

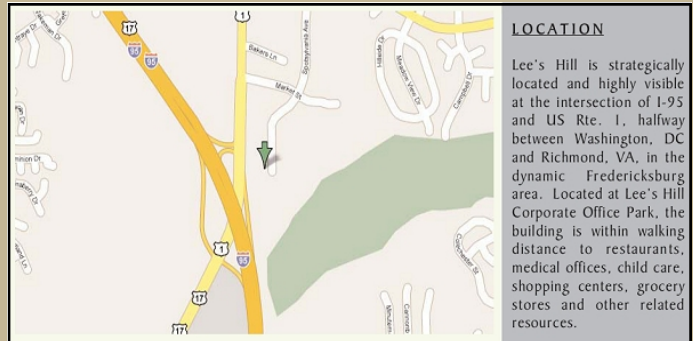
10300 Spotsylvania Avenue

PROPERTY DESCRIPTION

Total Square Feet:	154,000 sqft
Available Square Feet:	60,000 sqft
Largest Continuous Space:	40,000 sqft
Number of Stories:	4
Total Acreage:	15 acres
Construction Type:	Masonry & Glass
Multi-Tenant:	Yes

FEATURES

The Lee's Hill Corporate Office Park is a 4 story, 154,000sf class A office building in a natural setting with immediate access to and excellent visibility from I-95 and Rt. 1. 2,000 - 60,000 sf office space available immediately with high parking ratio, 15 acre site with outdoor walking/jogging trails, electronic key access, gazebo, plaza, generator backup building power, full-service kitchen/cafeteria and pantries/galleys. Building is fully built out with an open floor plan, elevators and stairs, and 2 restrooms per floor.



LOCATION

Lee's Hill is strategically located and highly visible at the intersection of I-95 and US Rte. 1, halfway between Washington, DC and Richmond, VA, in the dynamic Fredericksburg area. Located at Lee's Hill Corporate Office Park, the building is within walking distance to restaurants, medical offices, child care, shopping centers, grocery stores and other related resources.

LOCATION

10300 Spotsylvania Avenue, Spotsylvania, VA

CONTACT

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