

FOR LEASE
OFFICE



WESTPARK CORPORATE CENTER

**915 MAPLE GROVE DRIVE
FREDERICKSBURG, VIRGINIA 22407**

AVAILABLE



CUSHMAN &
WAKEFIELD

THALHIMER

PROPERTY HIGHLIGHTS

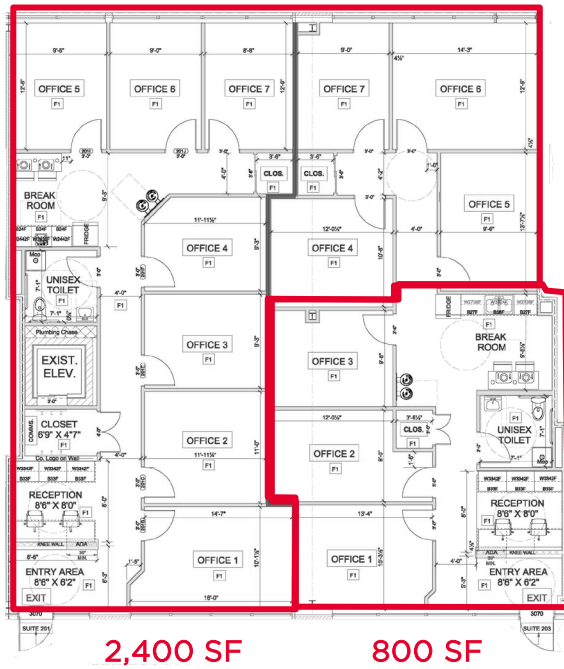
- 2nd floor walk-out spaces with good front and rear window lines
- Brand new office space is available in multiple configurations, from 3 offices (± 800 SF) to 14 offices (± 3200 SF)
- Professional, quiet, and attractive office/business park with Class A landscaping and no common area fees
- Westpark Corporate Center enjoys a good mix of stable, professional office tenants
- Centrally located on the Route 3 corridor, 1.5 miles from Interstate 95 exit 130
- Convenient to Spotsylvania Towne Centre, Central Park and many amenities including on-site daycare

Available Space:	800-3,200 SF
Lease Rate:	Negotiable
Parking:	4.00/1,000 SF
Timing:	120 Days

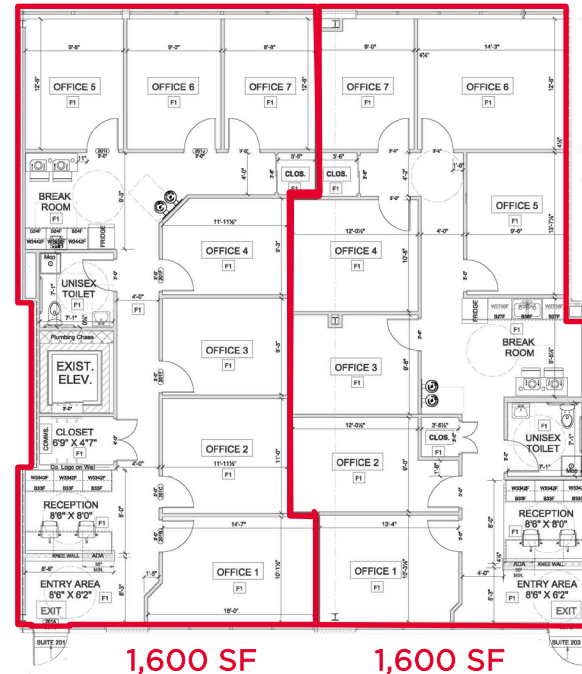
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	6,814	54,166	129,517
Avg. HH Income	\$97,974	\$99,576	\$106,576
Daytime Population	9,052	57,053	136,436



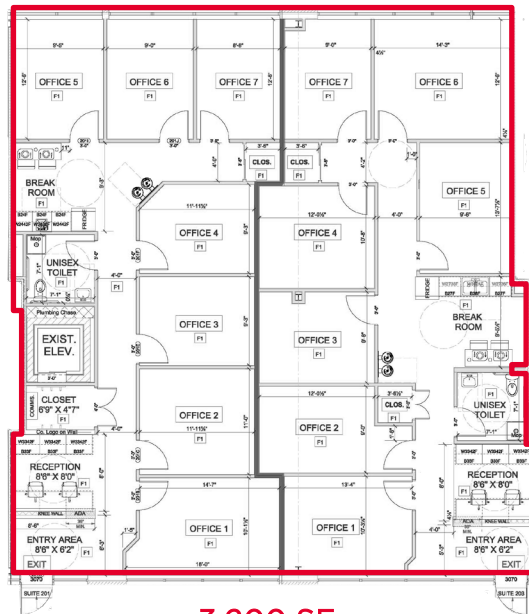
POTENTIAL CONFIGURATION

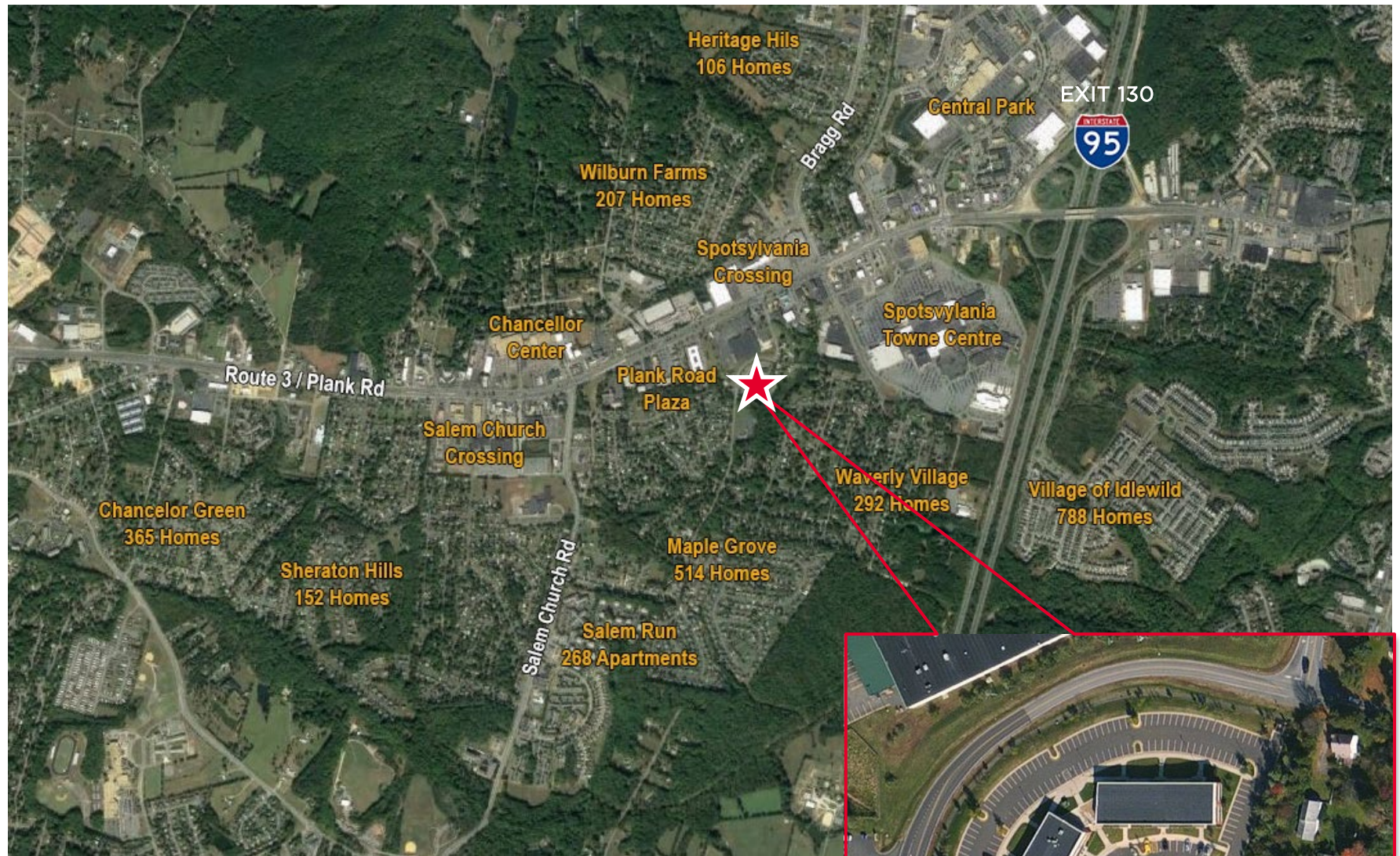


800 SF



1,600 SF





AERIAL



AERIAL

CONTACT INFORMATION

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