

## Mill Race Commons - Unit 220

701 Kenmore Avenue  
Fredericksburg, VA 22401

### Property Info

Primary Property Type: Commercial  
Secondary Property Type: Office  
Property Status: under lease  
Property Size: 3,317 sq ft

### Lease Info

Lease Price: \$ 18.00 / sq ft

**Downtown Fredericksburg's premier office location. Gorgeous brick factory circa 1922 fully renovated in 1988 and upfitted with over \$500,000 worth of improvements in 2008. Mill Race Commons features vaulted, skylighted ceilings with exposed beam construction. Offices on the second floor have creative lofts.**

- \* Full service leases start at \$17 per square foot.
- \* Four blocks from all of downtown's restaurants and shops.
- \* On site parking.
- \* 2 blocks from the commuter rail station (VRE).
- \* 1 Mile to I-95, exit 130
- \* Walk to Mary Washington University
- \* Suits up to 6000 square feet available

