

# FOR LEASE SMALL OFFICE



## UNION HALL CONFERENCE CENTER

325 WALLACE STREET | FREDERICKSBURG, VIRGINIA 22401

AVAILABLE IMMEDIATELY



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

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

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

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**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*

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57,229  
**POPULATION**  
*Within 3 Miles*

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104,943  
**POPULATION**  
*Within 5 Miles*



2,215  
**HOUSEHOLDS**  
*Within 1 Mile*

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21,952  
**HOUSEHOLDS**  
*Within 3 Miles*

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39,365  
**HOUSEHOLDS**  
*Within 5 Miles*



\$129,004  
**AVG HH INCOME**  
*Within 1 Mile*

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\$143,862  
**AVG HH INCOME**  
*Within 3 Miles*

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\$142,307  
**AVG HH INCOME**  
*Within 5 Miles*



12,335  
**DAYTIME POPULATION**  
*Within 1 Mile*

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49,795  
**DAYTIME POPULATION**  
*Within 3 Miles*

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83,388  
**DAYTIME POPULATION**  
*Within 5 Miles*



# CONTACT INFORMATION

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