

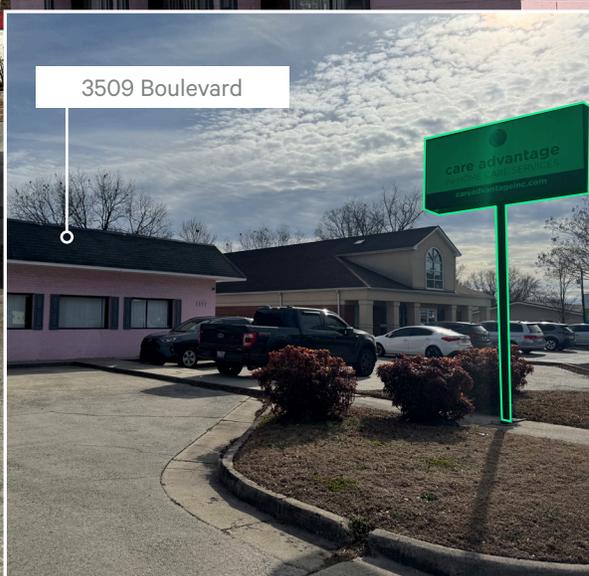
Medical Office/Retail | For Sublease

CBRE

3509 Boulevard

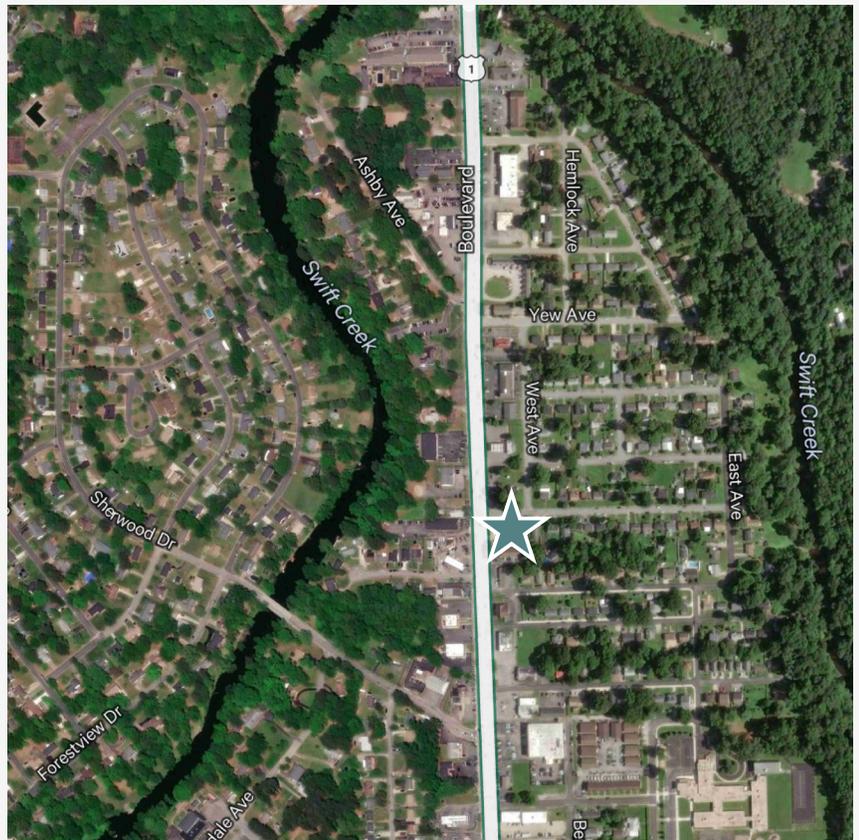
Move-In Ready Suite & Pylon Signage

3509 Boulevard
Colonial Heights, Virginia 23834



Medical Office/Retail

3509 Boulevard | Colonial Heights, Virginia 23834



Property Overview & Amenities

3509 Boulevard is a one-story, Class B medical office/freestanding retail building located in the Colonial Heights Submarket. Excellent visibility and signage on Boulevard. Conveniently located near a wide array of amenities.

- + **Property Type** Second Generation Office/Medical
- + **Size** Approximately 3,600 SF
- + **Parking Ratio** 7.50/1,000 SF (27 parking spaces)
- + **Year Built** 1977
- + **Signage Opportunities** Pylon Signage
- + **Zoning** B1 (Neighborhood Business)
- + **Sublease Rental Rate** Withheld - Sublandlord motivated!
- + **Sublease Expiration Date** 6/30/27

3,600

Available Medical Office/Retail SF

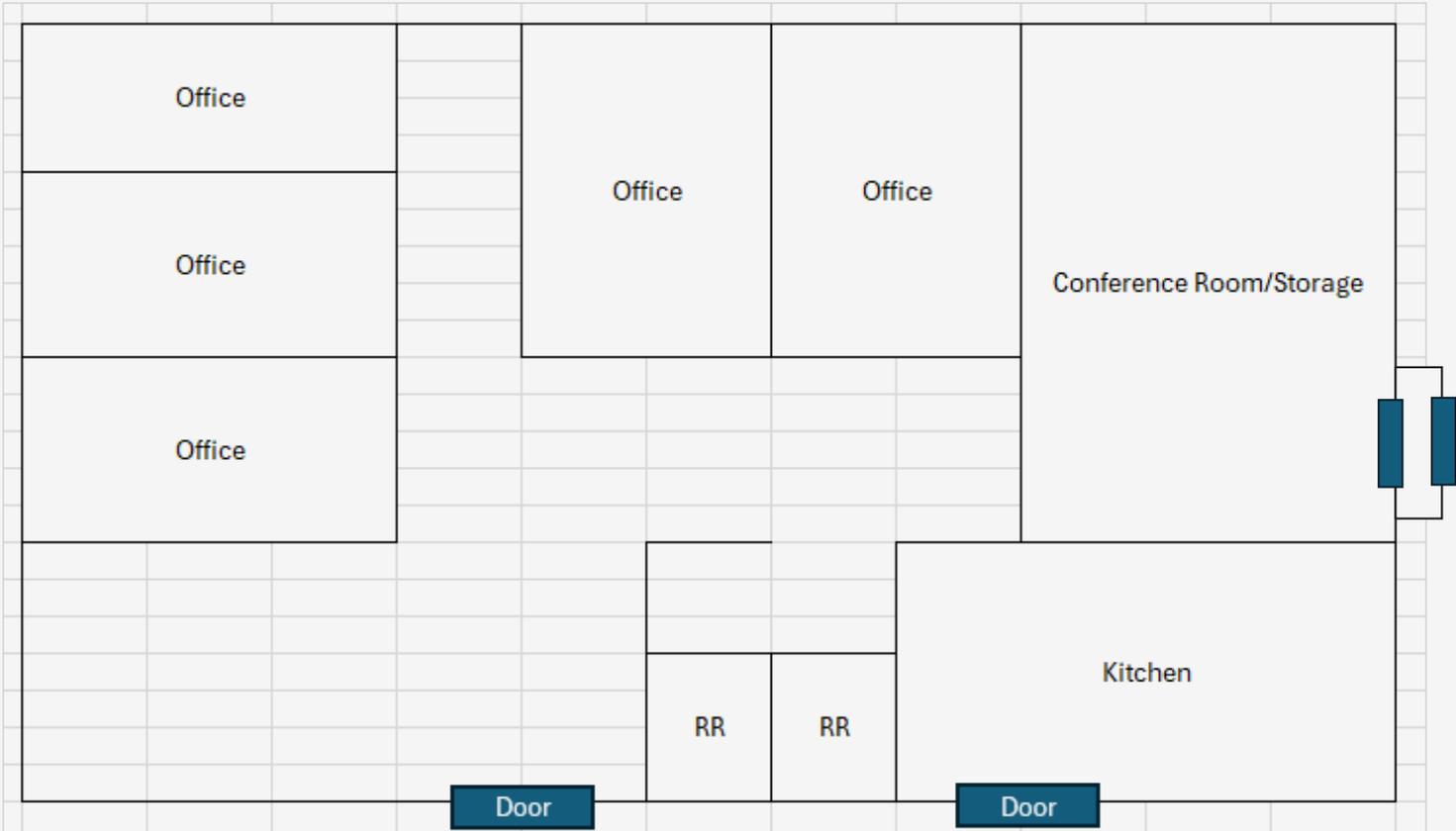
B-1

Zoning

6/30/27

Sublease Expiration Date

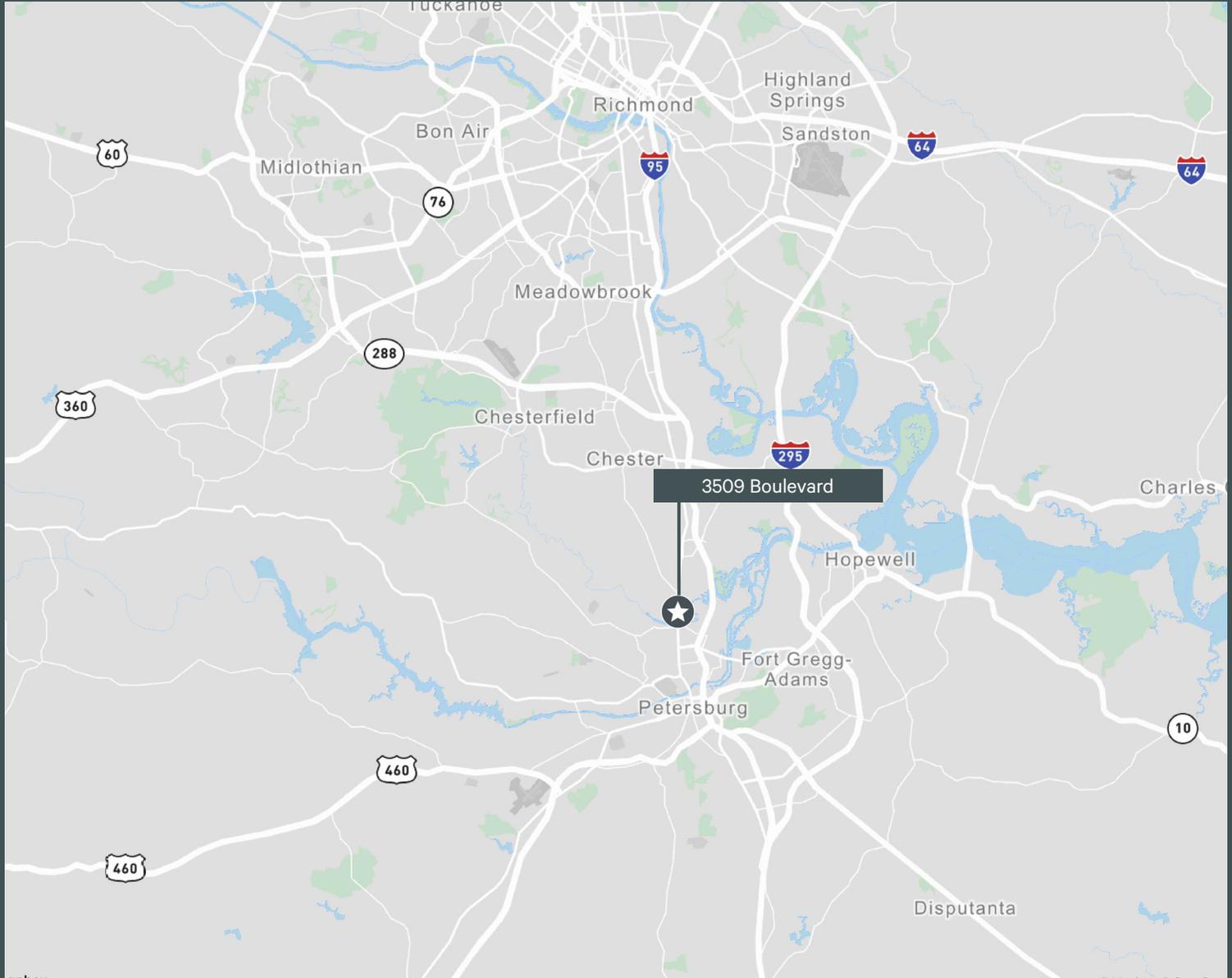
Office Floor Plan



Medical Office/Retail

3509 Boulevard | Colonial Heights, Virginia 23834

For Sublease



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