



Colliers

For Lease

521 Sophia Street, Fredericksburg, VA

Office space for lease

- Located Downtown Fredericksburg
- 2,161 SF
- 5 offices, galley kitchen, and storage room
- Off-street parking
- Walking distance to great shops and restaurants
- Close to new courthouse
- Adjacent to Downtown Parking Garage
- Overlooking Rappahannock River
- Completely renovated
- \$3,500/month inclusive of taxes, insurance and landscaping
- Available 2/1/2025

Contact us:

Richmond McDaniel

Senior Vice President
(Owner/Agent)
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rich.mcdaniel@colliers.com

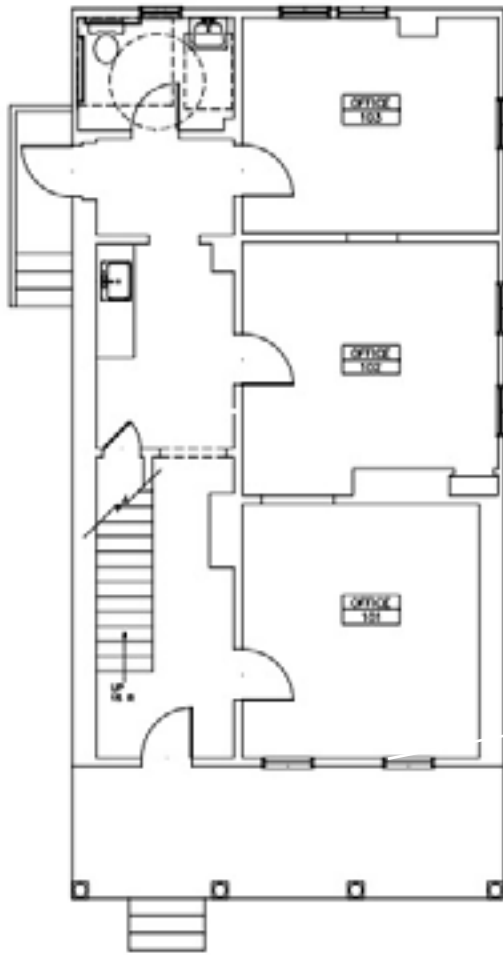
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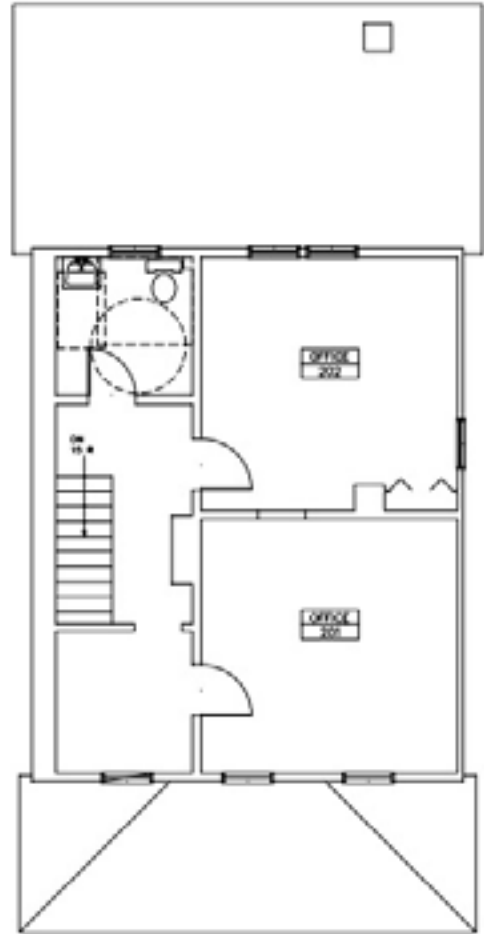
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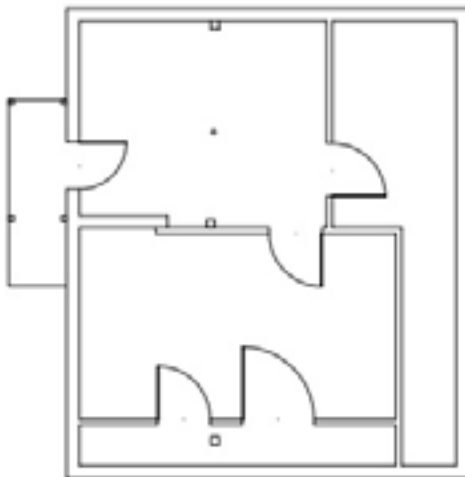
FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



BASEMENT FLOOR PLAN

SCALE: 1/4" = 1'-0"

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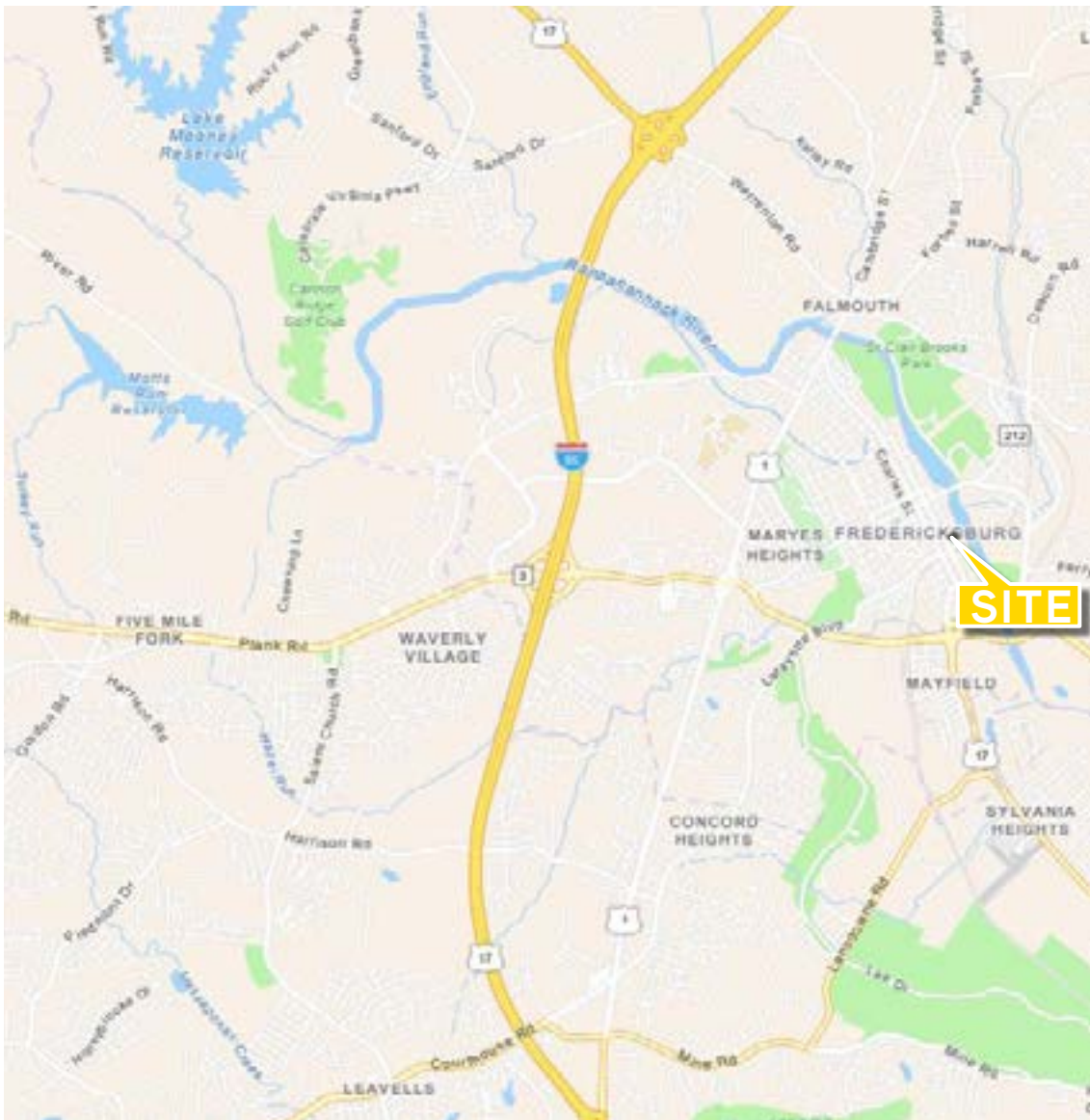
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