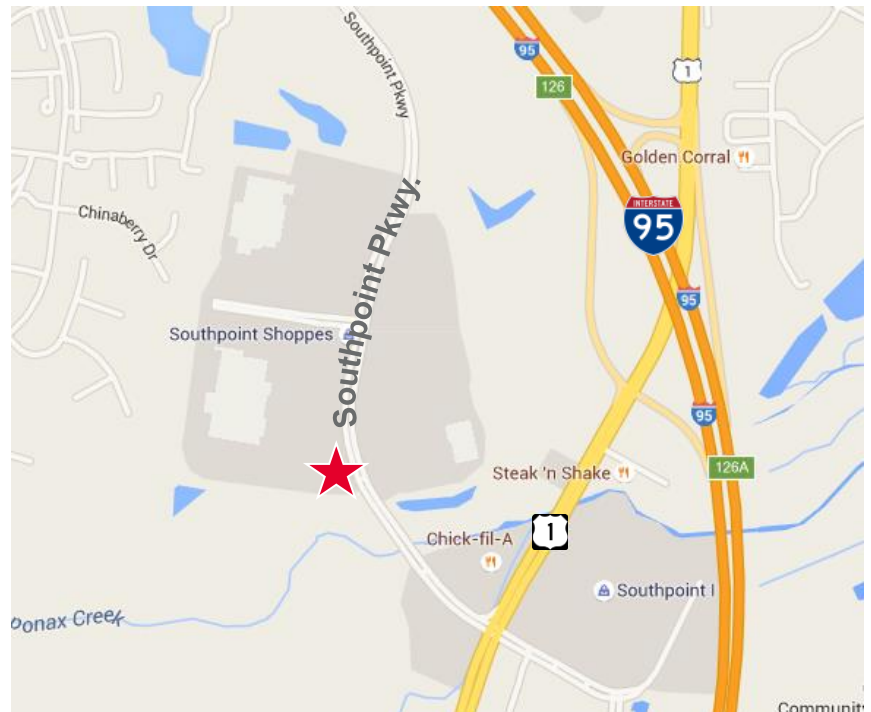




**Property Features**

- Brand new office with good visibility
- Located on a Walmart outparcel
- Primary & Urgent Care co-tenant
- Excellent for medical related or general office users seeking a retail location
- Nearby businesses include:



Specifications	
Available SF	3,200 SF
Lease Rate	\$26.00 PSF
Timing	90 days

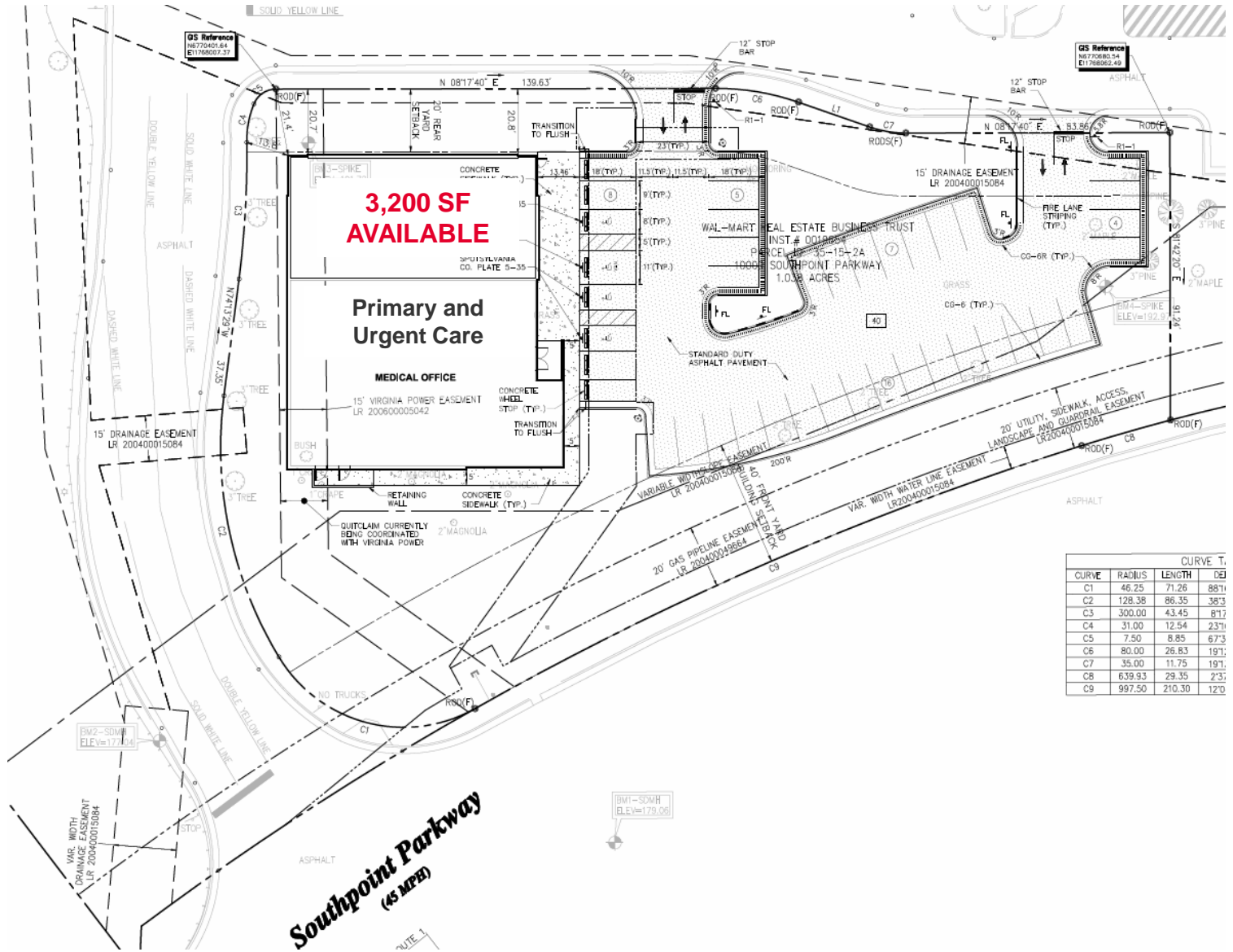
For more information, contact:

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 540 322 4156  
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Eagle Village  
 1125 Jefferson Davis Highway, Suite 350  
 Fredericksburg, VA 22401  
 www.thalhimer.com

**FOR LEASE**  
**Southpoint Medical**

10009 Southpoint Parkway | Fredericksburg, VA 22407



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