

COWAN CENTER

MEDICAL OFFICE CONDOMINIUMS
PROFESSIONAL OFFICE CONDOMINIUMS



2553 Cowan Blvd, Fredericksburg Virginia, 22401

- **Located on Mary Washington Hospital Campus**
- **Excellent Visibility on Cowan Blvd.**
Connector between Central Park and Route 1
- **1,200 SF Finished Medical Office Available Now**
- **Population 47,919 within 3 mile radius**

FOR SALE OR LEASE

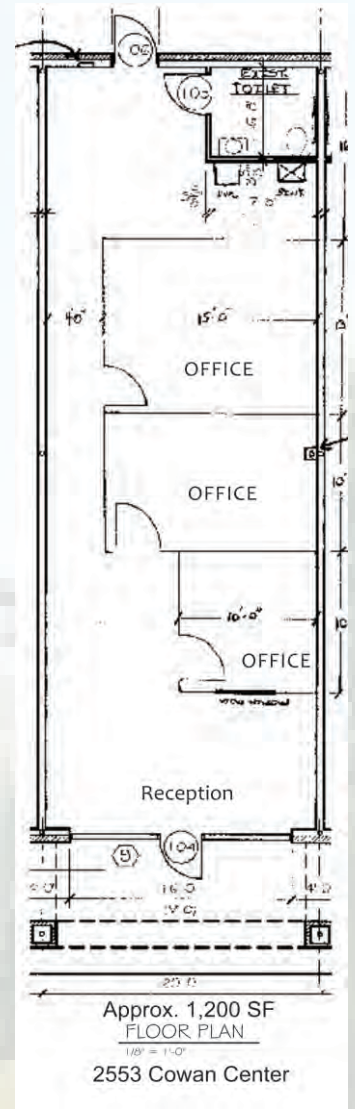
For Information and Availability Please Call:

Donn Hart
OWNER/BROKER

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VIRGINIA
PROPERTIES, INC.

COMMERCIAL REAL ESTATE BROKERAGE
GENERAL CONTRACTOR CONSTRUCTION MANAGEMENT



Zoning: CSC

Location: 2553 Cowan Blvd, Fredericksburg Virginia. 22401. At intersection of Cowan Blvd and Hospital Drive

Building Space: 1,200 SF Finished Medical Office unit for lease.

Description of Space AS-IS: Approx. 1,200 SF Finished Office per floor plan. Included: carpet, painted walls, finished bathroom. Heat Pump: 4 ton, 10 Seer 3 Phase. Phone & IT connections in place. 3 Phase electric, 200 AMP panel, individual electric meter and water submeter.

Lease Terms: 5 years/Negotiable with Renewable Term

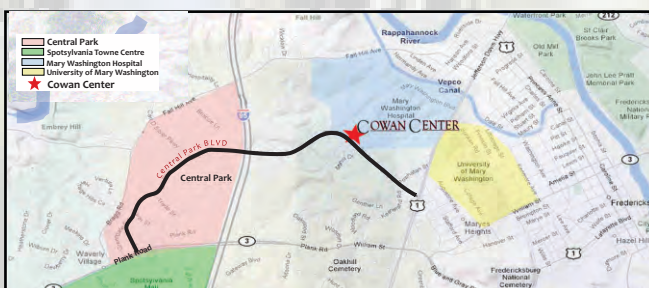
Lease Type: NNN

Features: Prime Location, High Visibility from Cowan Blvd with Full Signilization at Hospital Drive and Cowan Blvd.

Utilities: City Water and Sewer. Electric: Dominion Virginia Power.

Directions: From I-95- Exit 130B (Culpeper). Head West on Route 3, staying in right lane. Turn right onto Carl D. Silver Pkwy. at 4th stop light (Long John Silver's & McDonald's as landmarks) Turn Right here onto Cowan Blvd. Follow for 2 miles. Cowan Center on Left. Turn Left on Hospital Drive → around roundabout to Care Way. Left into Cowan Center.

AVAILABLE NOW!



Cowan Center:
Your Corridor to Success

