

10300 Spotsylvania Ave
Fredericksburg, VA
Lee's Hill I

For LEASE

1,312 SF – 52,712 SF

Charlie M. Polk, III, SIOR

Executive Managing Director
Richmond | Hampton Roads
+1 804 200 6419
charlie.polk@jll.com

Ned Roberts

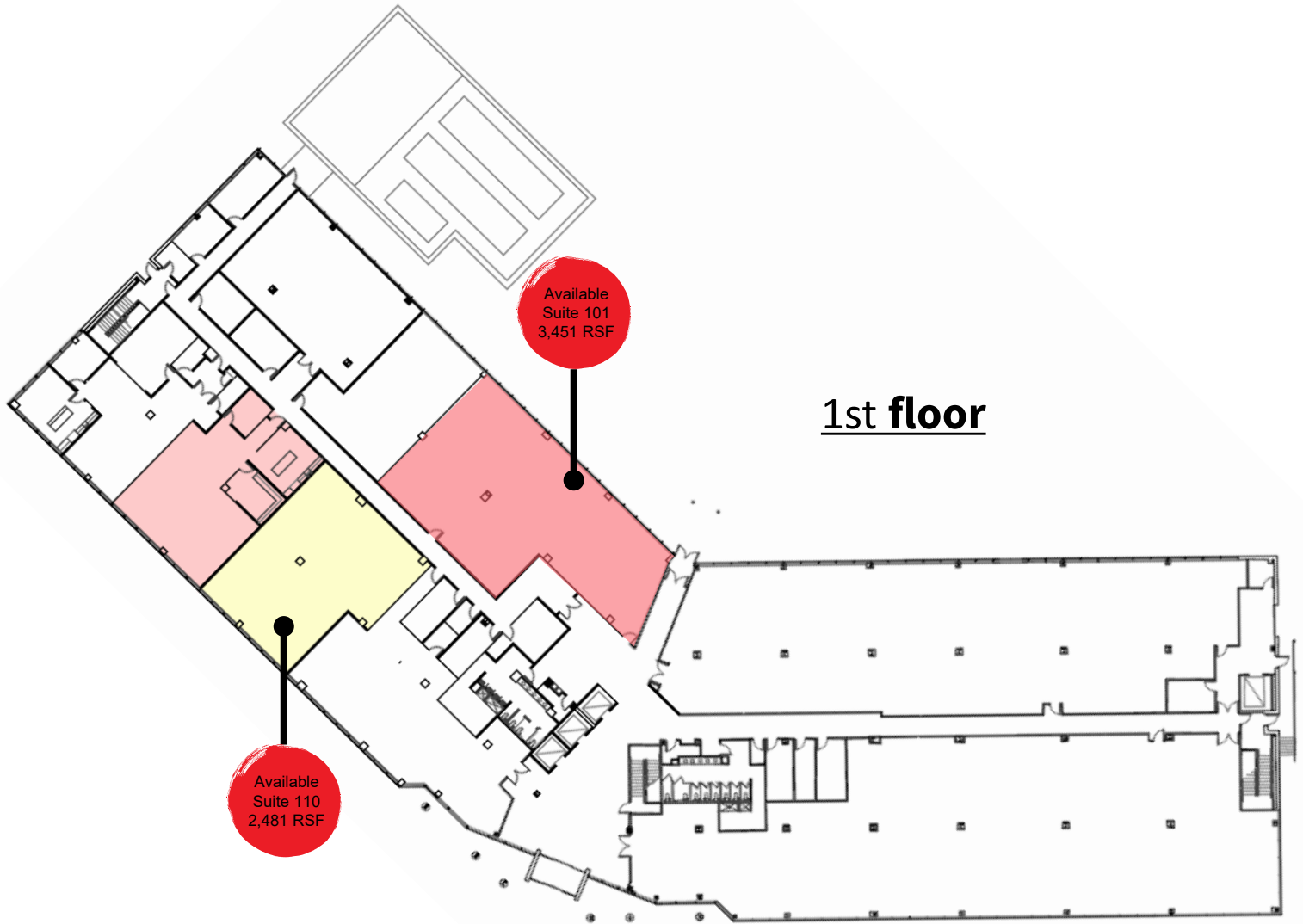
Senior Vice President
Richmond | Hampton Roads
+1 804 200 6415
ned.roberts@jll.com

PROPERTY SUMMARY

- Class A building with institutional ownership and on-site management
- Full building backup generator
- Outstanding fitness center on site
- Ample amenities close by to include restaurants, hotels, and other retail amenities and HCA Spotsylvania Regional Medical Center
- 7.00 per 1,000 s.f. parking ratio
- Easy access off Route 1 / I-95 Interchange, Massaponax Exit 126

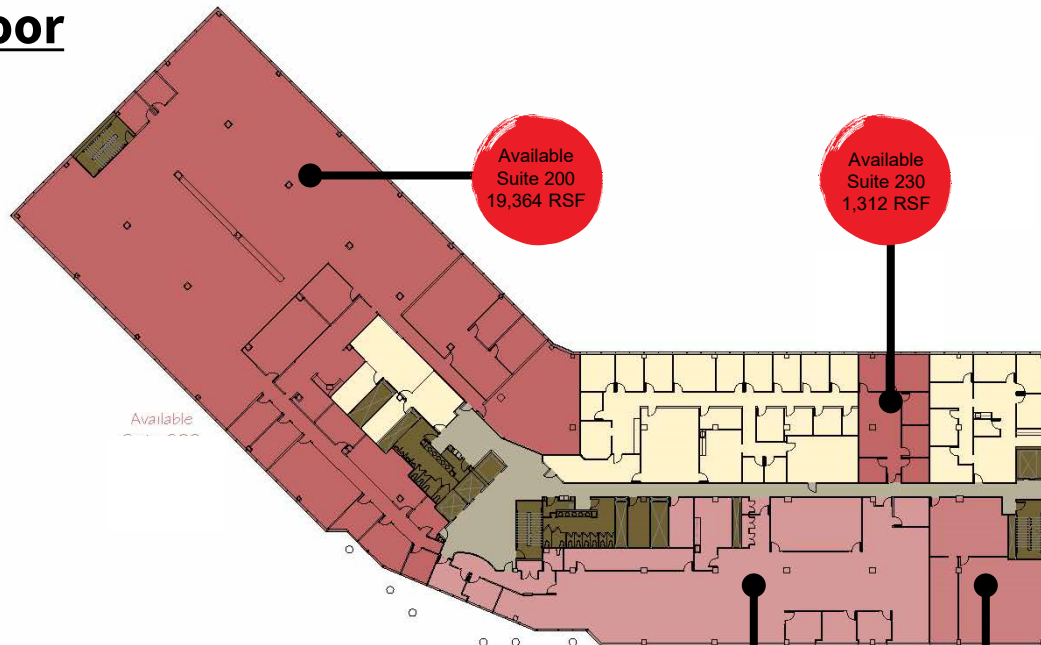


FLOOR PLANS

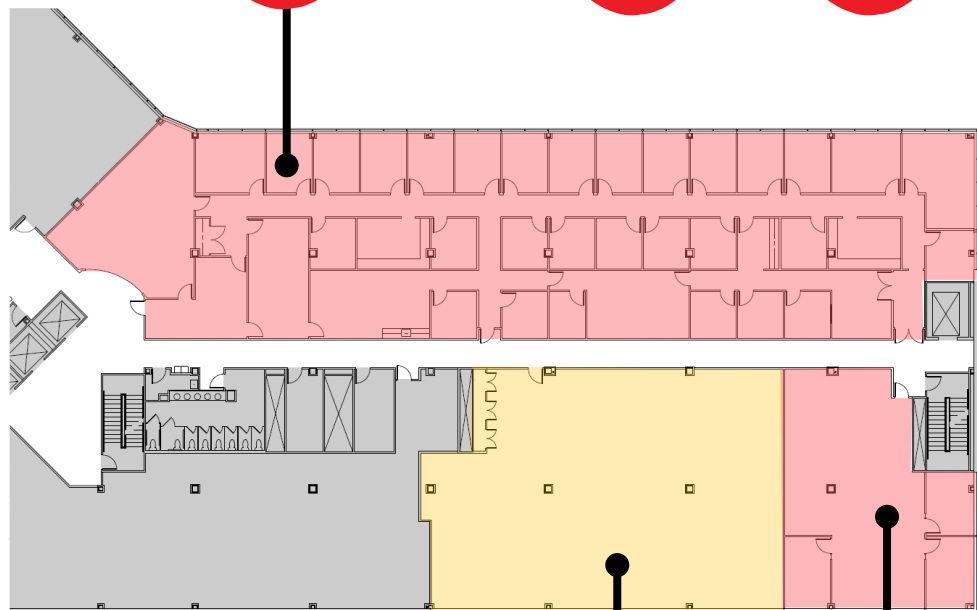


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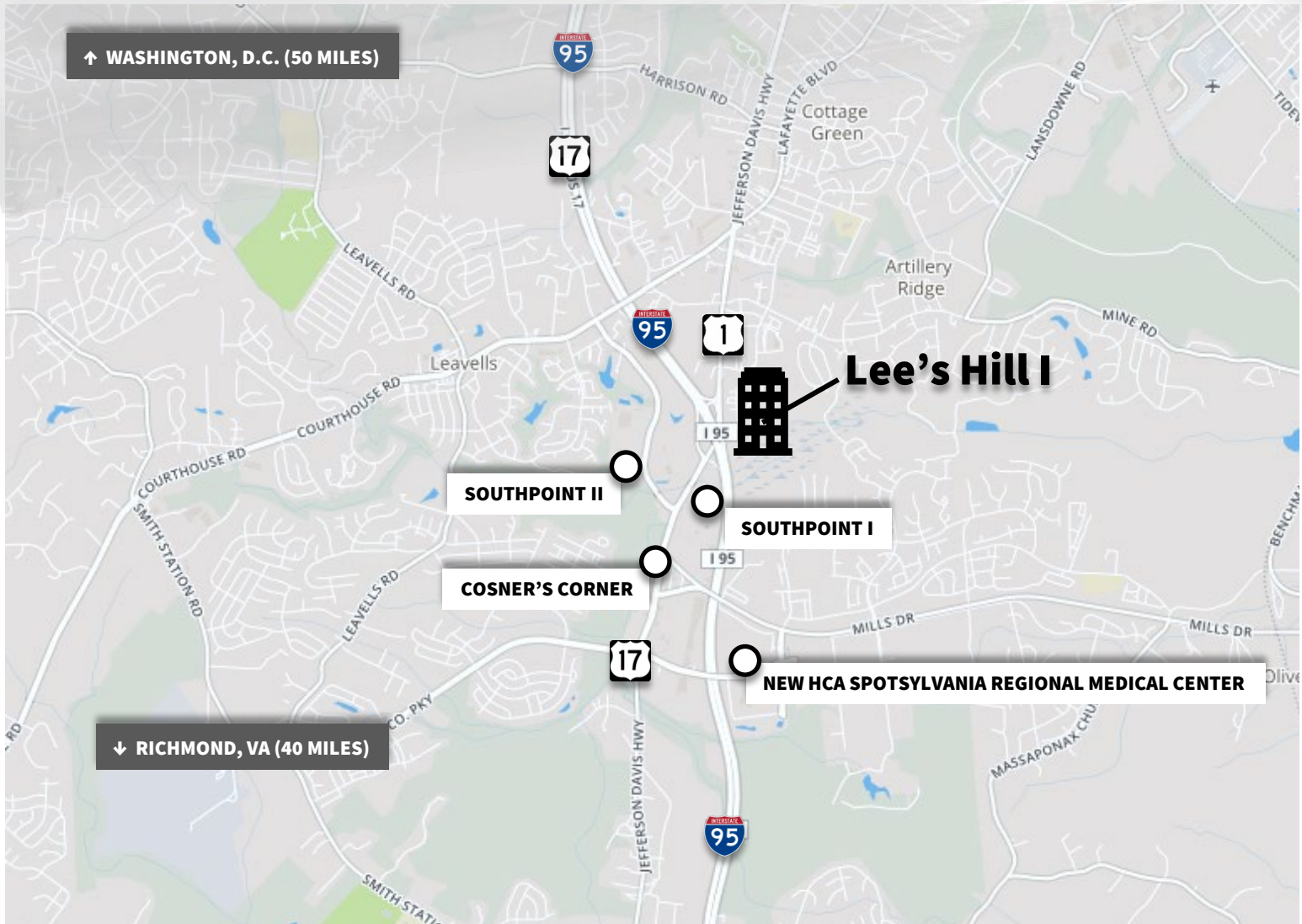
2nd floor



4th floor



AERIAL MAP



Lee's Hill is strategically located and highly visible at the intersection of I-95 and US Rt. 1, halfway between Washington, D.C. and Richmond, VA in the growing market of Fredericksburg. The large amenity filled park includes restaurants, child care, shopping, grocery stores and medical offices all within walking distance. 10300 Spotsylvania Avenue is adjacent to a large pond and walking path and includes a centrally located courtyard with rich landscaping creating a vibrant business and entertainment environment.

