

FOR LEASE

WAVERLY OFFICE COMPLEX
3516 PLANK ROAD
FREDERICKSBURG, VA 22407



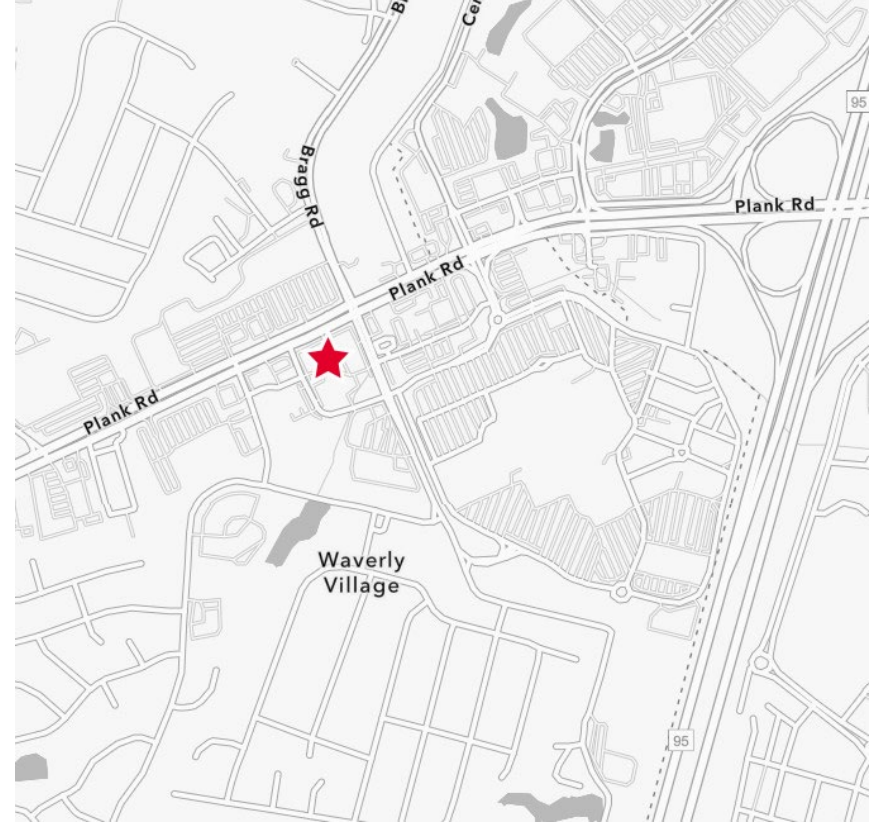
THALHIMER

700 SF

AVAILABLE

AVAILABLE NOW

PROPERTY FEATURES



CURRENT AVAILABILITIES

UNIT 101A

700 SF
SPACE
AVAILABLE

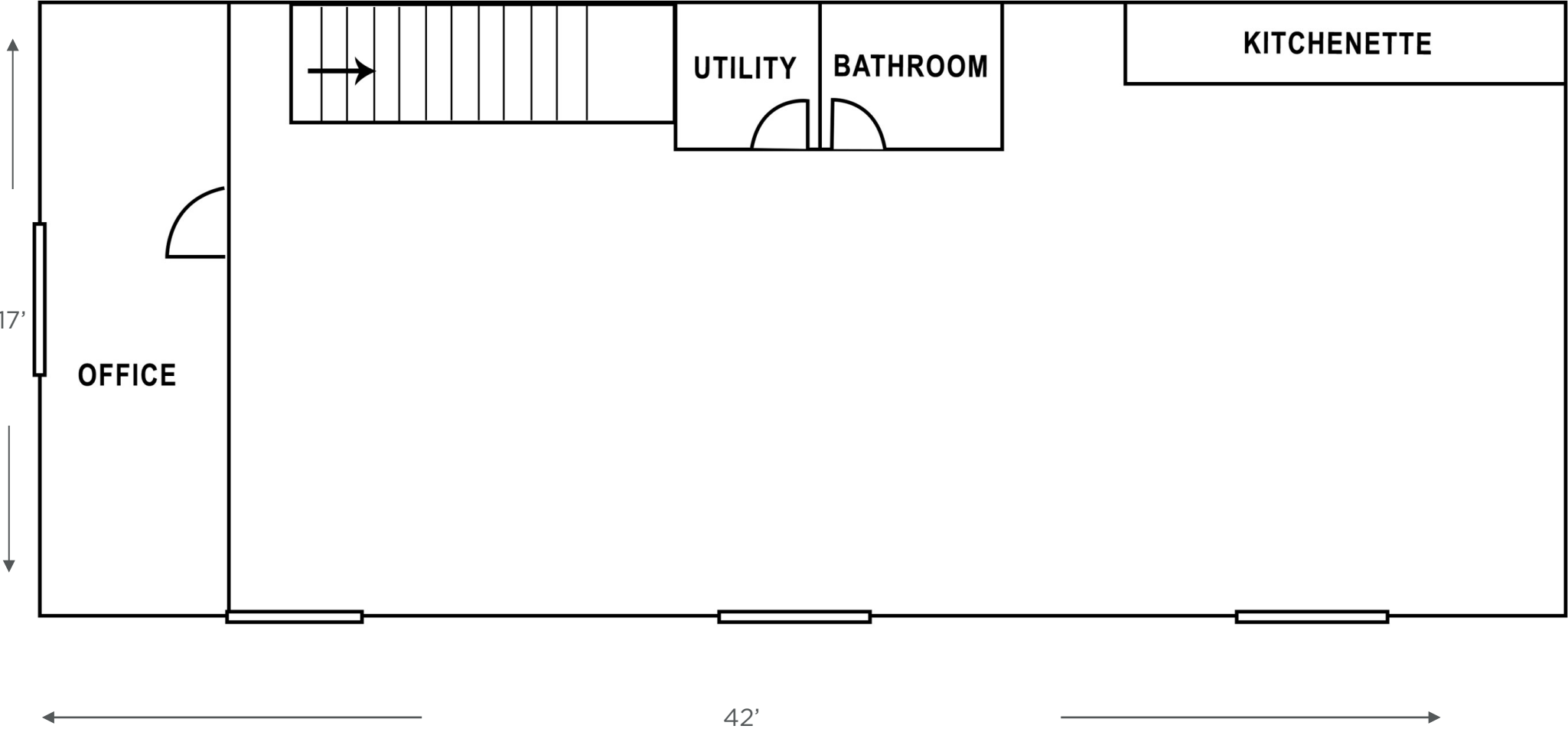
**\$1,400/Month +
Utilities**
LEASE RATE

**Available
Immediately**
TIMING

- Well maintained office condo available for lease
- Located on major corridor, near Spotsylvania Towne Center, with lots of amenities nearby
- Windows, storage and bathroom in each unit
- Daily Traffic Count: 78,000 VPD+ on busy Route 3 / Plank Road
- Parking available
- All lease rates will be plus separately metered utilities

PROPERTY
FLOOR PLAN

SUITE 101A



PROPERTY AERIAL MAP

Wilburn Farms
181 Homes

Spotsylvania Crossing

at home
The Home Office Superstore



VALUE CITY
FURNITURE

MISSION BBQ



HAIR CUTTERY

Gabe's
Unbelievable!

Salem Heights
78 Homes

Spotsylvania
Towne Center

COSTCO
WHOLESALE



belk

HomeGoods

SITE

Waverly
Village

FedEx
Office

Village Square



Plank Road
Plaza



AmeriGas

Route 3 / Plank Road

Taskforce Drive

Bragg Road

Spotsylvania Mall Drive

Towne Centre Blvd

Maple Grove Drive

Maple Grove
514 Homes

Waverly Village
320 Homes

Great Location



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