

FOR LEASE
SMALL OFFICE



UNION HALL CONFERENCE CENTER

325 WALLACE STREET | FREDERICKSBURG, VIRGINIA 22401

AVAILABLE IMMEDIATELY



**CUSHMAN &
WAKEFIELD**

THALHIMER

PROPERTY HIGHLIGHTS

- Affordable single room suites
- Full-Service lease rates
- Easy access to Route 1, Central Park, Downtown and I-95
- Shared kitchen and conference room
- Renovated suites
- On-Site parking available

Available Spaces Suite 3 - 126 SF
Suite 7 - 276 SF

Lease Rate: Suite 3 - \$425/Month
Suite 7 - \$825/Month

Property Type: Class C Office Building

Parking: 15 Parking spaces (0.85/1,000)

Timing: Available Immediately



6,713
POPULATION
Within 1 Mile



2,292
HOUSEHOLDS
Within 1 Mile



\$106,765
AVG HH INCOME
Within 1 Mile



15,338
DAYTIME POPULATION
Within 1 Mile

55,365
POPULATION
Within 3 Miles

21,450
HOUSEHOLDS
Within 3 Miles

\$121,673
AVG HH INCOME
Within 3 Miles

71,612
DAYTIME POPULATION
Within 3 Miles

101,746
POPULATION
Within 5 Miles

38,086
HOUSEHOLDS
Within 5 Miles

\$124,342
AVG HH INCOME
Within 5 Miles

118,846
DAYTIME POPULATION
Within 5 Miles

AERIAL

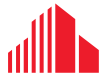
CONTACT INFORMATION

WILSON GREENLAW, CCIM, SIOR

First Vice President

540 322 1456

wilson.greenlaw@thalhimer.com



**CUSHMAN &
WAKEFIELD**

THALHIMER

Eagle Village
1125 Emancipation Hwy., Suite 350
Fredericksburg, VA 22401
thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.