

# Commerce Center at Renaissance Plaza

## PROPERTY DESCRIPTION

The first phase of a 2 to 3 phase commercial complex that will include additional office and industrial flex space, the newly completed first building is a 59,920 square foot concrete and glass structure. Conveniently located in Spotsylvania near the I-95 Massaponax exit.

*Available for Lease  
Lease with Option or Sale*

## BUILDING FEATURES

- Brand new, attractive modern building
- Suites from 3,300 to 59,920 square feet
- HVAC, ADA restroom & lighting already installed in each unit
- Columnless space and no core factor
- Fully sprinklered
- Ceiling heights up to 14'
- Ample parking available
- Efficient building systems including separately metered water and electricity for each unit
- Operating expenses are lower than a multi-story building
- Easy access to dining, shopping & hotels
- Lease rate from \$15.00/SF, NNN
- Sale price at \$185.00/SF

### Property Type:

Office/Flex

### Zoned:

Commercial 3 (C-3)

### Max Contiguous:

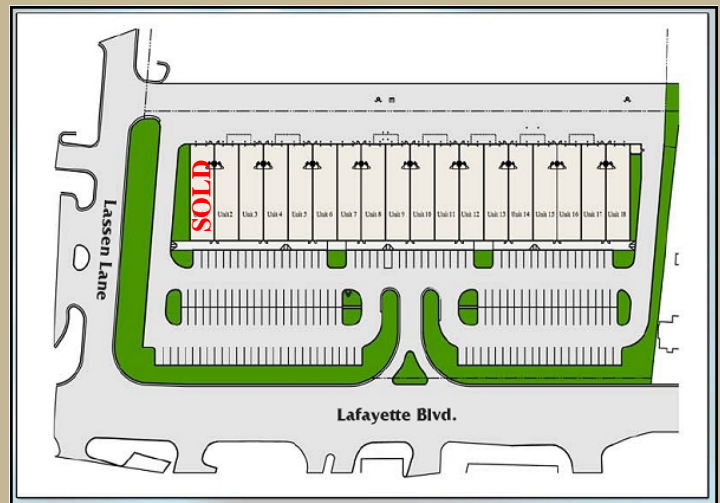
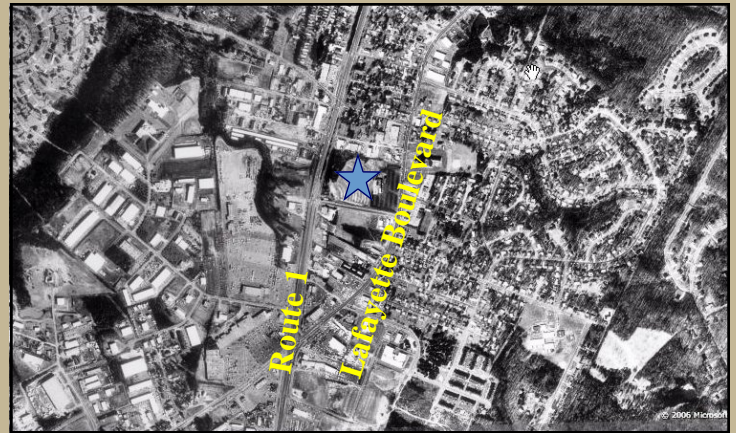
52,800 square feet

### Building Size:

59,920 square foot

### Utilities:

Separately metered water, electricity & phone lines



## LOCATION

4136 Lafayette Boulevard, Spotsylvania, VA

## CONTACT

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