

# FOR LEASE | OFFICE

# WESTWOOD OFFICE PARK

Route 3 East, Fredericksburg, VA



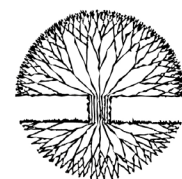
## PROPERTY FEATURES

- 600 – 6,000 square foot suites available
- Parking ratio: 4.47/1,000
- Numerous restaurant, retail and hotel amenities within walking distance
- High speed broadband internet service available
- Federal HUB Zone location
- Convenient location 1/4 mile from the I-95 exit/entrance
- Digital Sign at Entrance on Route 3
- On-site Federal Express, UPS, DHL and USPS boxes
- In-suite climate controls
- In-suite restrooms
- The entire Stafford, Spotsylvania, Caroline & King George market is within a 25 minute drive of the property



## For more information, please contact:

Andy Walsh  
Principal | Director of Leasing  
AndyW@sugaroak.com  
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**SugarOak**  
REALTY, LLC

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## SITE PLAN



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AERIAL



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