

FOR LEASE

BOWMAN CENTER

3330 Bourbon Street Fredericksburg, VA 22408



PROPERTY DESCRIPTION

Office Spaces available ranging from 175 to 500 sf. All spaces are offered as full-service rates including utilities excluding janitorial and phone and internet connectivity. The rent includes the use of common area bathrooms and shared conference room and break room.

Located within the Bowman Center which offers the 1930's style of architecture with all the modern amenities. Situated on 18 acres in Spotsylvania County one mile from downtown Fredericksburg Bowman Center is halfway between Richmond and Washington D.C.

PROPERTY HIGHLIGHTS

- Onsite quick serve restaurant/deli
- Free use of building conference room and kitchenette
- 24 building access to the building via proximity card readers
- On-Site management and maintenance
- CAM or NNN included in monthly rent
- Utilities included in monthly rent

OFFERING SUMMARY

Lease Rate:	\$250/mo. - \$710/mo.
Available SF:	110-340
Building Size:	10,000 SF

SPACES	LEASE RATE	SPACE SIZE
3330 Bourbon Street / Suite 100	\$250 per month	128 SF
3330 Bourbon Street / Suite 101	\$250 per month	110 SF
3330 Bourbon Street / Suite 105	\$350 per month	205 SF
3330 Bourbon Street / Suite 114	\$275 per month	145 SF
3330 Bourbon Street Suite 119	\$325 per month	174 SF
3330 Bourbon Street / Suite 122	\$250 per month	132 SF
3330 Bourbon Street / Suite 123	\$475 per month	228 SF
3330 Bourbon Street / Suite 124	\$325 per month	157 SF
3330 Bourbon Street / Suite 126 & 127	\$710 per month	340 SF

Steve Schattgen

Sales and Leasing Agent
540.845.6780
sschattgen@vakosre.com

VAKOS REAL ESTATE SERVICES

• 540.898.3242

• 10333 Southpoint Landing Blvd

• <http://www.vakosreservices.com>

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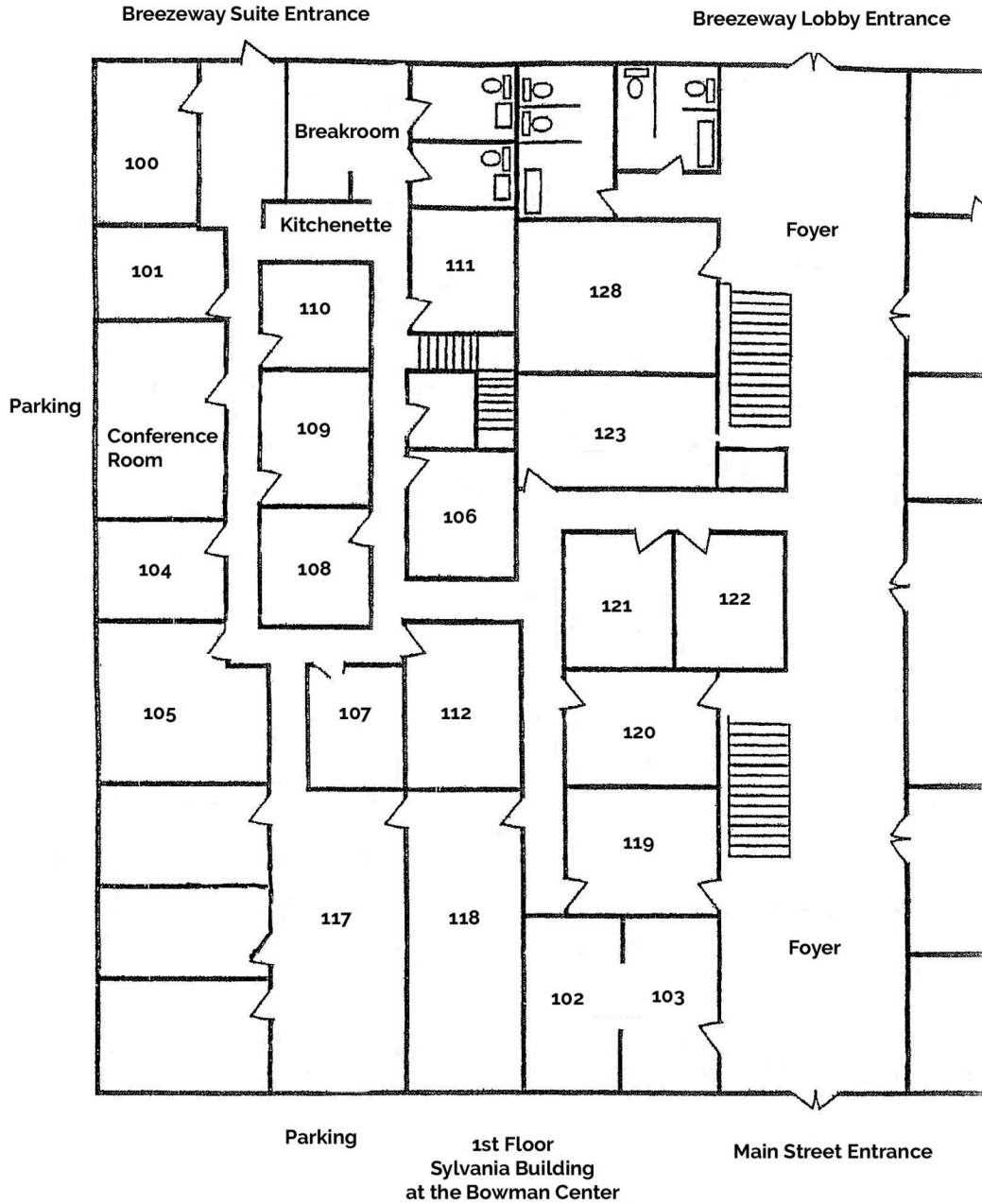
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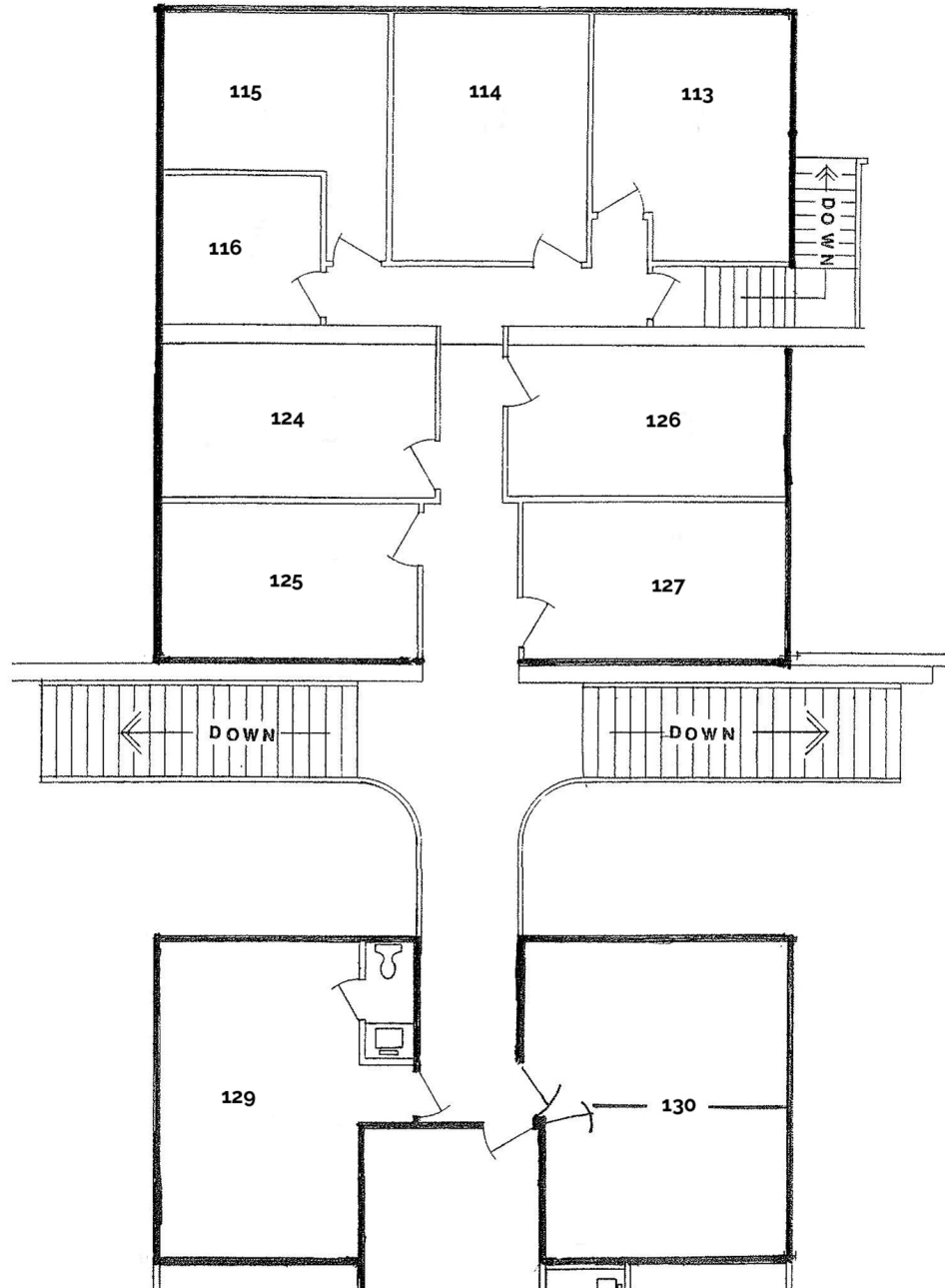
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Sylvania Building 2nd Floor



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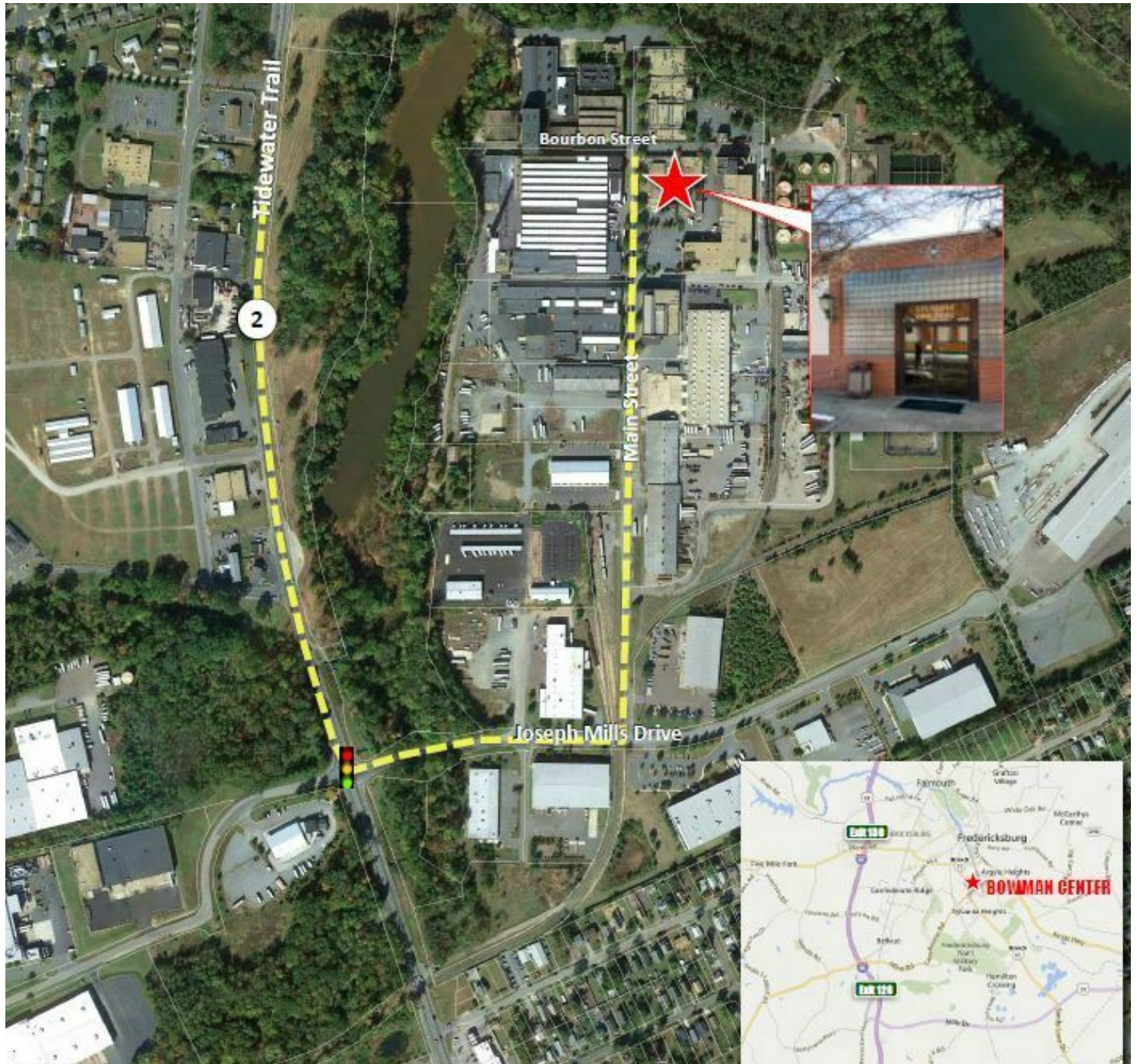
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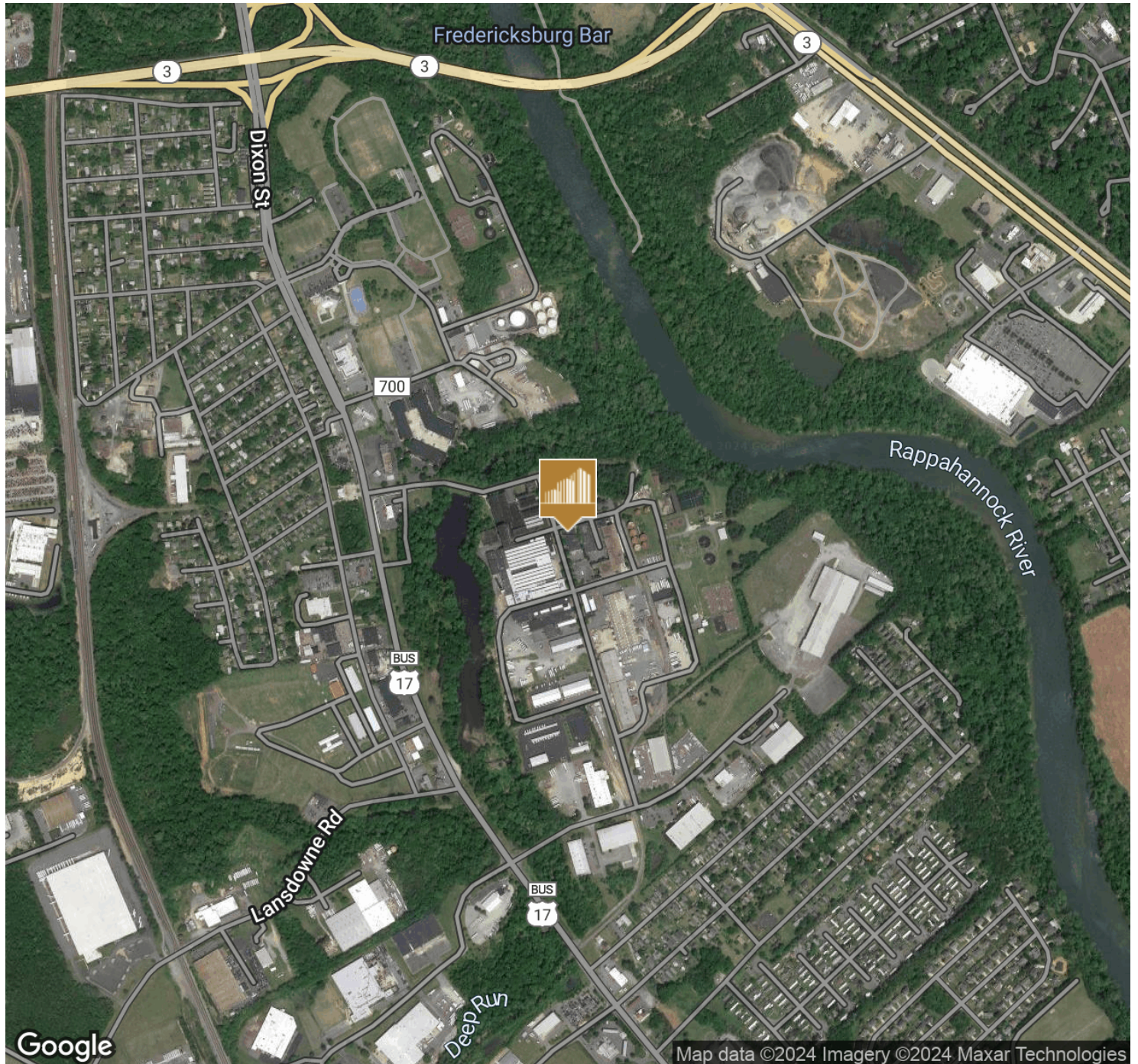
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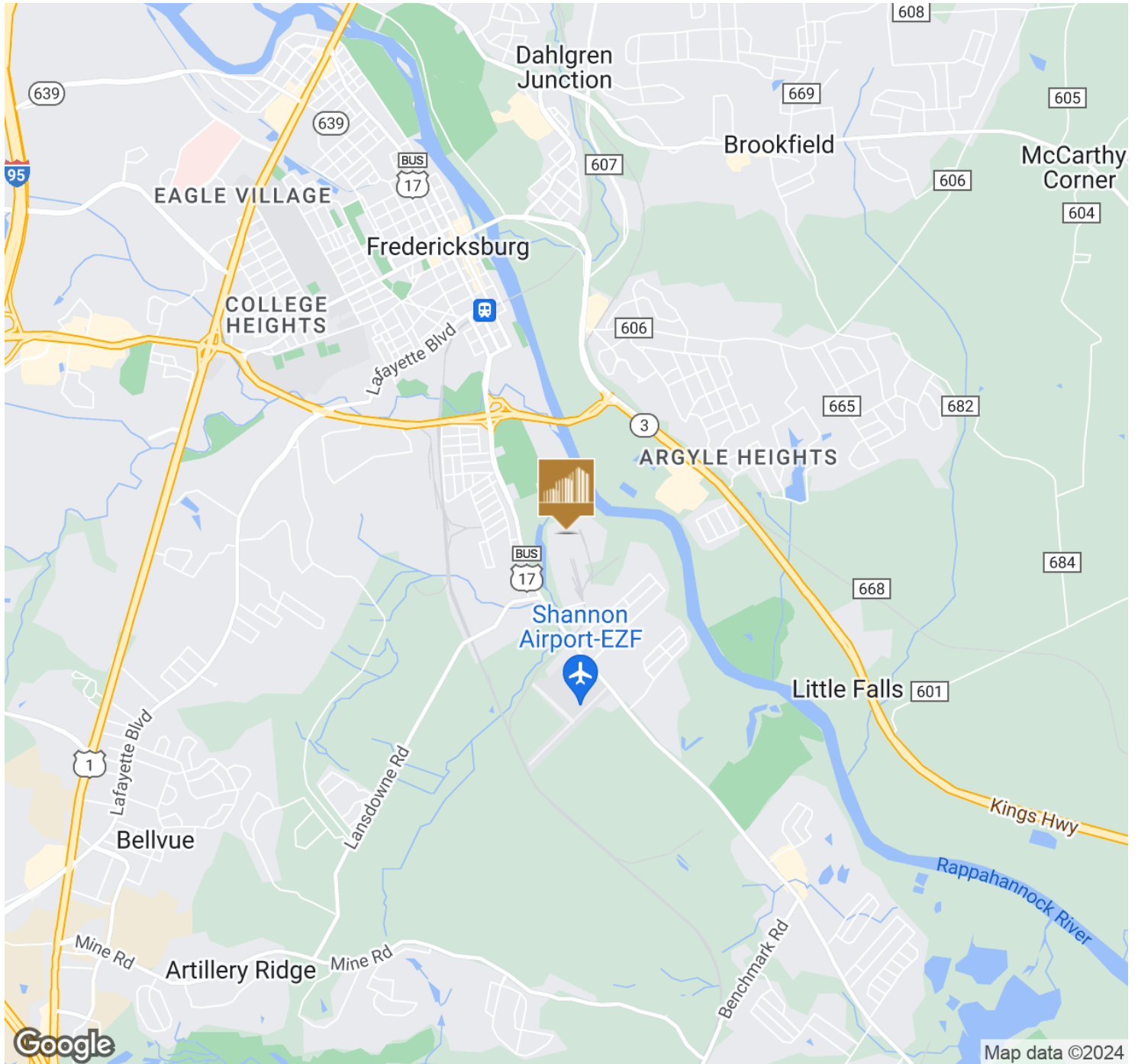
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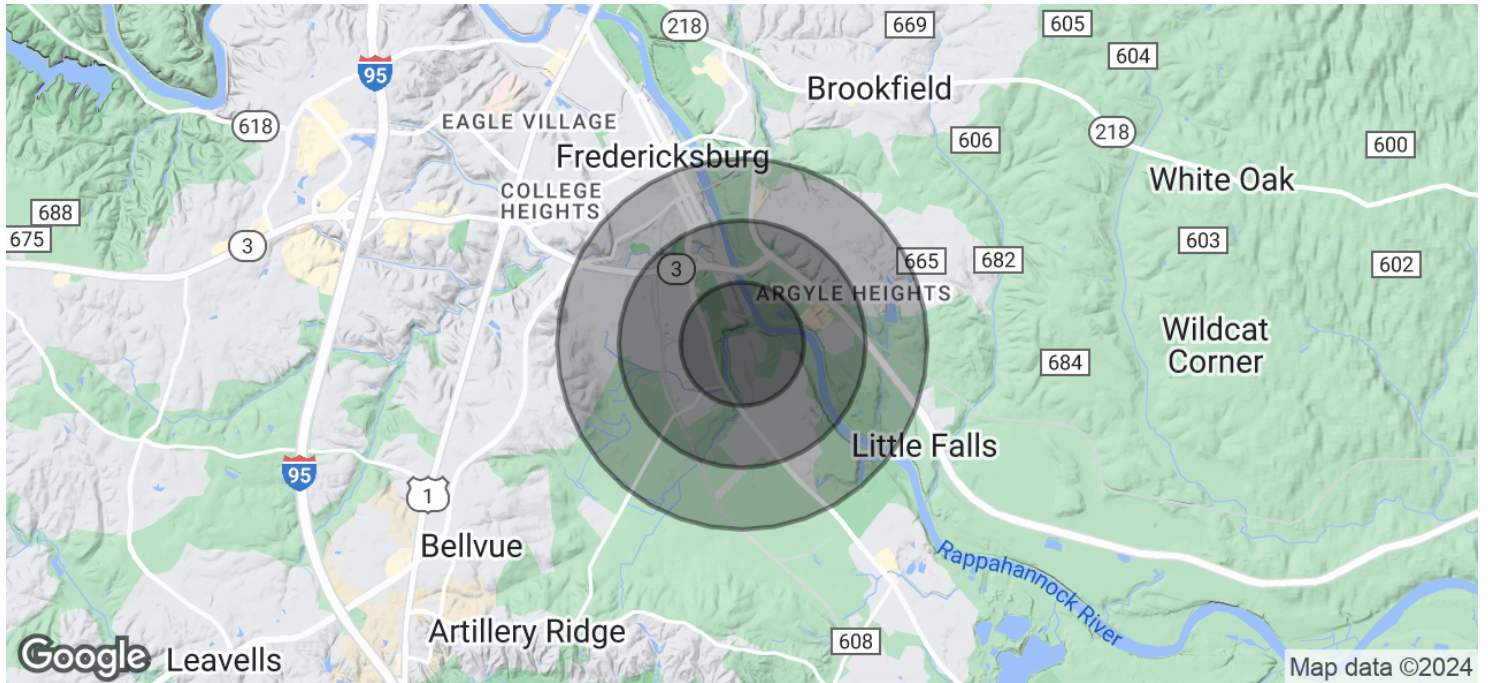
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,473	4,888	10,643
Average Age	34.7	36.2	37.2
Average Age (Male)	32.8	34.4	35.9
Average Age (Female)	36.1	37.6	38.3

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	582	1,860	4,323
# of Persons per HH	2.5	2.6	2.5
Average HH Income	\$84,603	\$83,121	\$90,828
Average House Value	\$314,618	\$307,527	\$324,284

2020 American Community Survey (ACS)

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