

# LEASE

## 1329 ALUM SPRING ROAD

1329 Alum Spring Road Fredericksburg, VA 22401



### PROPERTY DESCRIPTION

Two Suites (1,300 sf each) and Two Suites (650 sf each) of Office Space for Lease in the city of Fredericksburg

### PROPERTY HIGHLIGHTS

- Second Floor 1,300 sf Office Space for Lease in city of Fredericksburg
- Space has Reception area, 3 Offices, Conference Room
- First Floor Space is 650 sf
- Space has Reception area, one Private Office and a Kitchenette
- Lots of Windows!
- Close to Route 1, Route 3/Plank Road and I-95 (Exit 130)

### OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	650 - 1,300 SF
Building Size:	9,800 SF
Zoning:	I-1

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,756	17,646	38,862
Total Population	8,469	46,629	105,707
Average HH Income	\$66,259	\$74,621	\$81,956

**Donny Self, CCIM**

540 842 6202

[dself@cbcommercial.com](mailto:dself@cbcommercial.com)



**COLDWELL BANKER  
COMMERCIAL  
ELITE**

# LEASE

1329 ALUM SPRING ROAD

First Floor Suite = 1,300 sf



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Second Floor Suite



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Second Floor Suite



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First Floor Suite = 650 sf



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First Floor Suite



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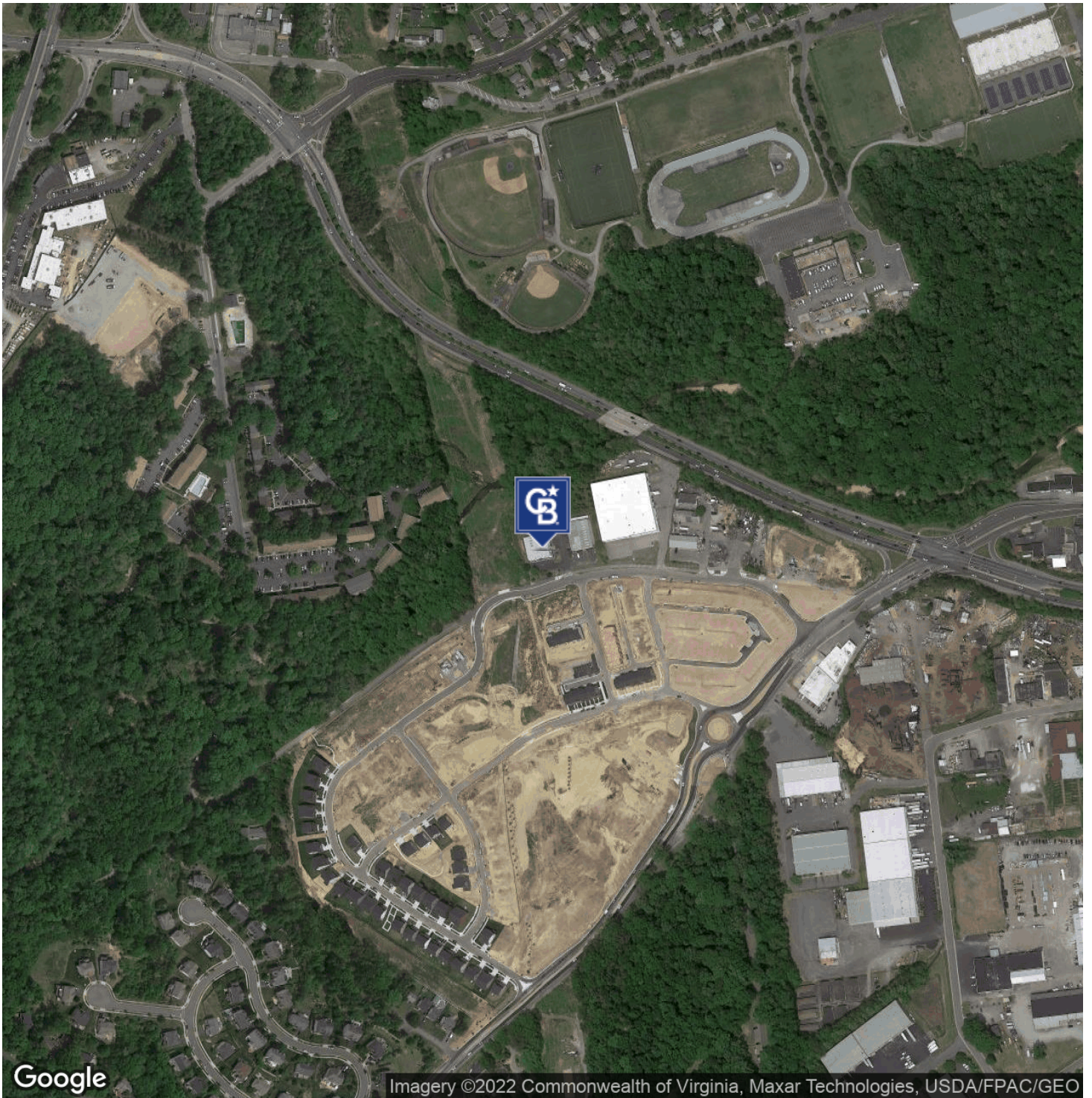


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