



Medical Space for Lease

**4550 Empire Court
Fredericksburg, VA 22408**

Spotsylvania County - Lee's Hill Area

For Lease By Owner

**Type: Medical, Dental, Beh. Health Office – 8 Exam
and 1 Procedure Rooms**

Size: 3,084 Sq. Ft.

Price: \$21 Sq. Ft.

Lease Term: Negotiable

Available: August 1, 2026



Listing Contact:
Mr. Dana P. Tate
(540) 604-9719
dtate@samedva.com

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Fredericksburg, VA 22408
Spotsylvania County
Lee's Hill Area**

Key Property Highlights

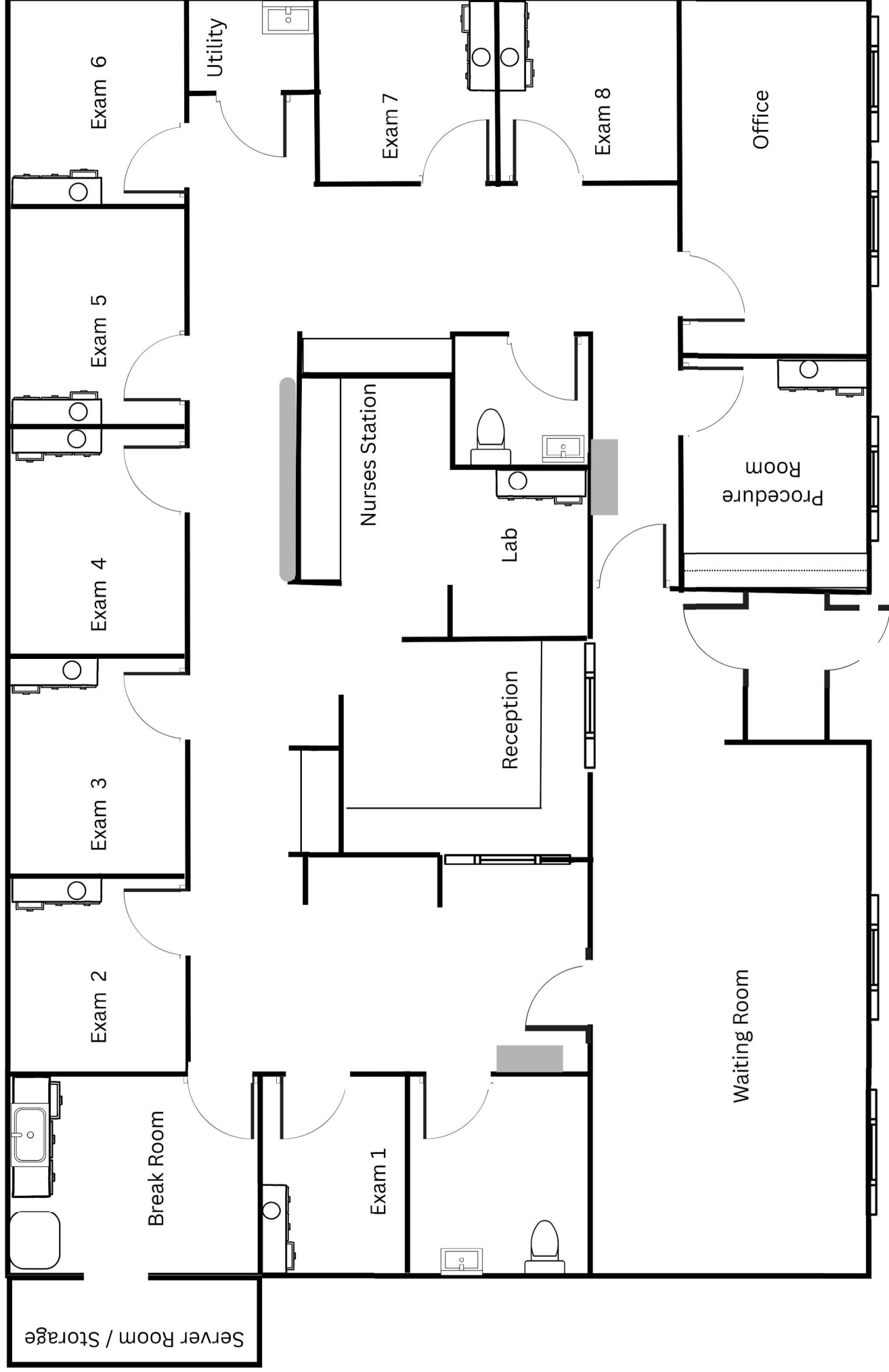
- Space Size: 3,084 Square Feet
- 8 Exam Rooms, 1 Procedure Room
- **Fantastic Medical Practice Location:** Some of Our Neighbors: *WaWa, Hematology & Oncology of Fredericksburg, Rappahannock Foot & Ankle, Mary Washington Healthcare Physicians, Weis Supermarket, Mary Washington Healthcare Emergency Room, Children of America, S.A. Medical of Virginia, Fredericksburg Academy, dining and lodging*
- Less than 1 mile to I-95 exit 126
- Convenient to Spotsylvania Regional Medical Center, Mary Washington Hospital, and Fredericksburg VA Health Center
- Brand New HVAC Units & Roof
- Ample Staff and Patient Parking



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Property Listed By Owner



4550 Empire Court Layout

3,084 Sq. Ft. - Medical Office

