

PLUG AND PLAY SUBLEASE OPPORTUNITY

3120 COWAN BLVD SUITE 41

Fredericksburg, VA 22401

SUMMARY

ASKING RATE
NEGOTIABLE

TERM
THRU
1/28/2027

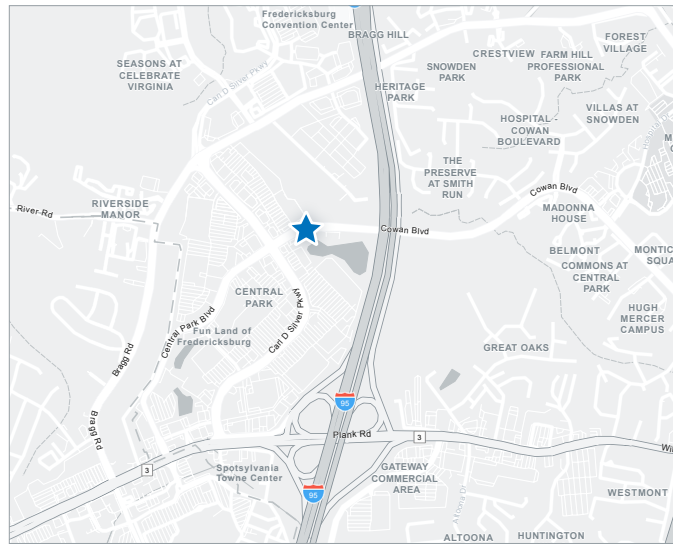
AVAILABLE SPACE:
1,200 SF

HIGHLIGHTS

- **Parking Ratio:** 6.10 / 1,000 SF
- LXP 1/28/27, some furniture is available for use by subtenant and turnover to subtenant @ lease term
- Kitchenette, Restroom, Office, and Storage Room
- Modern, Open & Collaborative Floorplan

FEATURES

- Shadow-anchored by top national retailers: *Best Buy, Central Park Funland, DSW, Hobby Lobby, Lowe's, Office Depot, PetSmart, Regal Cinemas, Target, and Walmart*
- Excellent visibility with dedicated turn lane, pylon signage, and signalized intersection access



CONTACT INFORMATION

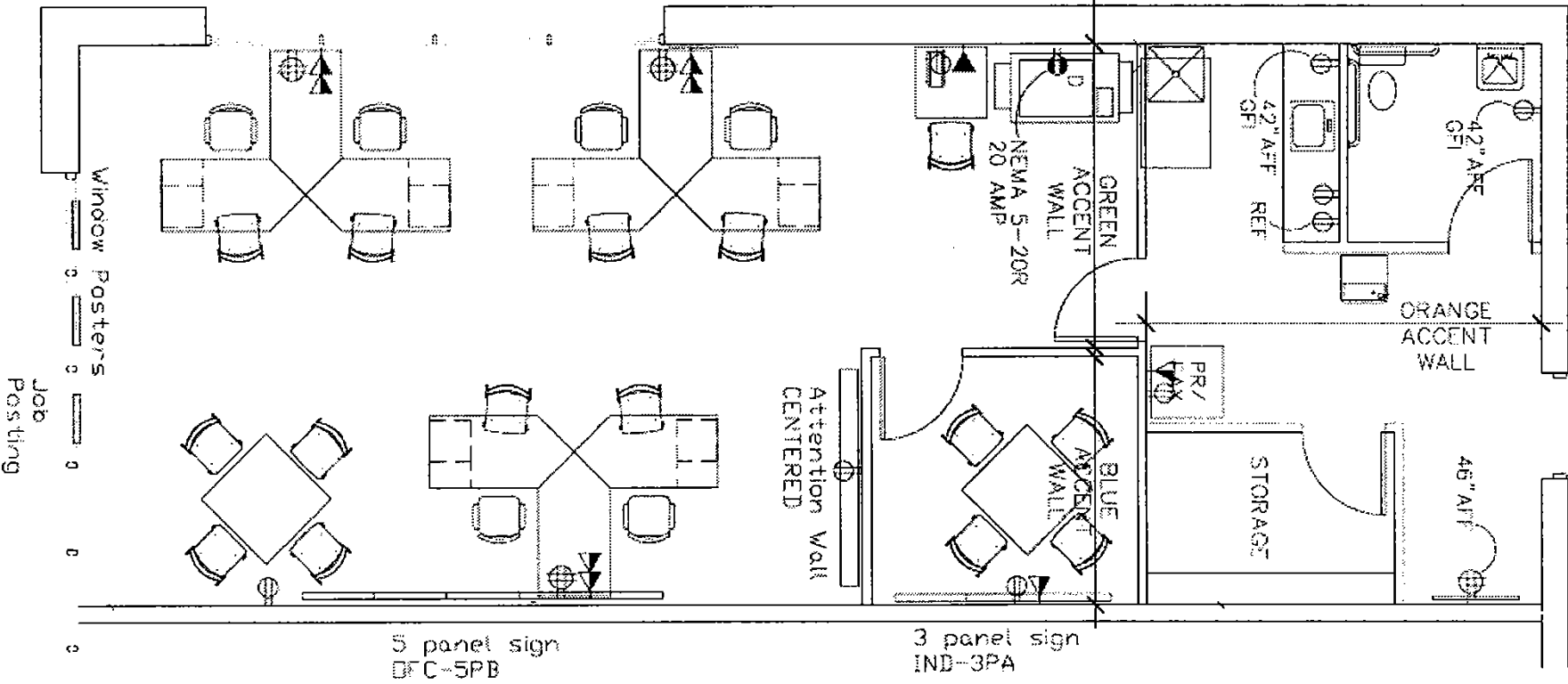
JOE McCORMICK
Senior Vice President
301.896.9072
joseph.mccormick@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

3120 COWAN BLVD, SUITE 41

Fredericksburg, VA 22401

FLOOR PLAN



CONTACT INFORMATION

JOE McCORMICK
Senior Vice President
301.896.9072
joseph.mccormick@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.