



COLDWELL BANKER
COMMERCIAL
ELITE



LEE'S HILL II | SPOTSYLVANIA'S PREMIER 4-STORY OFFICE BUILDING

FOR LEASE

10304 Spotsylvania Avenue, Fredericksburg, VA 22408

SF Available:	845 SF - 20,248 SF
Building Class:	A
Availability:	Immediate

Spotsylvania's premier four-story Class A office building offers excellent visibility from I-95 and convenient access. This rare opportunity features on-site amenities including a fitness center and café, along with ample on-site parking at a ratio of 8.2 spaces per 1,000 SF.

LEASING OPPORTUNITIES AVAILABLE:

SUITE 105	➤	2,092 SF
SUITE 110	➤	5,731 SF
SUITE 120	➤	1,776 SF
SUITE 200	➤	4,000 SF
SUITE 202	➤	10,000 SF
SUITE 212	➤	845 SF – 4,345 SF
SUITE 213	➤	7,663SF
SUITE 214	➤	5,000 SF
SUITE 300	➤	20,248 SF
SUITE 410	➤	5,000 SF

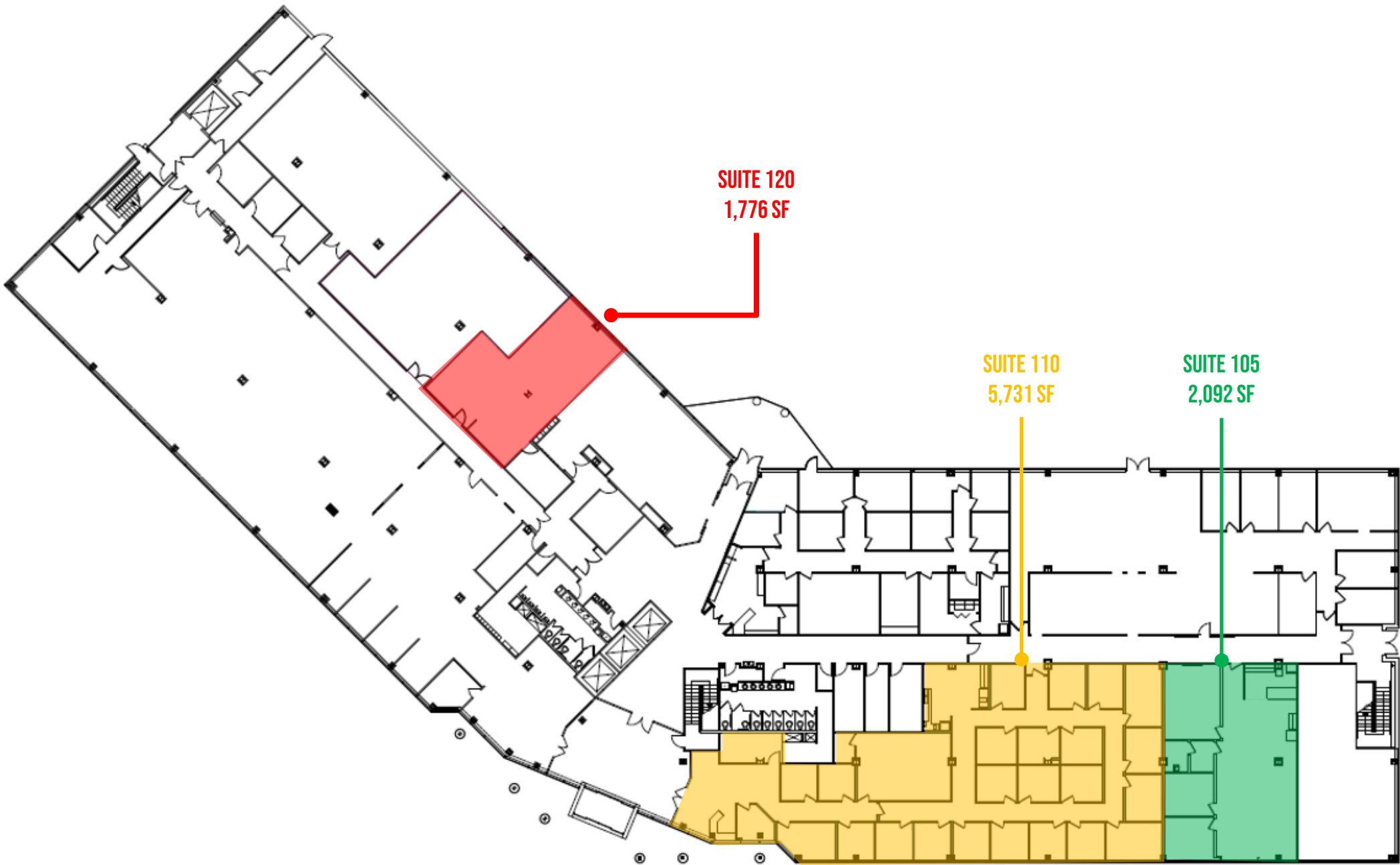
RENTAL RATE:

\$23.00 PSF – FULL SERVICE

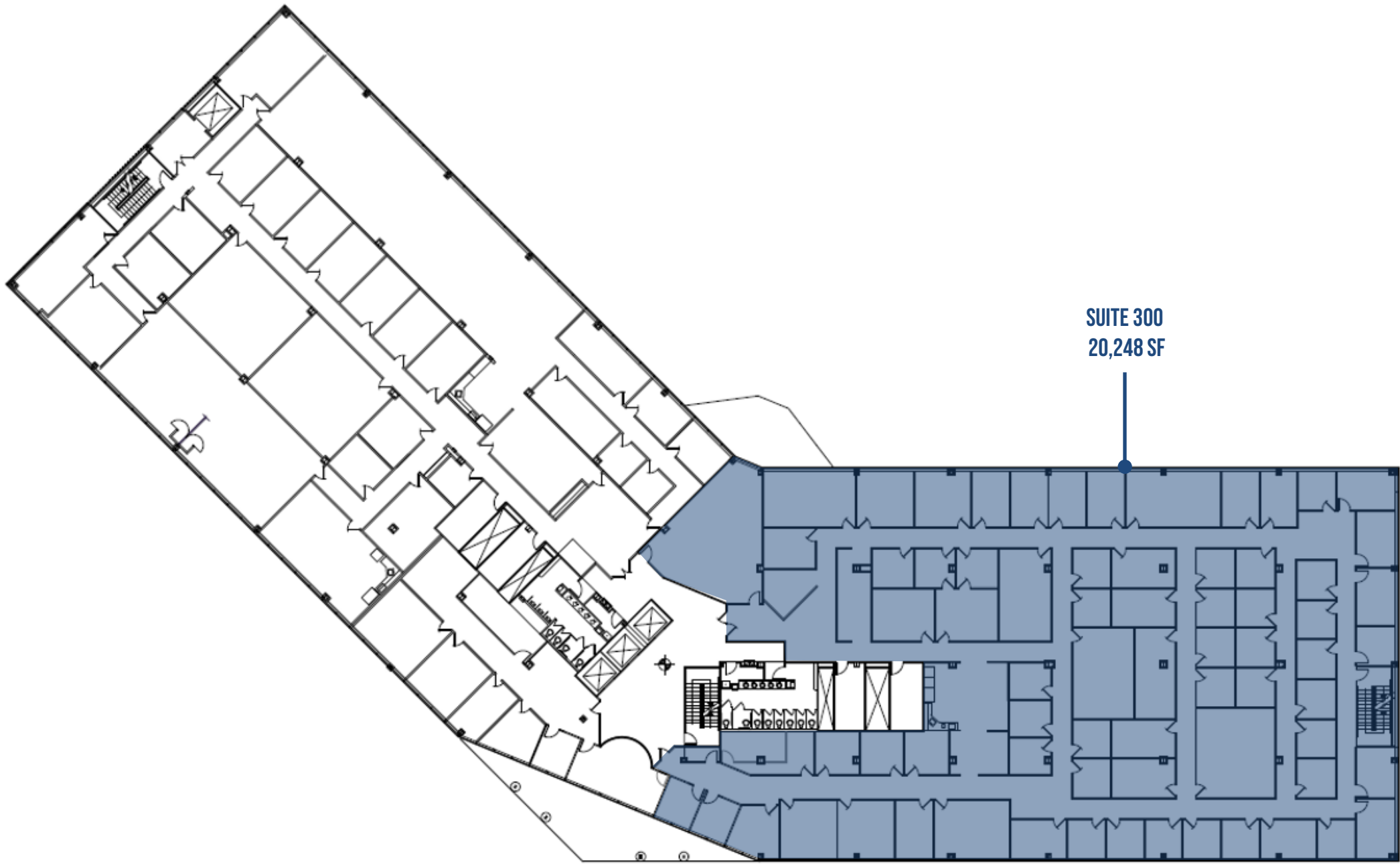
SITE AMENITIES:

- 8.2:1,000 Parking
- UPS System
- 9'6" Ceiling Height
- Continuous Perimeter Windows
- 3 Elevators
- Fitness Center & Showers
- Loading Docks & Freight Elevator
- Backup Generator
- Raised Flooring (Data Wiring)
- VAV HVAC Systems
- Key Card Access
- Outdoor Common Areas, Nature Trail & Ponds

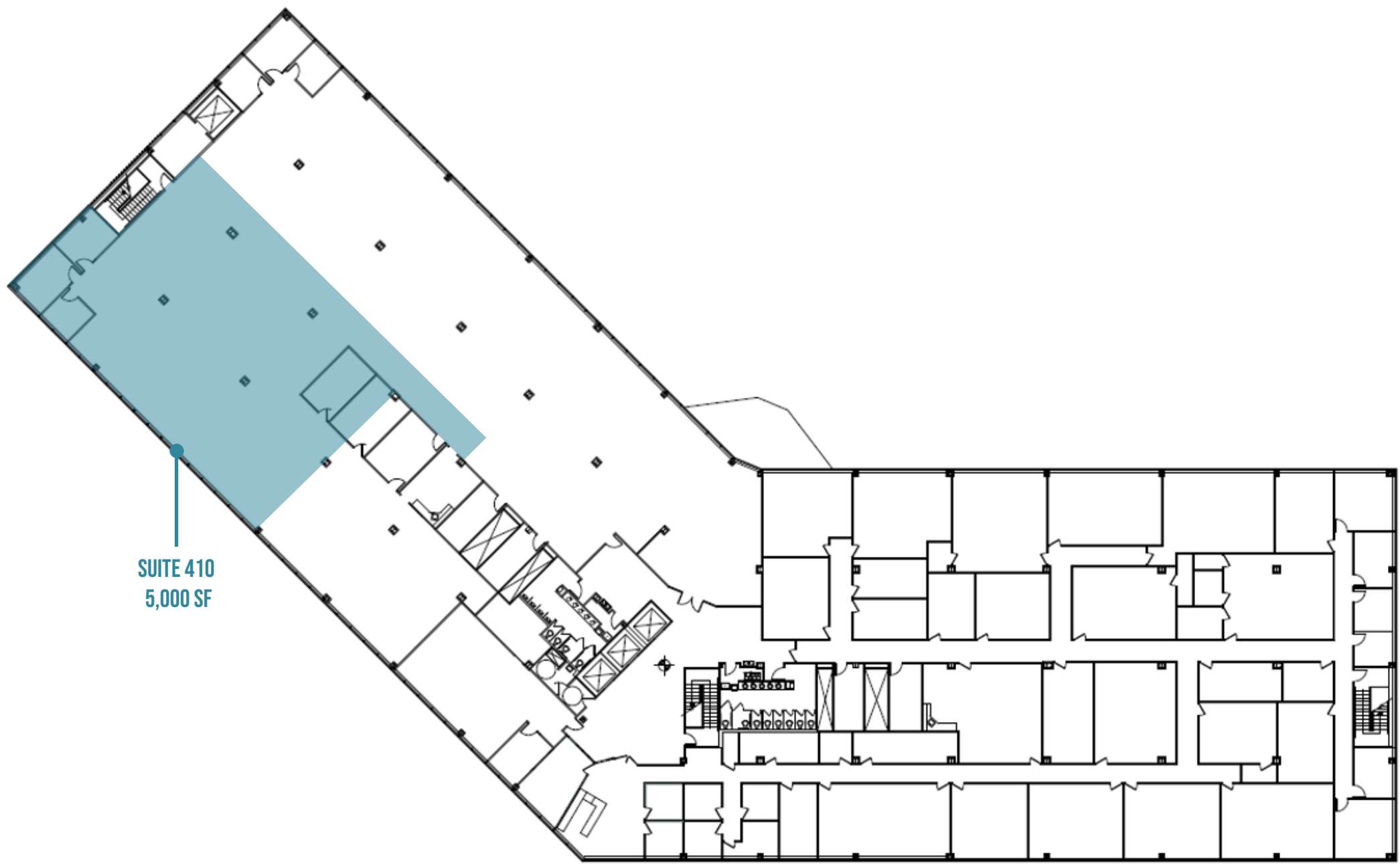






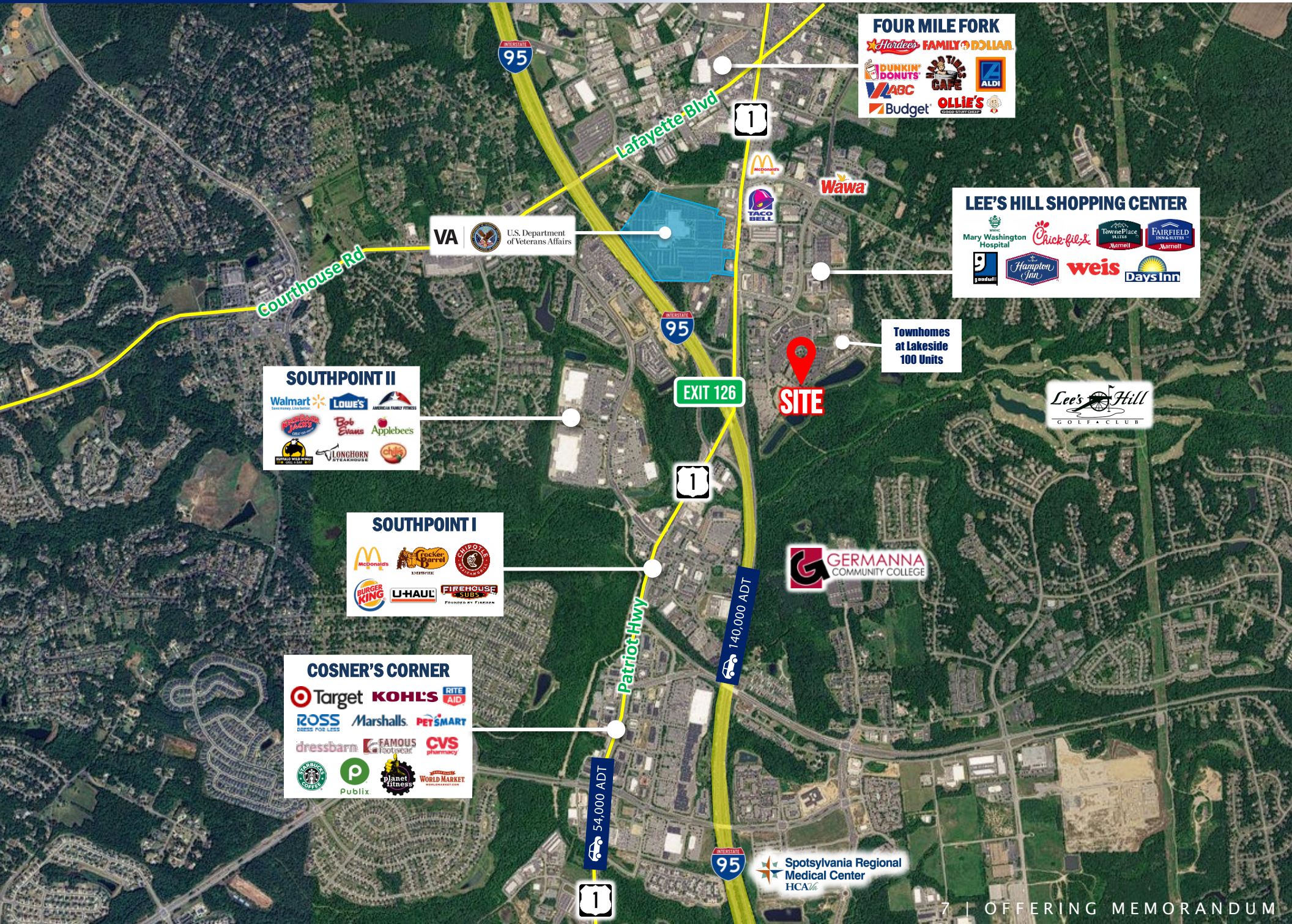


SUITE 300
20,248 SF



SUITE 410
5,000 SF





FOUR MILE FORK

- Hardee's
- FAMILY DOLLAR
- DUNKIN' DONUTS
- ABC
- Budget
- Waffle Gape
- ALDI
- OLLIE'S

LEE'S HILL SHOPPING CENTER

- Mary Washington Hospital
- Chick-fil-e
- TownePlace
- Fairfield Inn & Suites
- Hampton Inn
- weis
- Days Inn

VA U.S. Department of Veterans Affairs

Townhomes at Lakeside 100 Units

SOUTHPOINT II

- Walmart
- Lowie's
- American Family Fitness
- Bob Evans
- Applebees
- Longhorn Steakhouse
- Chili's

SOUTHPOINT I

- McDonald's
- Cracker Barrel
- Firehouse Subs
- Burger King
- U-Haul

COSNER'S CORNER

- Target
- Kohl's
- Rite Aid
- Ross
- Marshalls
- PetSmart
- Dressbarn
- Famous Footwear
- CVS Pharmacy
- Starbucks
- Publix
- Planet Fitness
- World Market

GERMANNA COMMUNITY COLLEGE

Lee's Hill GOLF CLUB

Spotsylvania Regional Medical Center HCA

54,000 ADT

140,000 ADT

OFFERING MEMORANDUM

LEE'S HILL II | SPOTSYLVANIA'S PREMIER 4-STORY OFFICE BUILDING

10304 SPOTSYLVANIA AVENUE, FREDERICKSBURG, VA 22408

FOR MORE INFORMATION PLEASE CONTACT:



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