



Medical Space for Lease

**4550 Empire Court
Fredericksburg, VA 22408
Spotsylvania County
Jackson Square Commercial Center
Lee's Hill Area**

Type: Medical, Dental, Beh. Health Office

Size: 3,084 Sq. Ft.

Price: \$21 Sq. Ft.

Lease Term: Negotiable



Listing Contact: Mr. Dana P. Tate

Email: dtate@samedva.com Phone: (540) 604-9719

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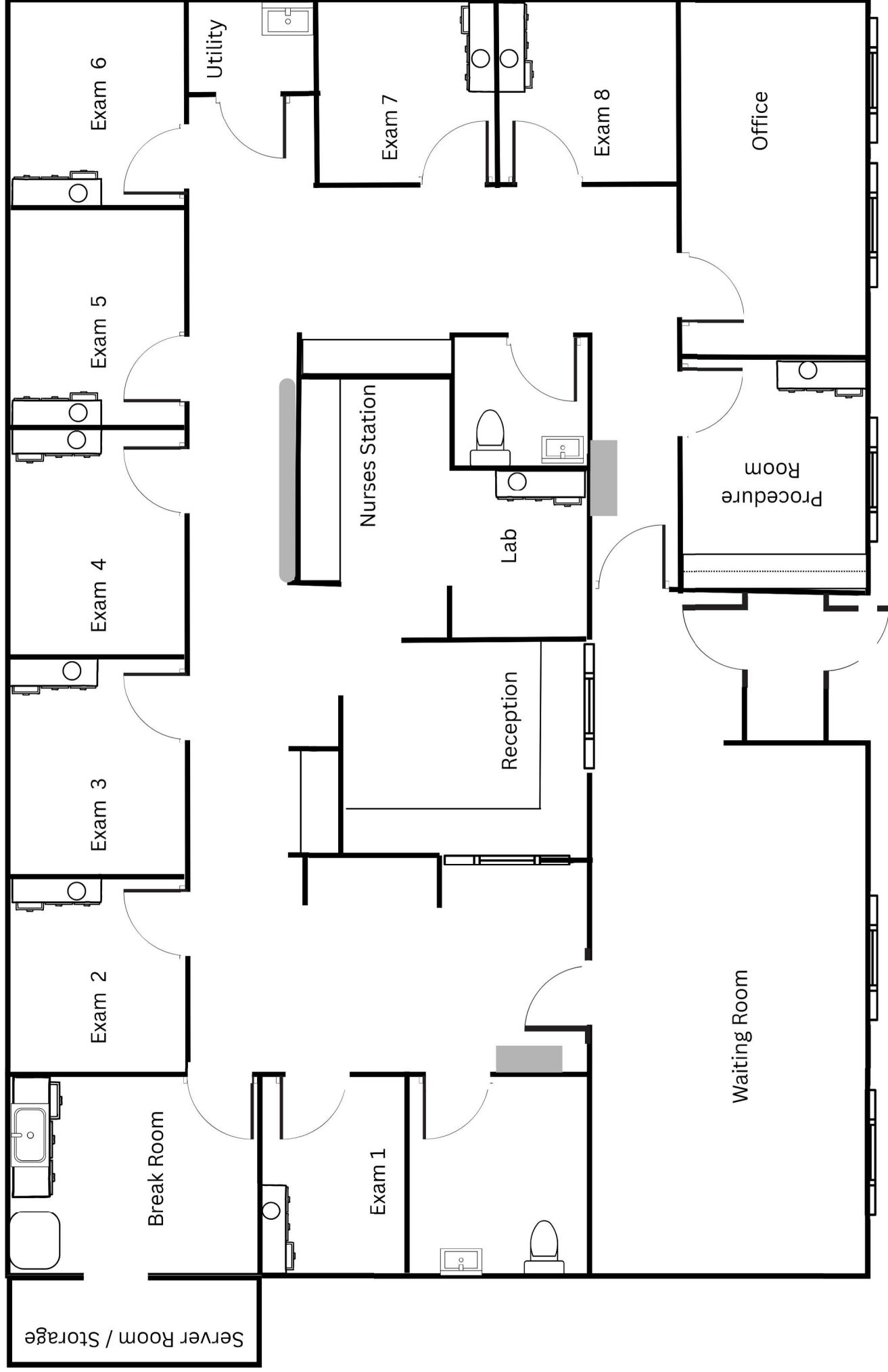
Property Highlights

- Space Size: 3,084 Square Feet
- Medical / Dental / Beh. Health: 8 Exam & 1 Procedure Rooms
- Fantastic Medical Practice Location: Some of Our Neighbors: Hematology & Oncology of Fredericksburg, Rappahannock Foot & Ankle, Mary Washington Healthcare Physicians, WAWA, Weis Supermarket, Mary Washington Healthcare Emergency Room, 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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**Listed by Property Owner, No Brokerage
or Realtor Fees**



4550 Empire Court Layout

3,084 Sq. Ft. - Medical Office