



CLASS A MEDICAL OFFICE FOR LEASE

Lee's Hill Medical Plaza

10401 Spotsylvania Ave
Fredericksburg, VA 22408



**CUSHMAN &
WAKEFIELD**

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Lee's Hill Medical Plaza

Property Overview



PROPERTY FEATURES

- Lee's Hill Medical Plaza is a Class A medical office building
- Professional on-site management
- Located less than two minutes from I-95 at exit 126
- With Mary Washington Hospital Emergency and Outpatient Center on the 1st floor, the building enjoys great synergy

NOTABLE TENANTS

- Medical Imaging at Lee's Hill
- MWHC Emergency Center
- Radiologic Associates of Fredericksburg
- Rappahannock Wound Care
- Virginia Interventional and Vascular Associates

PROPERTY SPECIFICATIONS



AVAILABLE SF
SUITE 204: 2,647 SF
SUITE 300: 11,576 SF



BUILDING SIZE
71,186 SF



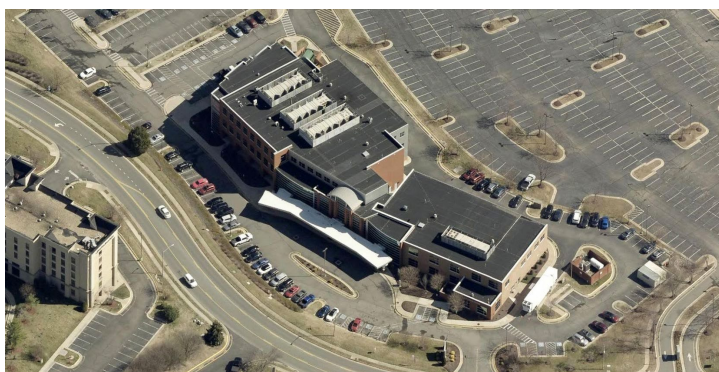
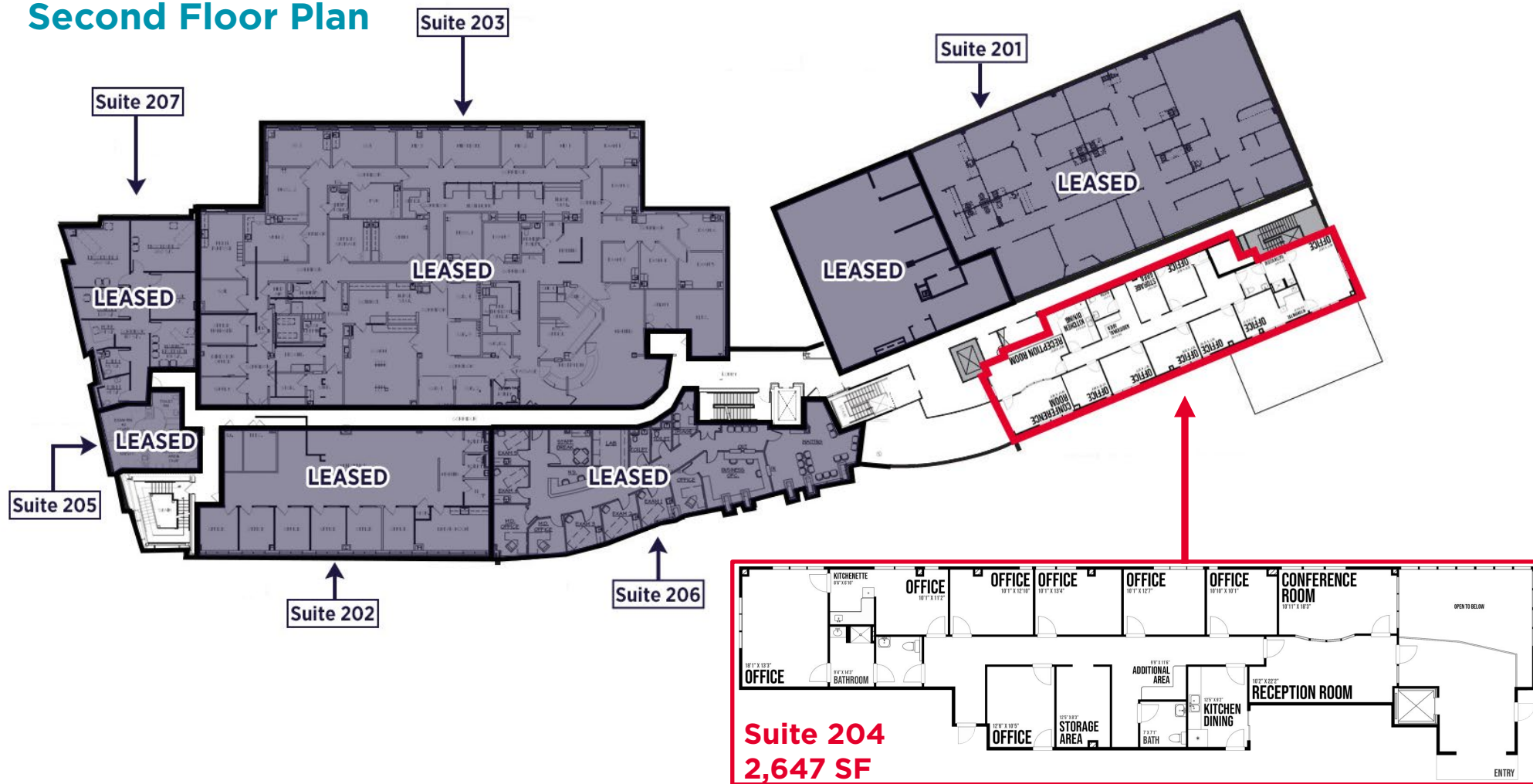
RENTAL RATE
NEGOTIABLE



TIMING
AVAILABLE NOW

Lee's Hill Medical Plaza

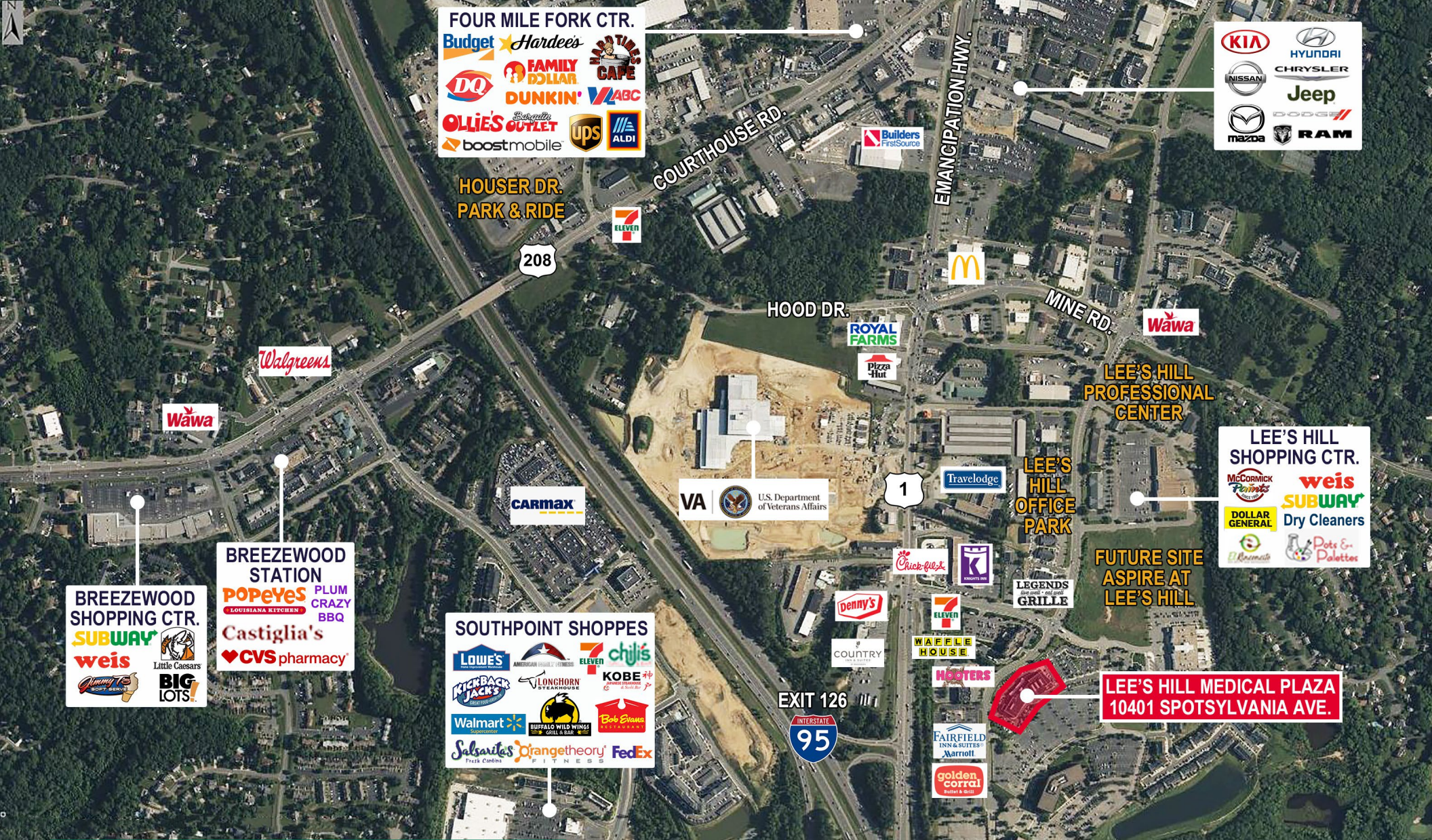
Second Floor Plan



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Daytime Population	9,598	47,984	120,653
Households	2,476	20,384	42,737
Total Businesses	488	1,811	5,026
Total Employees	6,412	20,231	64,765

11,567 SF Available



FOR MORE INFORMATION, CONTACT:

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