

1071 CARE WAY
FREDERICKSBURG, VA 22401



THALHIMER

OFFICE FOR LEASE



JAMIE SCULLY, CCIM

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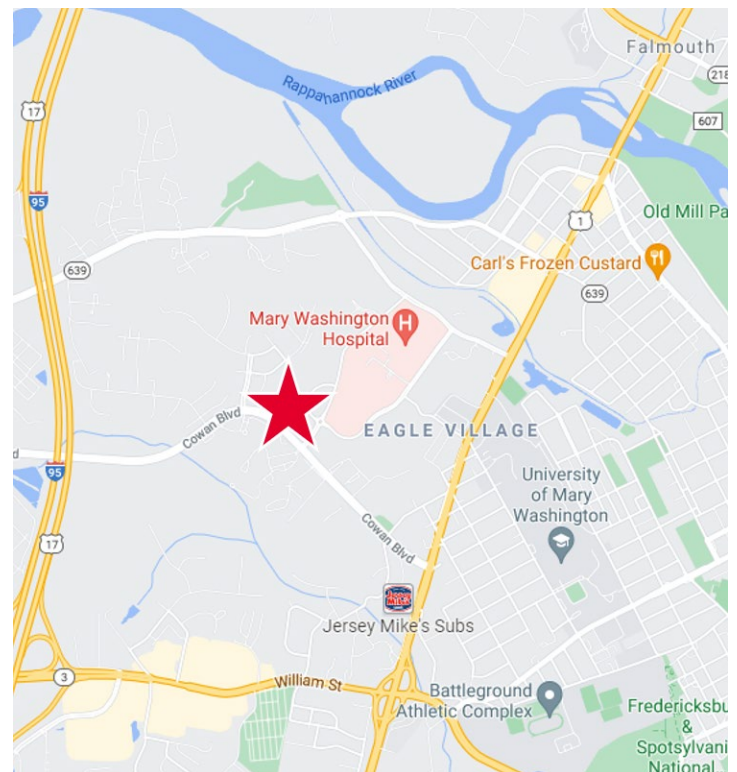
Specifications

Available SF: 9,208 SF

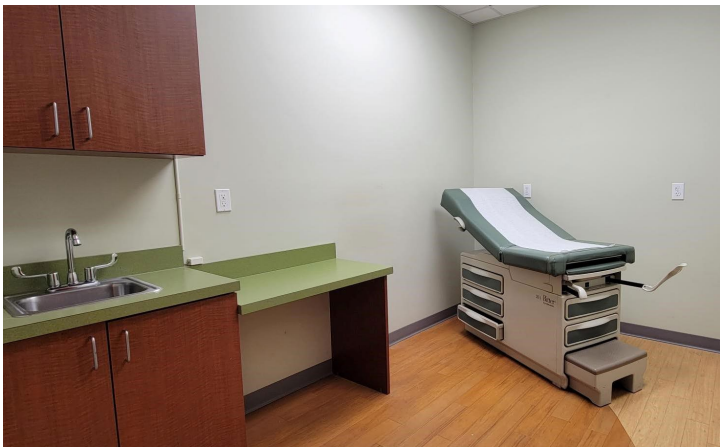
Rental Rate: \$27.00 PSF NNN

Property Features

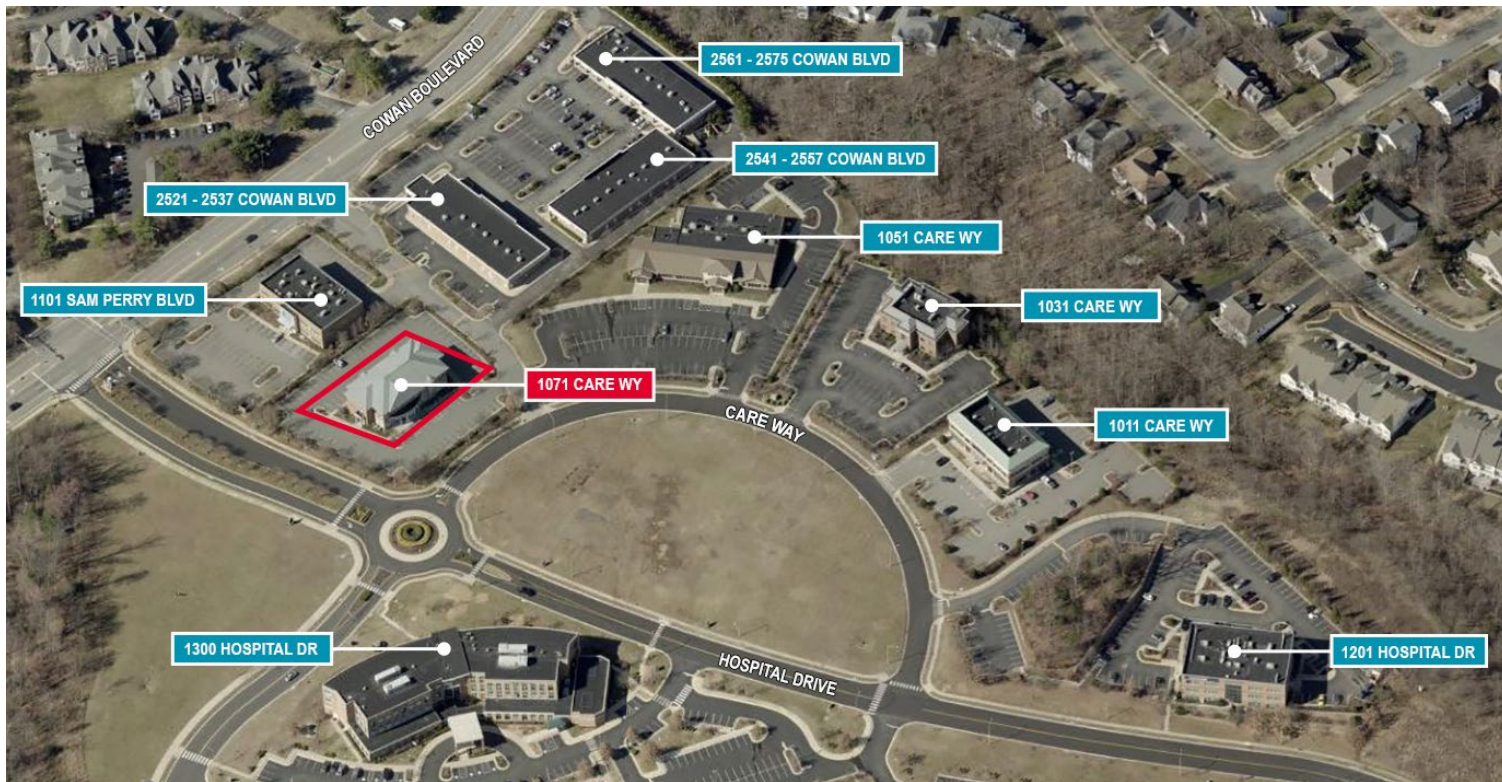
- Move-In Ready Medical Space
- Full 1st floor & lower level (Contiguous)
- No Use Restrictions or Affiliations Requirements
- Located on Mary Washington Healthcare's Fredericksburg Campus
- Less than 1 Mile to the Retail Amenities of Central Park
- Labcorp Located on 2nd Floor
- Easy-Access to Rt. 1, I-95, & Cowan Blvd.



PHOTOGRAPHY



MEDICAL CAMPUS SITE MAP



1071 CARE WAY



**Available Suite:
9,208 SF**

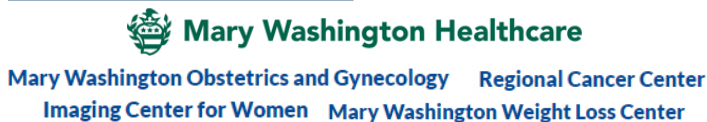
1201 HOSPITAL DRIVE



1011 CARE WAY



1300 HOSPITAL DRIVE



1031 CARE WAY



2521 – 2537 COWAN BOULEVARD



1051 CARE WAY



2541 – 2557 COWAN BOULEVARD



1101 SAM PERRY BOULEVARD



2561 – 2575 COWAN BOULEVARD



MARY WASHINGTON HEALTHCARE CAMPUS



Ideal site for medical office.

Great on-campus location that offers second-to-none access to Mary Washington Hospital.

Mary Washington Healthcare is a regional health system that included two hospitals, three emergency departments, and over 50 facilities and wellness services.

AERIAL



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