

COWAN CENTER

2569 COWAN BOULEVARD, FREDERICKSBURG, VA 22401

FOR LEASE

1,200 sq. ft. office/
medical Unit
Available for Lease

HIGHLIGHTS

- Finished medical/office condo available for lease
- Space is currently built out for general office.
- Unit features 1 reception/waiting room 2 private offices 1 lab/office, breakroom and a bathroom
- Great visibility from Cowan Blvd.
- Located within the Mary Washington Hospital campus including the 437 bed hospital and over 700,000 sq. ft. of supporting office

SPECS

- Building Size: 10,800 sq. ft.
- Year Built: 2008
- Zoning: C2
- Building Class: B



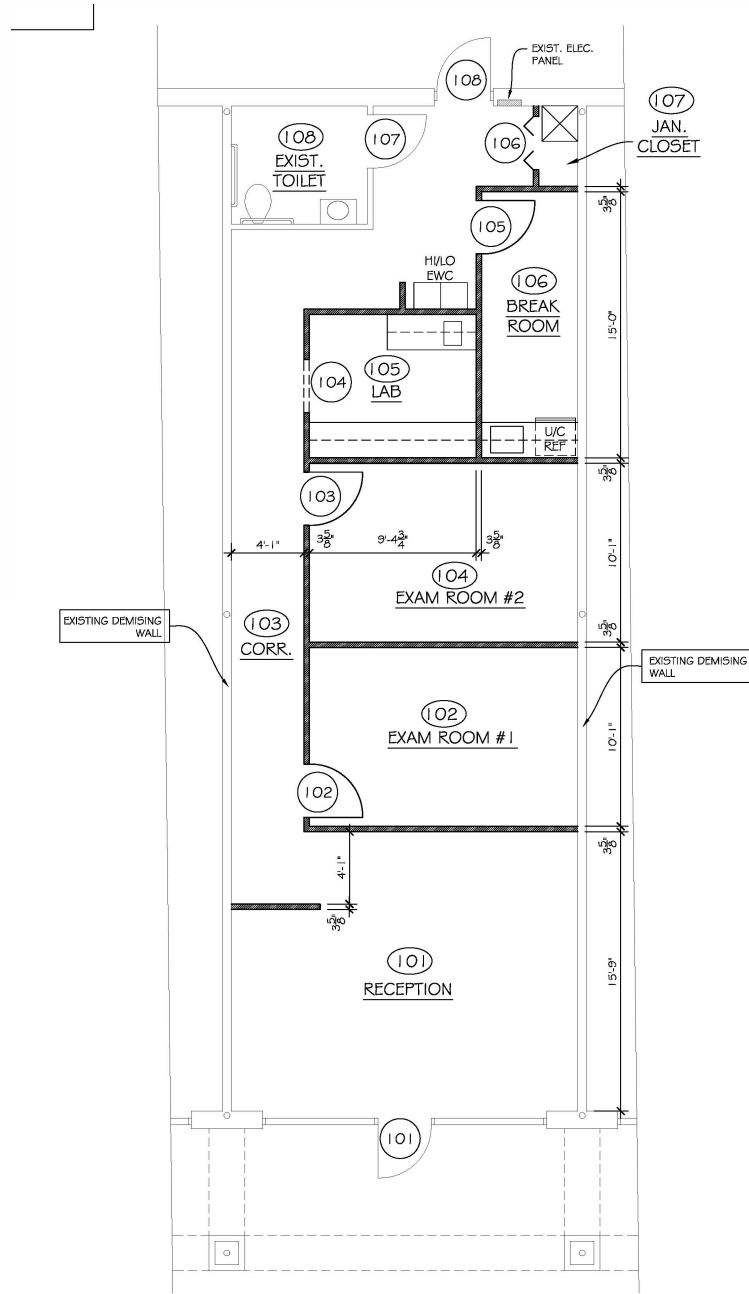
Cowan Center is a Busy, well maintained multi tenant center located on the Mary Washington Hospital Campus with excellent visibility to Cowan Blvd. Tenants include medical practices, pharmacy, audiology center, dentist, bank, eye center, personal training, hair salon and Basilico Italian Deli. There is currently (1) 1,200 sq. ft., office condo available in this building.

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
POPULATION	53,729* 58,456**	115,430* 124,331**	202,171* 219,388**
HOUSEHOLDS	20,109* 21,912**	41,906* 45,070**	69,669* 75,380**
AVERAGE HH INCOME	\$79,926* \$90,856**	\$89,056* \$101,175**	\$97,689* \$110,760**

*2017 Estimate
**2022 Projection

COWAN CENTER

2569 COWAN BOULEVARD, FREDERICKSBURG, VA 22401



FLOOR PLAN
1/4" = 1'-0"

COWAN CENTER

2569 COWAN BOULEVARD, FREDERICKSBURG, VA 22401

LOCATION

Cowan Center is located on Cowan Blvd., within the overall Mary Washington Hospital Campus in the City of Fredericksburg, Virginia. The center is convenient to Route 1, Route 3, and just 2 miles from I-95. Situated near the signalized intersection of Cowan Blvd. and Hospital Drive, the center benefits from high traffic counts at one of the main entrances to the Hospital.

The overall campus includes Mary Washington Hospital, a 437 bed hospital as well as over 700,000 sq. ft. of supporting office. Also, the property is within walking distance to University of Mary Washington with enrollment of over 5,000 undergraduates. Cowan Center also benefits from being located within the City of Fredericksburg's Hub Zone, providing added benefits and incentives for businesses.

HIGHLIGHTS

- Located on Cowan Blvd. in the City of Fredericksburg, VA
- Located within the overall Mary Washington Hospital Campus which includes the 437 bed hospital and over 700,000 sq. ft. of supporting office
- Situated within the City's HUB Zone
- Within walking distance to the University of Mary Washington
- Just minutes to Historic Downtown Fredericksburg
- Approximately 2.5 miles from I-95
- Convenient to Route 1
- Nearby Central Park, a 2.4M sq. ft. power center with endless amenities, dining and shopping options



COWAN CENTER

2569 COWAN BOULEVARD, FREDERICKSBURG, VA 22401

