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AVAILABLE**



Blackwood Real Estate, Inc.
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BREEZEWOOD OFFICE PARK

10712 Ballantraye Drive, Building 300-1

PRESENTED BY:
David K. Blackwood

Blackwood Real Estate, Inc.
Commercial Real Estate Brokerage
540-710-8800
540-710-6743 FAX

10950 Pierson Drive, Suite
600

Fredericksburg, Virginia
22408-4063

1,826 SF of Office Space

**AVAILABLE FOR
IMMEDIATE OCCUPANCY**

Notice of Disclaimer

The following information has been obtained from sources deemed to be reliable. No representation is made as to the accuracy of the information, and is submitted subject to changes of price information, prior sale, or withdrawal without notice. The Broker accepts no responsibility or liability for inconsistencies or for defects which may be discovered through purchaser's investigations.

Breezewood Office Park
10712 Ballantraye, Building 300, Unit-1
Fredericksburg, Virginia

Project: Breezewood Office Park is a mixed-use retail/office flex commercial condominium building located off of Courthouse Road in Spotsylvania County, Virginia. Uses for this project includes retail, showroom and office.

Location: This property is well located on the North side of Ballantraye Drive between Southpointe Parkway and Stoney Creek Drive in Spotsylvania County, Virginia. The property fronts on the Ballantraye Drive providing good visibility and easy access for customer convenience.

Traffic Count: 33,000 vehicles per day according to the latest Virginia Department of Transportation (VDOT) count – 2017.

Property: 10712 Ballantraye Drive, Building 300, Unit 1. The property is 1,826 square feet comprised of four offices including one room for more than one desk, reception area, conference room, kitchenette, copy room, file room, two bathrooms and a telephone closet.

In addition. This property has visibility, easy access and a location that is convenient for clients.

Timing: This office is available for immediate occupancy.

Terms: \$18.00 per square foot NNN or \$2,739.00 per month NNN.

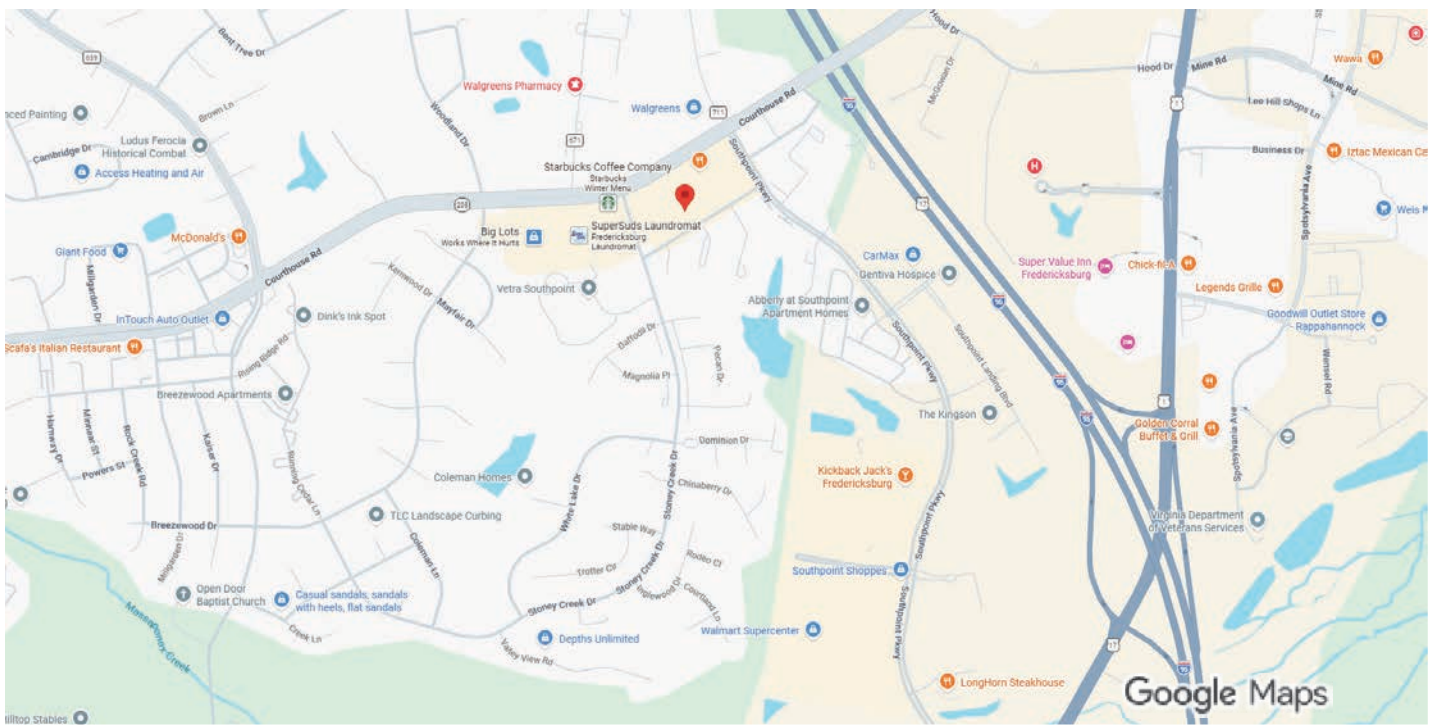
Condo Fees

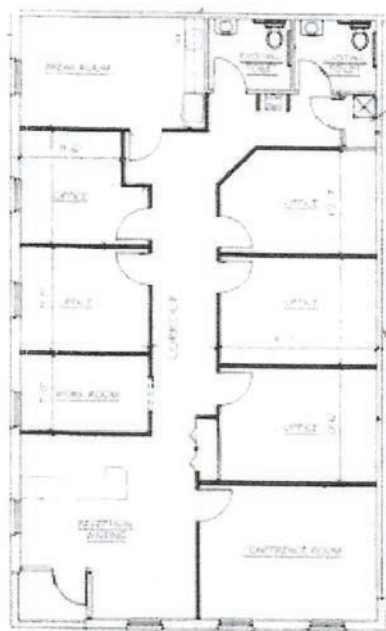
& Taxes: \$172.92 per month for condo fees and \$260.86 per month for taxes.

Zoning: C-3 Heavy Commercial

Utilities: All utilities are available to the building including natural gas.

Condo fee includes upkeep for the parking lot, outside lighting, landscaping, sign marque & signage, trash removal service, water & sewer, master insurance policy on the building and professional management.

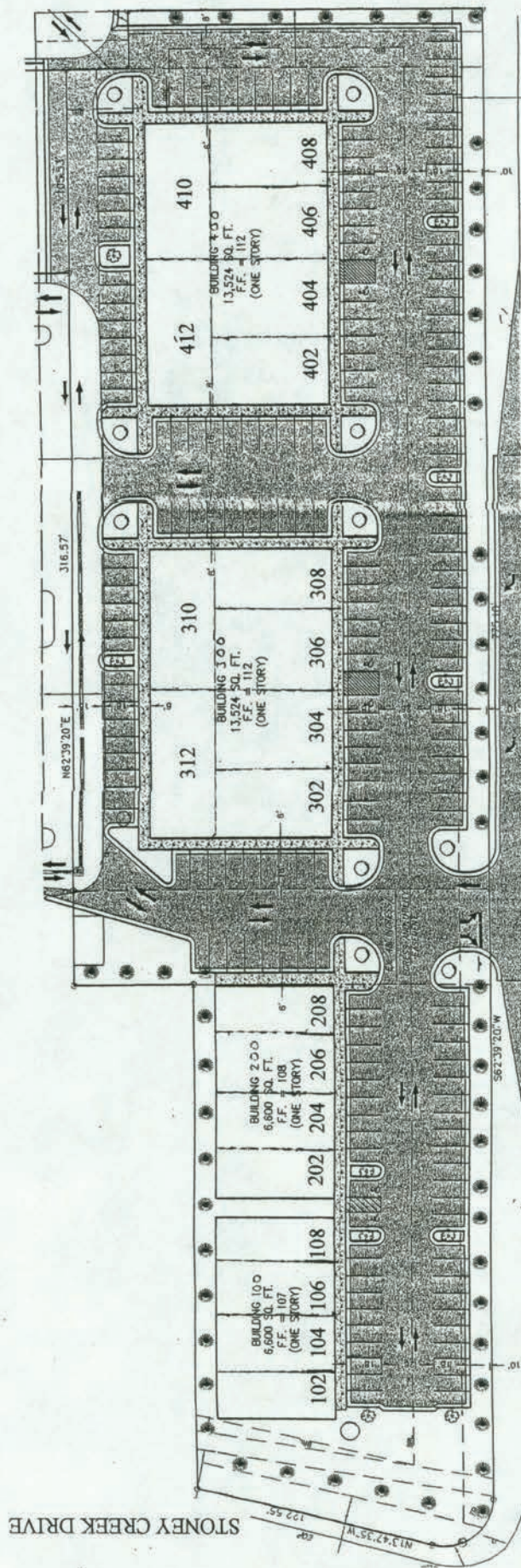




Typical 1900SF Office Floor Plan

BREEZEWOOD OFFICE PARK

EXHIBIT "A"



BALLANTRAYE DRIVE







