

FOR SALE OR LEASE
308 WOLFE ST.

FREDERICKSBURG, VIRGINIA 22401



6,112 SF OFFICE BUILDING AVAILABLE



THALHIMER

**2
MOVE-IN-READY
SPACES!**

PROPERTY HIGHLIGHTS



1st & 2nd FLOORS AVAILABLE



Move-In-Ready Professional Office Building
For Sale



Great for Law Firm or Counseling Office



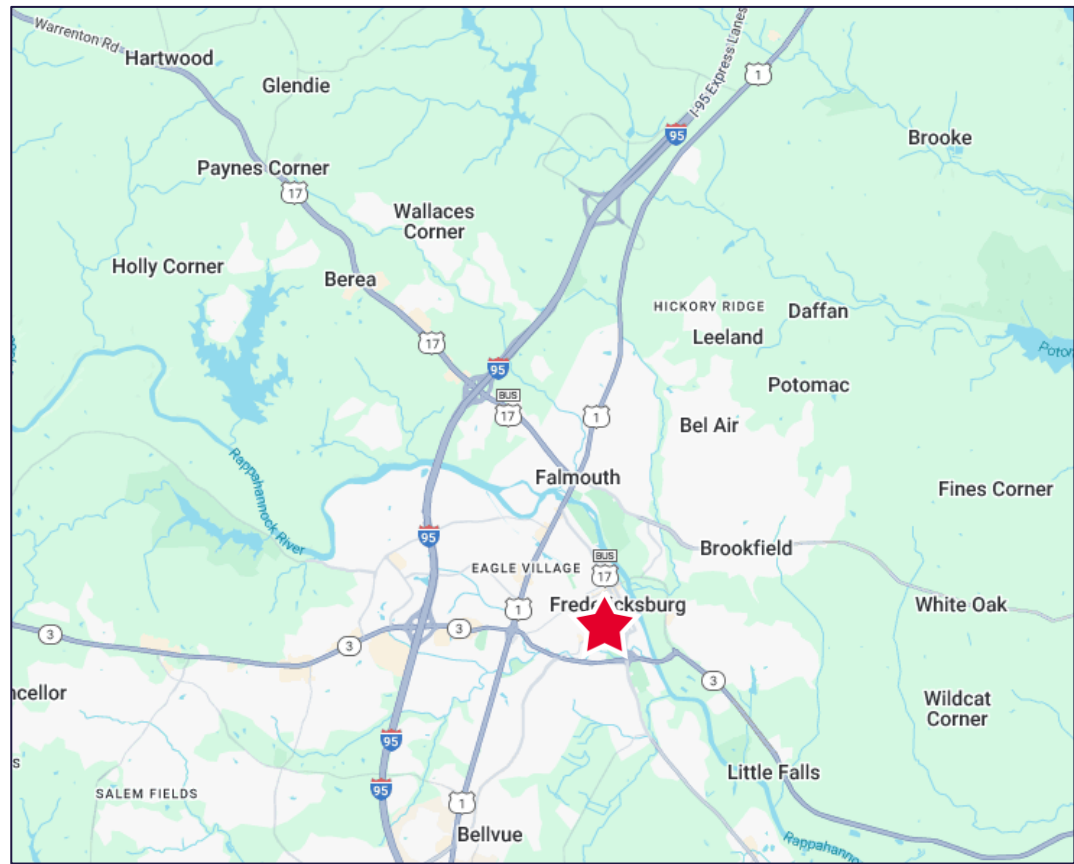
Conveniently Located Near the VRE



On-Site Parking (7 spaces)



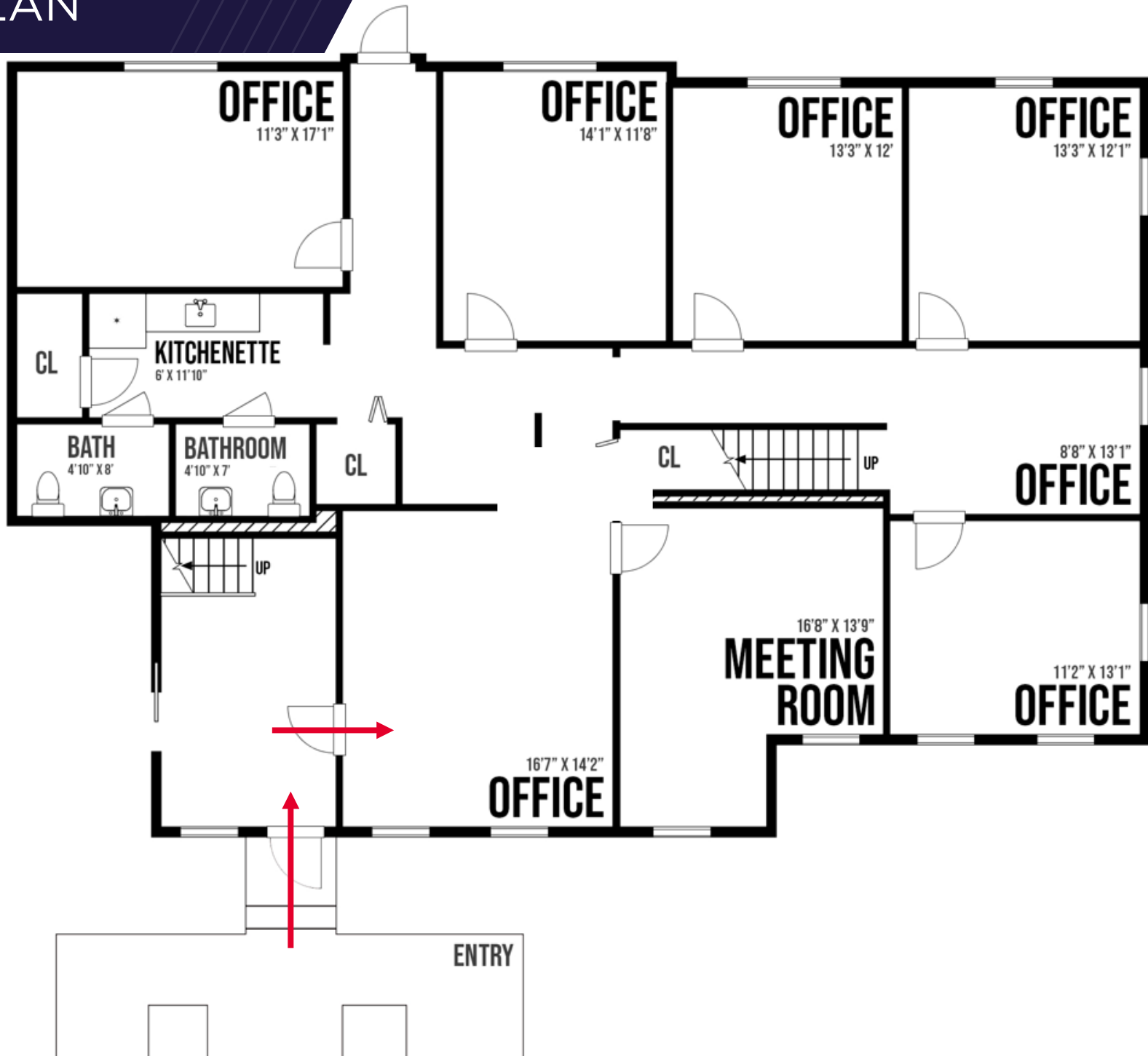
Zoned C-D



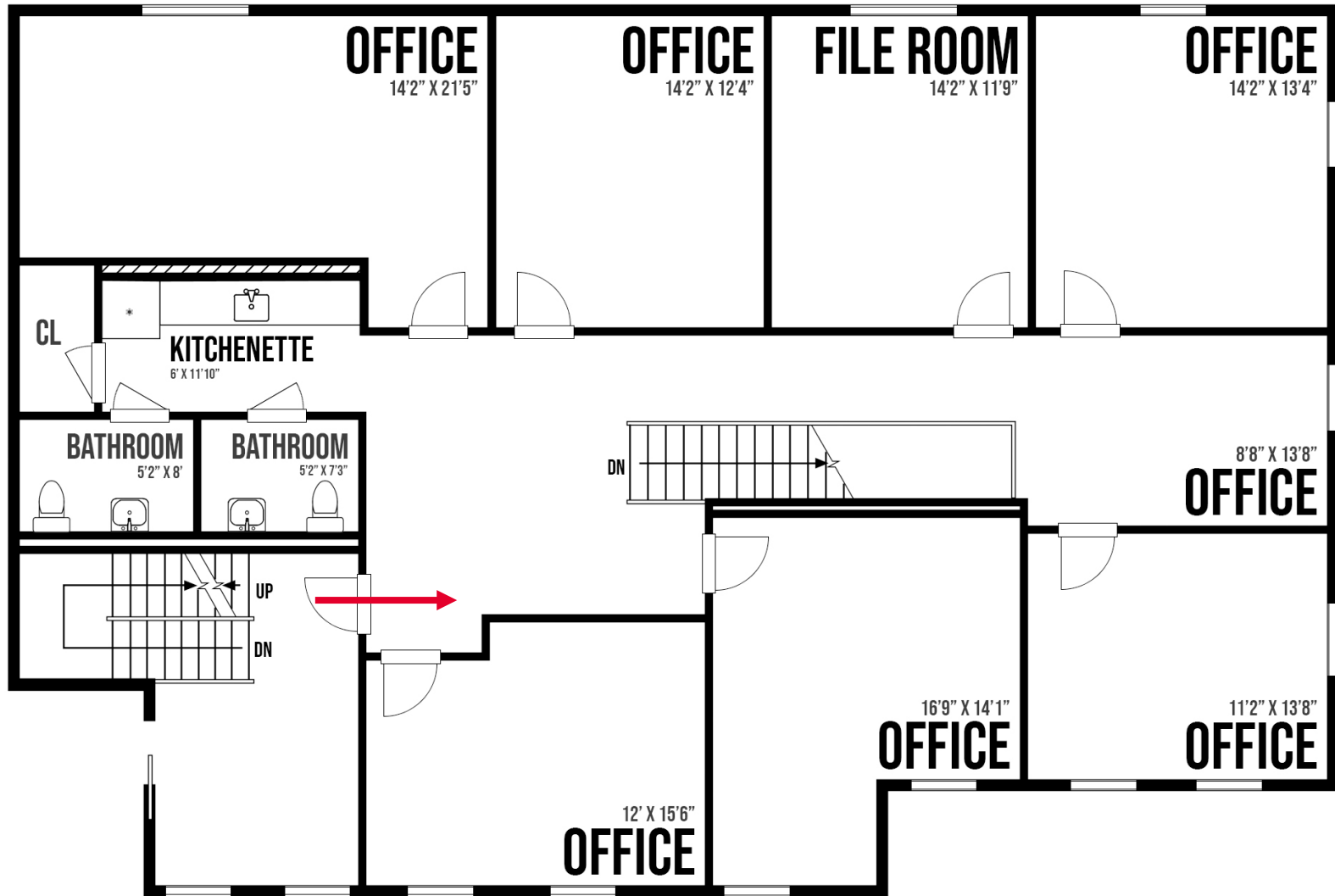
SPECIFICATIONS

Total Size	6,112 SF on 0.07 AC Lot
Available SF	2,400 - 4,800 SF
Listing Price	\$1,900,000
Lease Rate	\$25.00 PSF FS
Property Type	Class A Office Building

FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN





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