

FOR LEASE - MILLRACE COMMONS

PROFESSIONAL OFFICE SPACE

701

Kenmore Ave.

FREDERICKSBURG, VA 22401



SPECIFICATIONS

Size: 3,636 SF - 4,483 SF

Lease Rate: Inquire

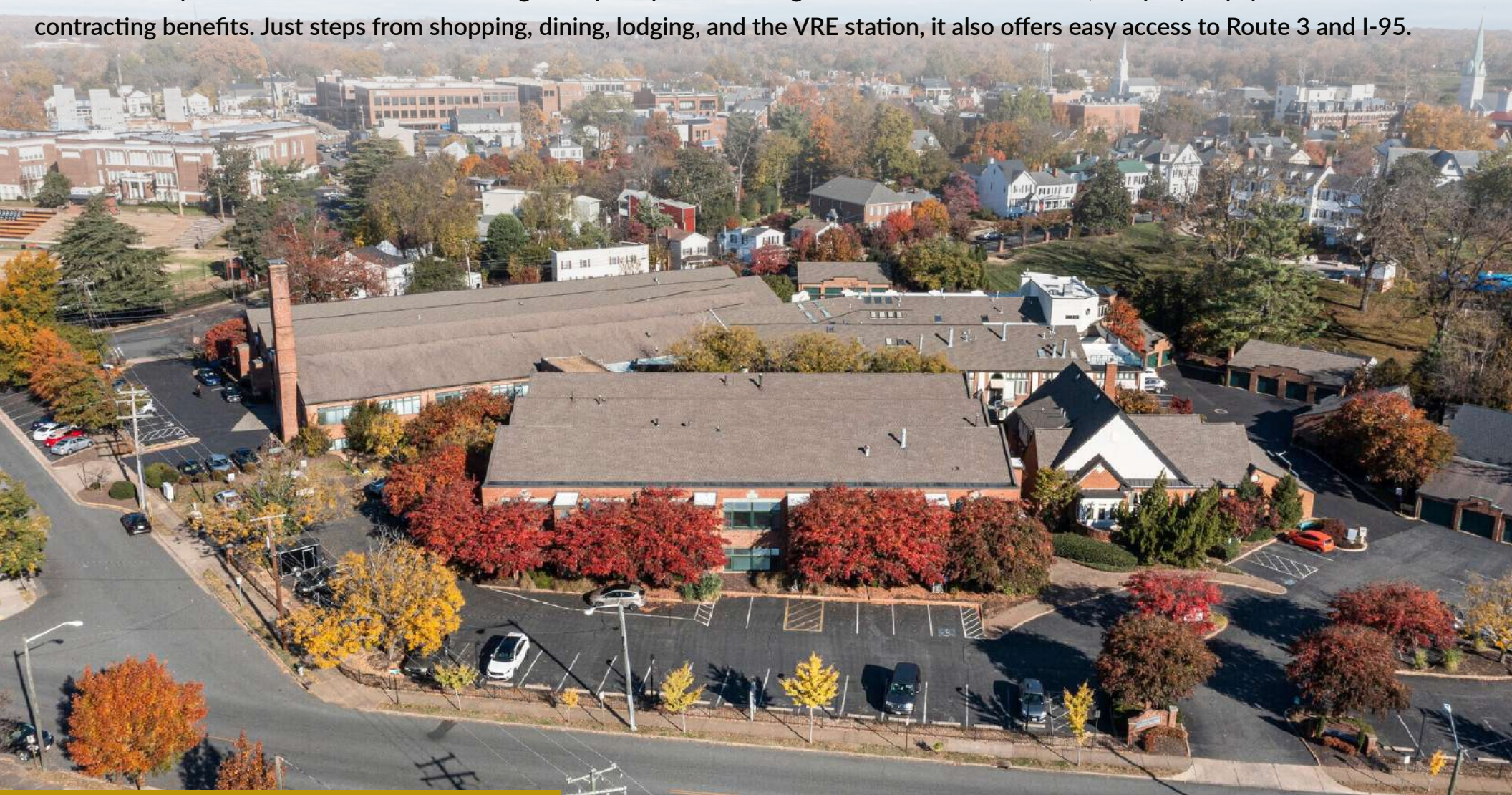
NNN: \$4.50 PSF

Zoning: CM

PROPERTY OVERVIEW



701 Kenmore Ave – Mill Race Commons is a beautifully restored historic building in downtown Fredericksburg, VA. Once a textile factory, it now features high ceilings, exposed beams, lofts, and skylights that preserve its original charm. The second floor offers a move-in-ready office suite with vaulted ceilings and plenty of natural light. Located in a HUB Zone, the property qualifies for federal contracting benefits. Just steps from shopping, dining, lodging, and the VRE station, it also offers easy access to Route 3 and I-95.



701 Kenmore Ave Fredericksburg VA, 22401

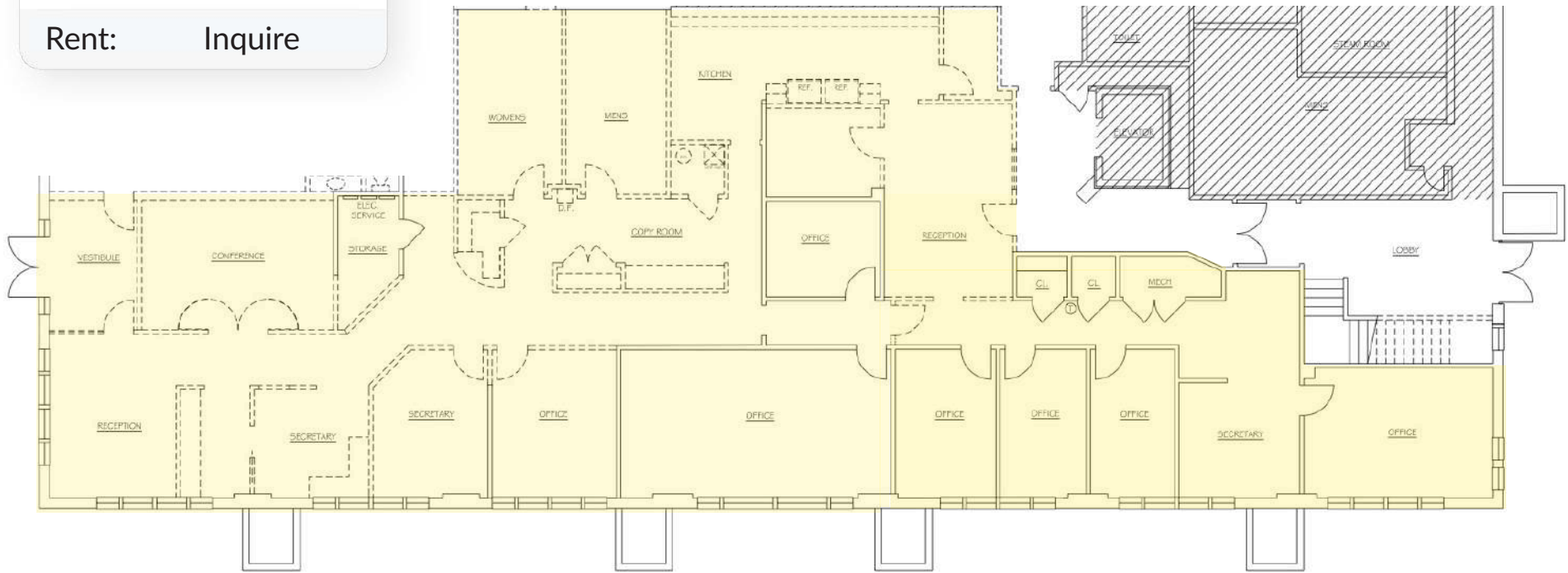
1ST FLOOR FLOORPLAN



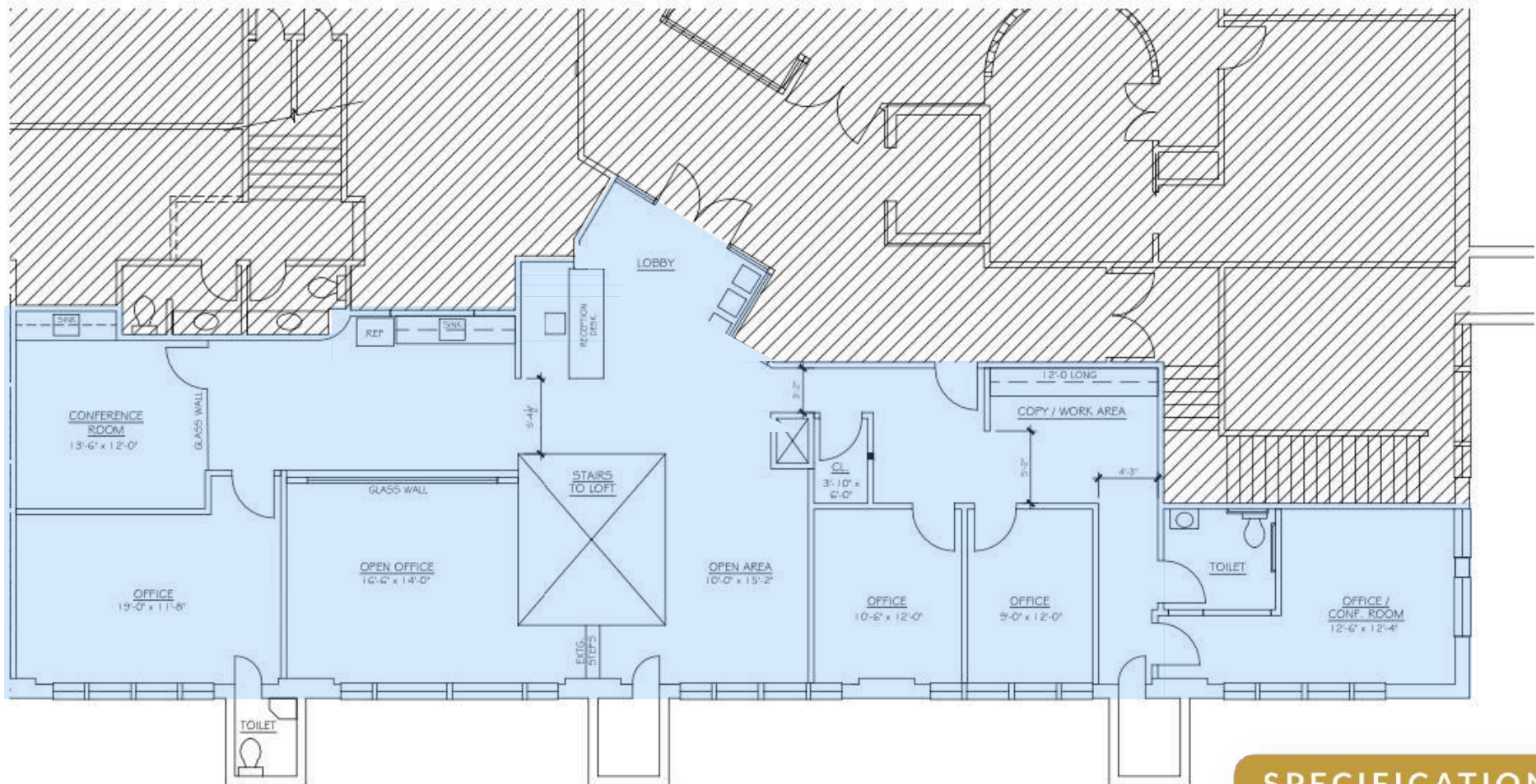
SPECIFICATIONS

Size: 4,483 RSF

Rent: Inquire



2ND FLOOR FLOORPLAN



SPECIFICATIONS

Size:	3,636 RSF
Rent:	Inquire

INTERIOR PHOTOS



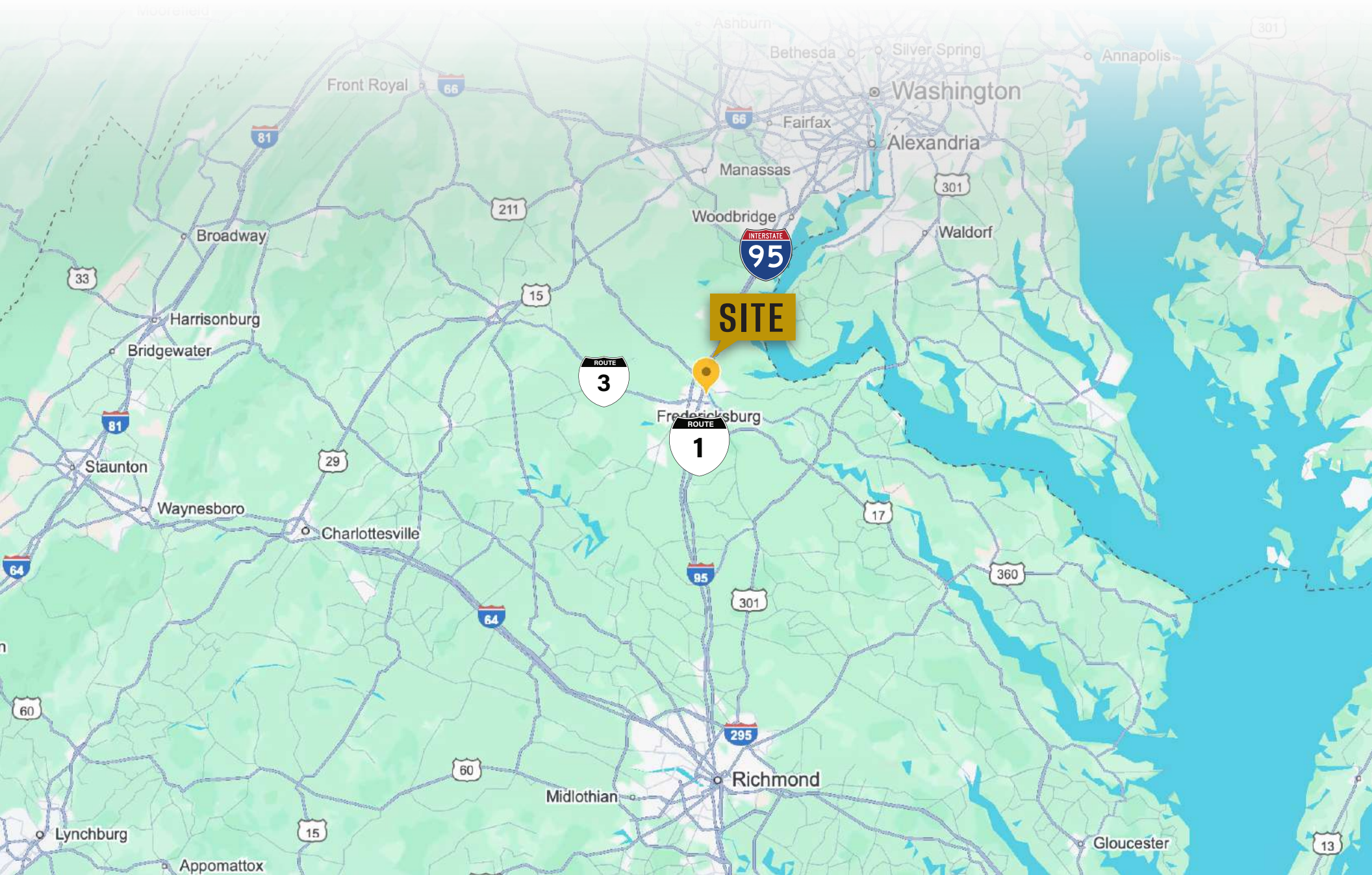
EXTERIOR PHOTOS



LOCAL MAP VIEW



REGIONAL MAP VIEW



BUILDING FLOORPLAN



Downtown Fredericksburg is located in the northeastern part of the state, approximately halfway between Washington, D.C., and Richmond. Fredericksburg is a city rich in history, serving as a crucial location during the American Civil War. It was the site of several major battles and is home to well-preserved historic landmarks, making it a popular destination for the curious. Today, Fredericksburg is known for its active commerce and array of entertainment for all ages. Fredericksburg has been named Virginia's fastest growing area for the past five consecutive years. The city boasts not only a high-quality workforce but an exceptional GDP per capita, it is for these reasons why this property should serve as your next Corporate Headquarters.



FOR MORE INFORMATION PLEASE CONTACT:



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ADVISORS

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