



For Lease

## Centre Court Office Park 1691 Emancipation Highway Fredericksburg, VA

- Class A office finishes
- Located at Route 1 and Route 3
- 77,000 total vehicles per day visibility
- Convenient to downtown, Central Park and Mary Washington Hospital
- Close Proximity to Starbucks, CVS, Vocelli's Pizza, Freddy's and Chipotle
- Full service less interior janitorial
- Space available 3,320 SF
- \$28.00 PSF FS

### Contact us:

#### Lee Cherwek

Vice President

+1 540 373 3434

lee.cherwek@colliers.com

#### Richmond McDaniel

Associate

+1 540 424 7286

richmond.mcdaniel@colliers.com

#### Colliers International

523 Sophia Street

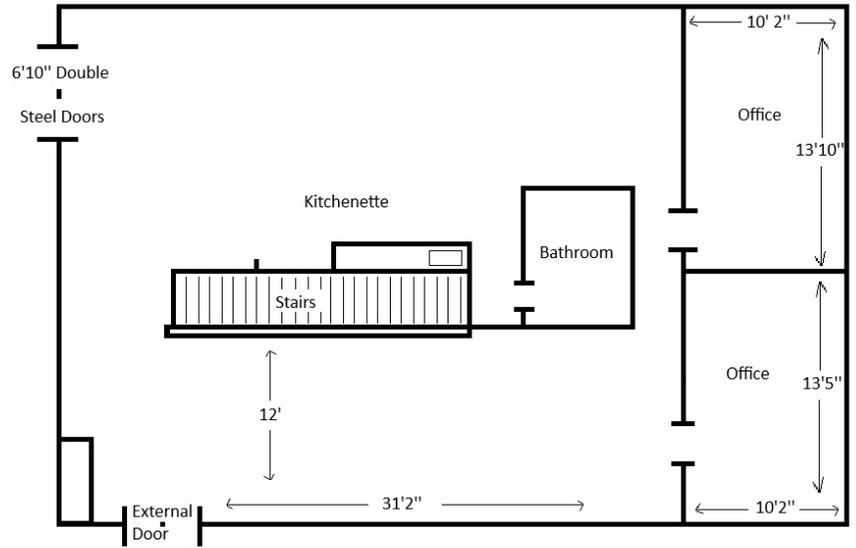
Fredericksburg, VA 22401

P: +1 540 373 3434

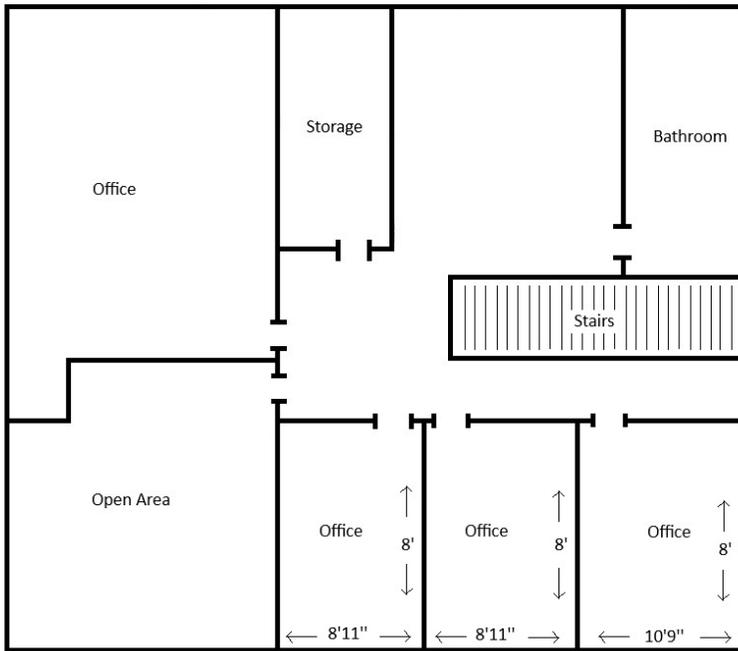
F: +1 540 373 8782

# Centre Court

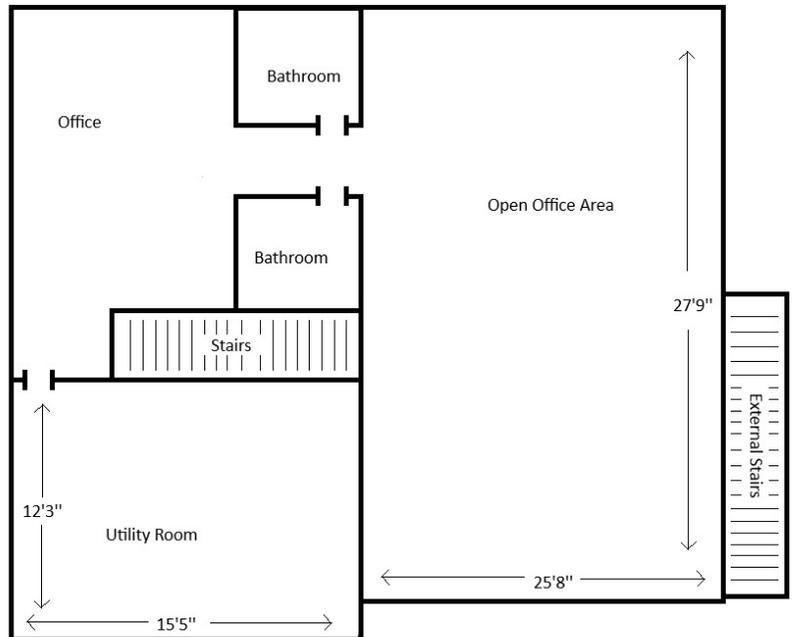
1st Floor



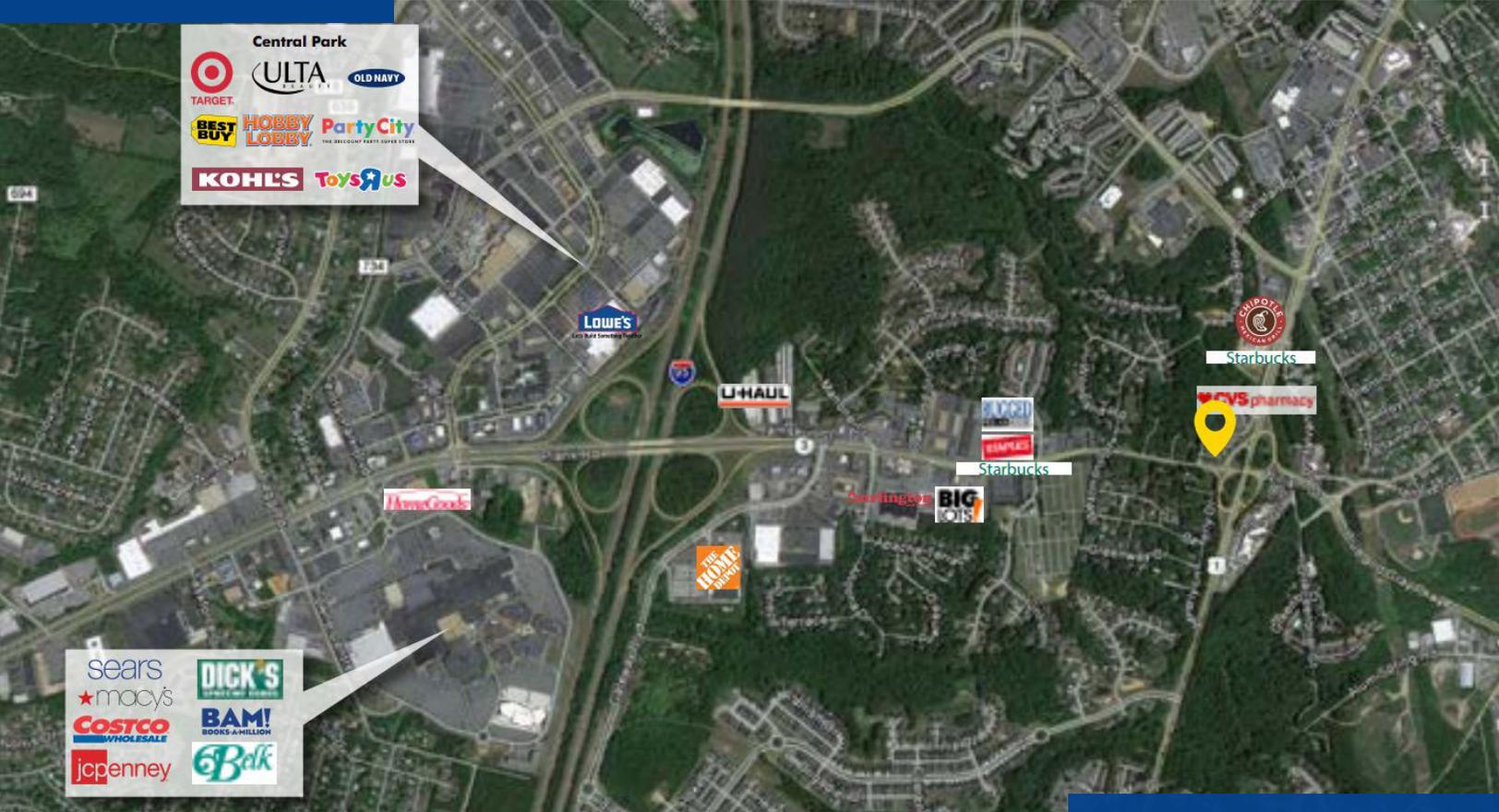
2nd Floor



Basement



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