

FOR LEASE

WAVERLY OFFICE COMPLEX
3516 PLANK ROAD
FREDERICKSBURG, VA 22407



CUSHMAN &
WAKEFIELD

THALHIMER

2,100 SF

AVAILABLE (2 UNITS)

AVAILABLE NOW

PROPERTY FEATURES



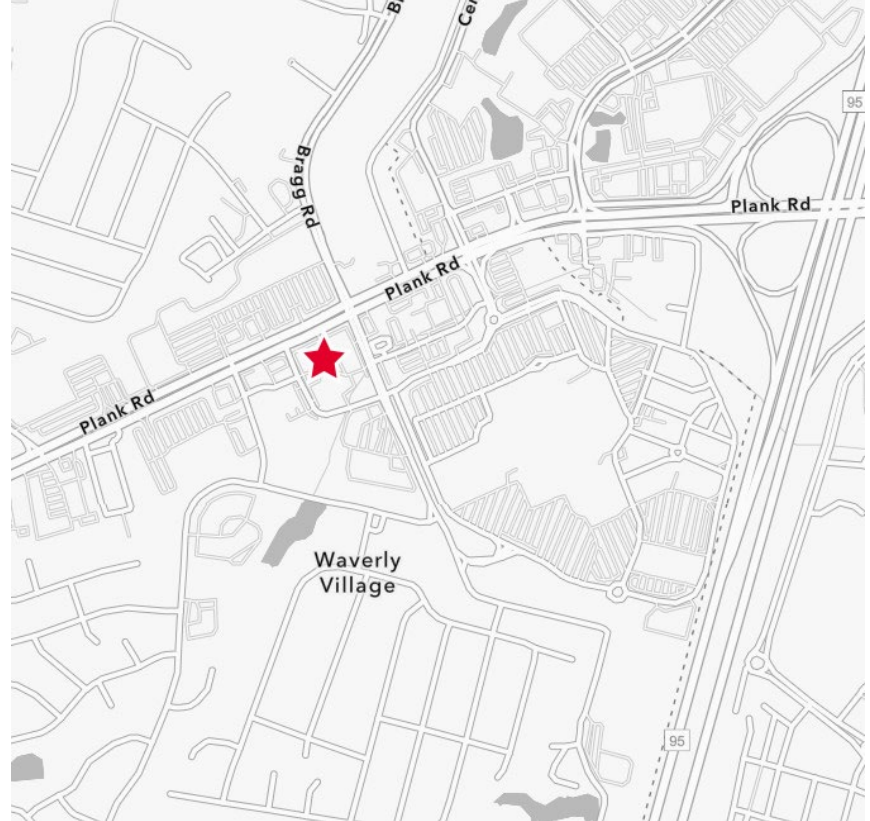
CURRENT AVAILABILITIES

UNIT 101A

700 SF SPACE AVAILABLE	\$1,400/Month + Utilities LEASE RATE	Available Immediately TIMING
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UNIT 5A

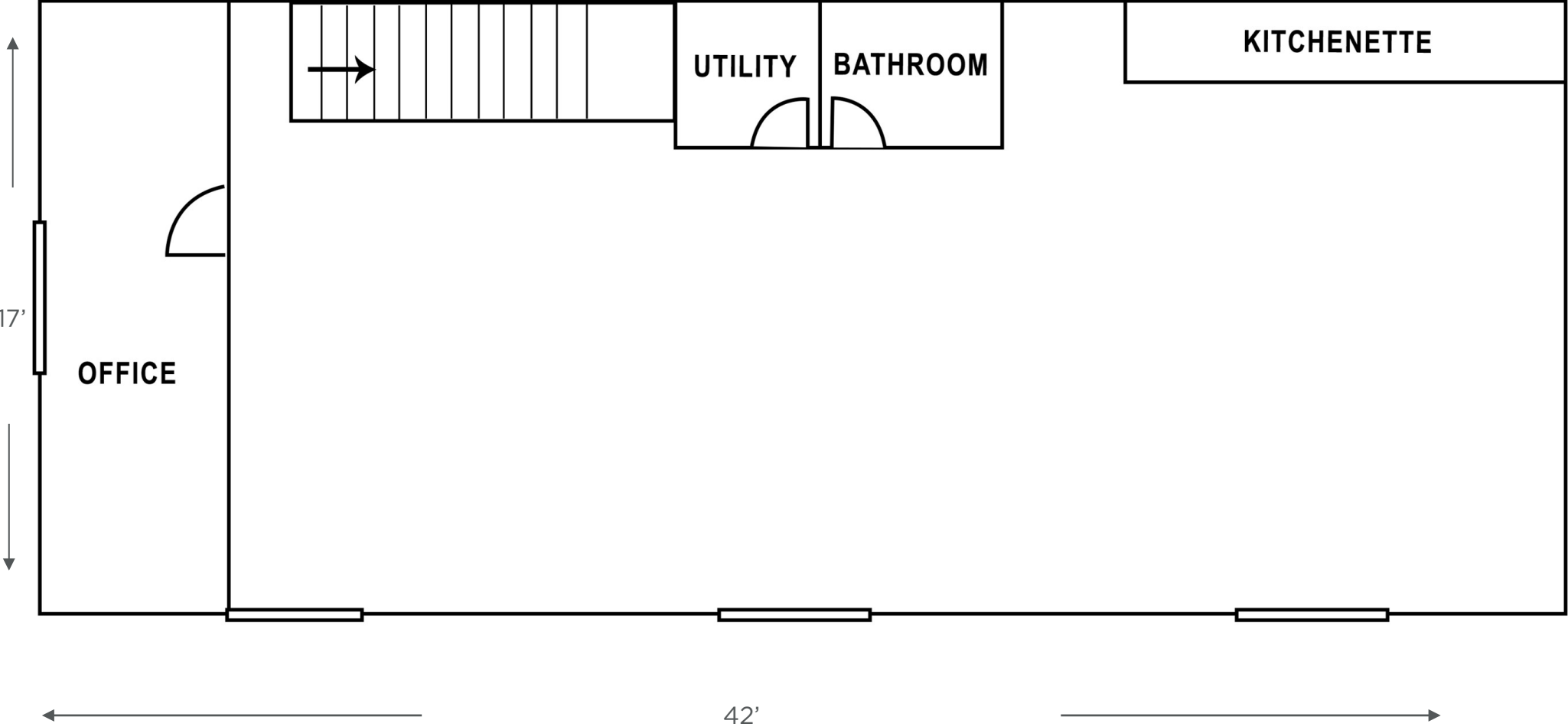
1,400 SF SPACE AVAILABLE	\$2,100/Month + Utilities LEASE RATE	Available Immediately TIMING
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- Well maintained office condo available for lease
- Located on major corridor, near Spotsylvania Towne Center, with lots of amenities nearby
- Windows, storage 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



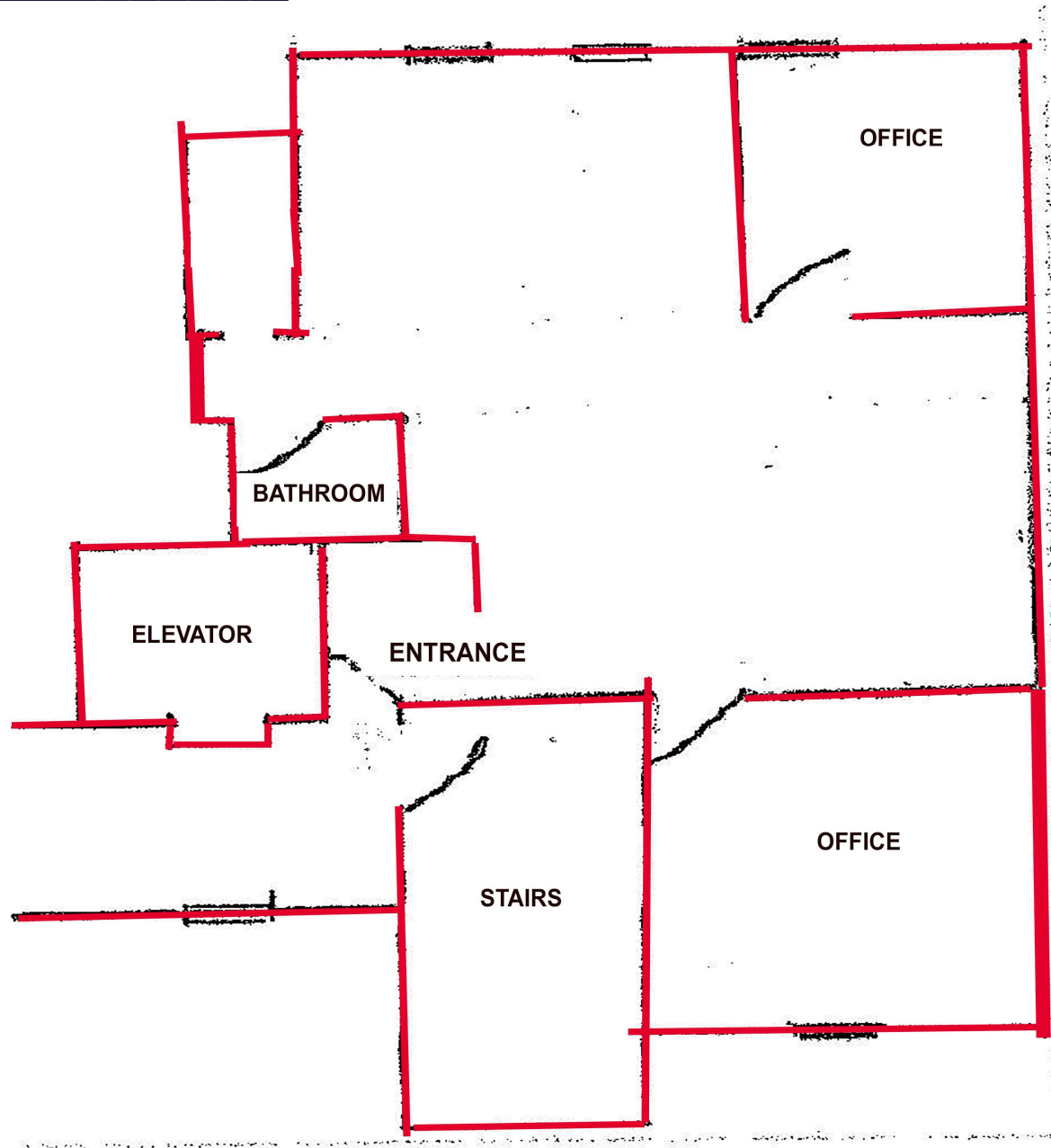
PROPERTY PHOTOGRAPHY



Available Suite 5A

PROPERTY FLOOR PLAN

SUITE 5A



PROPERTY PHOTOGRAPHY



Available Suite 5A



PROPERTY AERIAL MAP

Wilburn Farms
181 Homes

Spotsylvania Crossing

at home
The Home Office Superstore



VCF
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



Maple Grove
514 Homes

Waverly Village
320 Homes

Great Location



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