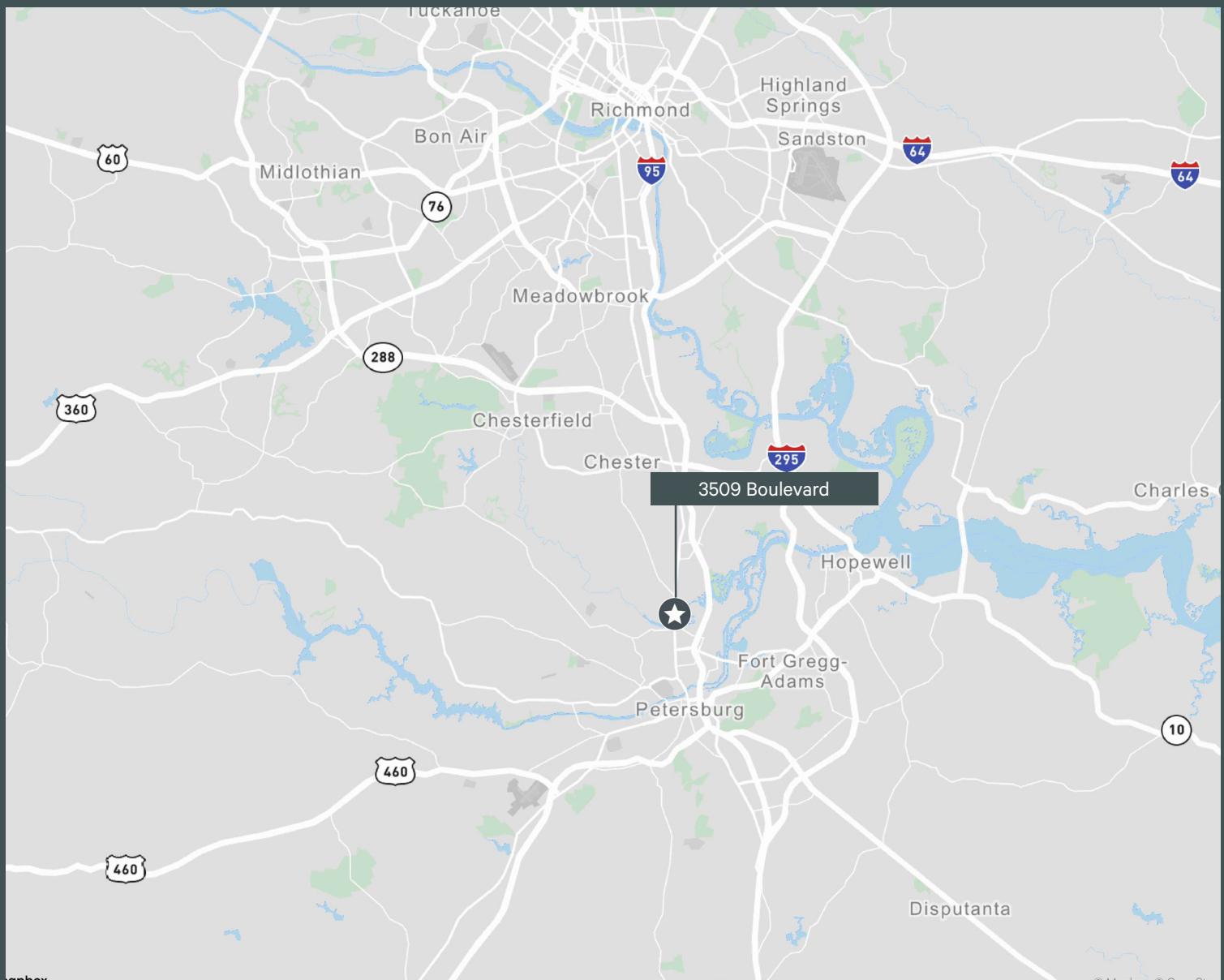
Office Floor Plan



Medical Office/Retail

3509 Boulevard | Colonial Heights, Virginia 23834

For Sublease



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