

FOR LEASE
SMALL OFFICE



UNION HALL CONFERENCE CENTER

319 WALLACE STREET | FREDERICKSBURG, VIRGINIA 22401

AVAILABLE IMMEDIATELY



**CUSHMAN &
WAKEFIELD**

THALHIMER

PROPERTY HIGHLIGHTS

- Affordable single room suites
- Full-Service lease rates
- Easy access to Route 1, Central Park, Downtown and I-95
- Shared kitchen and conference room
- Renovated suites
- On-Site parking available

Available Spaces	Unit 1 - 217 SF
	Unit 2 - 150 SF
	Units 1 & 2 - 367 SF
	Unit 5 - 230 SF

Lease Rate:	Unit 1 - \$750/month
	Unit 2 - \$500/month
	Units 1 & 2 - \$1250/month
	Unit 5 - \$650/month

Property Type:	Class C Office Building
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Parking:	15 Parking spaces (0.85/1,000)
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Timing:	Available Immediately
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6,206
POPULATION
Within 1 Mile

57,229
POPULATION
Within 3 Miles

104,943
POPULATION
Within 5 Miles



2,215
HOUSEHOLDS
Within 1 Mile

21,952
HOUSEHOLDS
Within 3 Miles

39,365
HOUSEHOLDS
Within 5 Miles



\$129,004
AVG HH INCOME
Within 1 Mile

\$143,862
AVG HH INCOME
Within 3 Miles

\$142,307
AVG HH INCOME
Within 5 Miles



12,335
DAYTIME POPULATION
Within 1 Mile

49,795
DAYTIME POPULATION
Within 3 Miles

83,388
DAYTIME POPULATION
Within 5 Miles



AERIAL

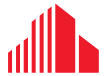
CONTACT INFORMATION

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WAKEFIELD**

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