

FOR LEASE
1,250 – 6,000 SF



8529 GEORGE WASHINGTON MEMORIAL HIGHWAY
YORKTOWN, VIRGINIA

OFFICE/MEDICAL



CUSHMAN &
WAKEFIELD

THALHIMER

PROPERTY HIGHLIGHTS



COMMENTS

- Premier new construction office building. Delivery fourth quarter 2025
- Lease Rate: \$18.50psf net of electric and janitorial
- Professional office or medical space for lease
- Floor plan design customization available
- Suites from approximately 1,250sf up to 6,000sf available
- Abundant parking on site
- Prominent exterior signage on roadside monument sign (subject to availability)
- Just north of RT 17/Ft Eustis Blvd intersection across the street from Yorktown Library
- Approximately a 7-minute drive to I-64

PROPERTY PICTURES



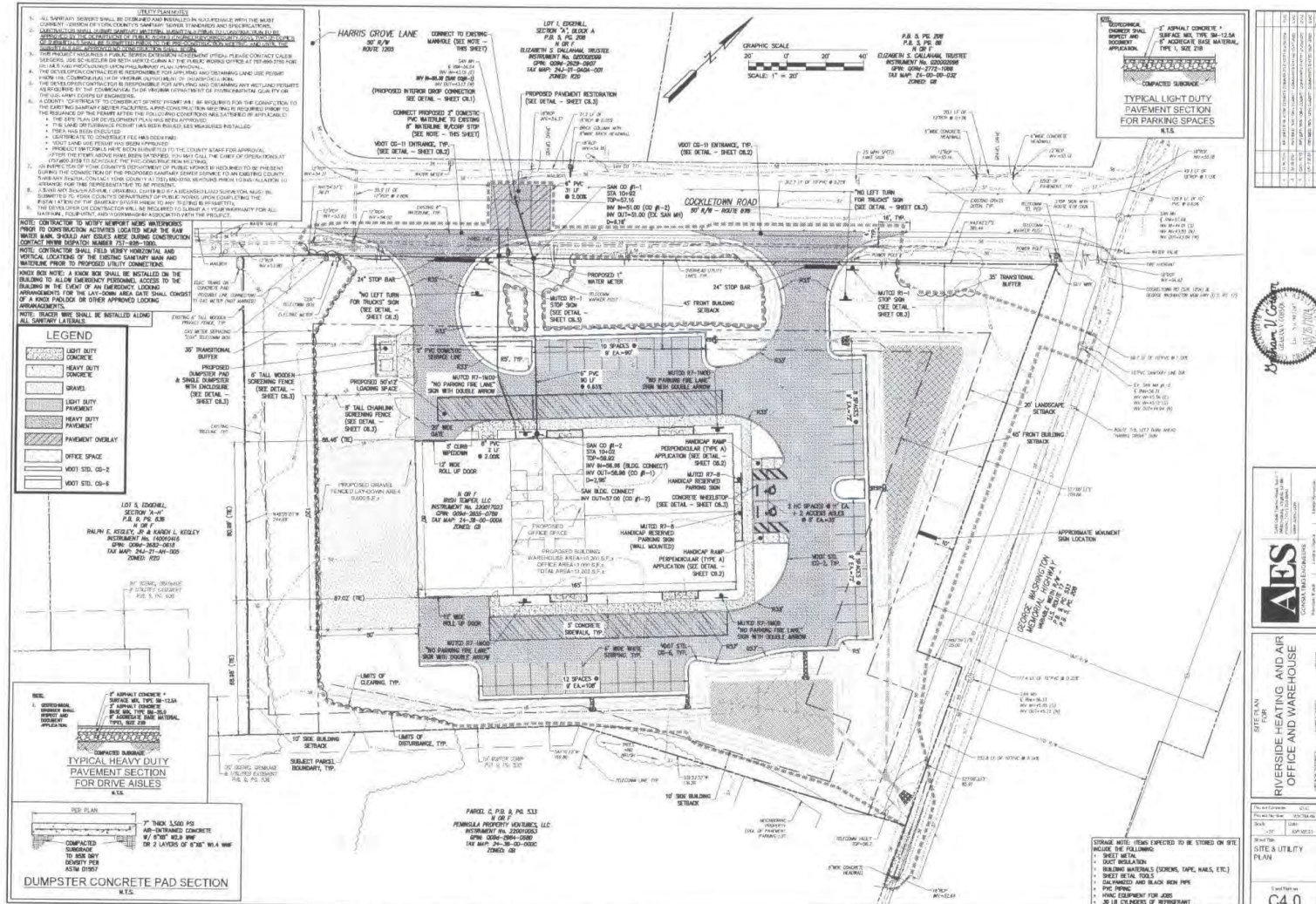
LEASED

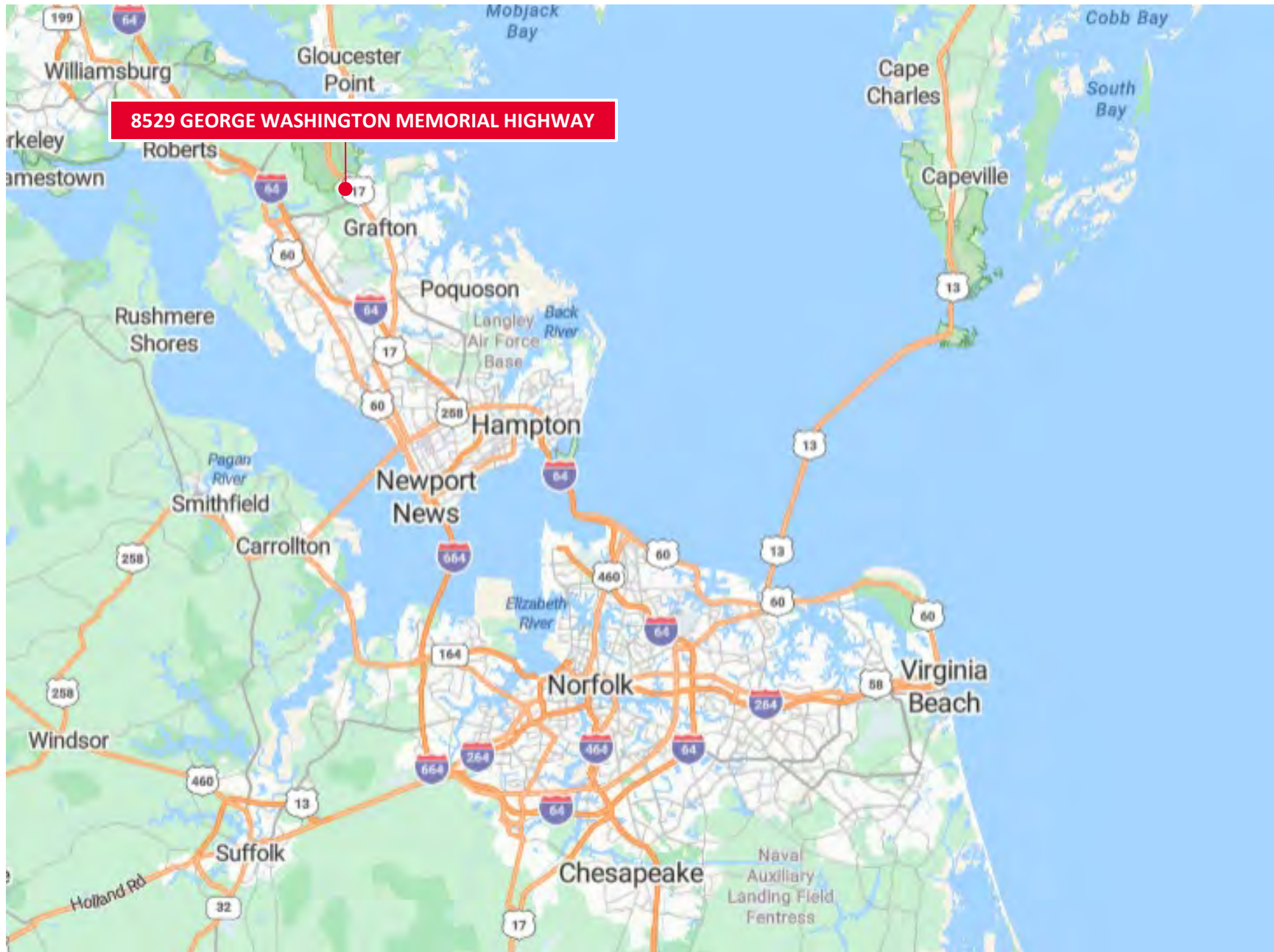
AVAILABLE
(CONCEPTUAL FLOOR PLAN)



1ST FLOOR PLAN FUTURE OFFICE LAYOUT

FLOOR PLAN
(CONCEPTUAL)





MAP

CONTACT INFORMATION

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WAKEFIELD**

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