



Ladysmith Professional Building

8051 Prosperity Way
Ruther Glen, VA 22546

The Ladysmith Professional Building is a brand new office structure in Ladysmith, Virginia, located midway between Fredericksburg and Richmond, less than a mile off Route 95 at Exit 110, in Ladysmith Business Park, a campus of 8 new buildings, including a restaurant, a daycare center, a law firm, a health club and more. The building consists of two floors of Class A office space, with about 8,800 sq ft per floor, for a total of 17,600 sq ft. The first floor is completely finished as a medical practice, and the second floor is half finished, for general office use, with the remaining space to be finished to suit the future tenant. The building features an elevator, a sprinkling system, security, generator back-up power, parking lot lighting, and more.

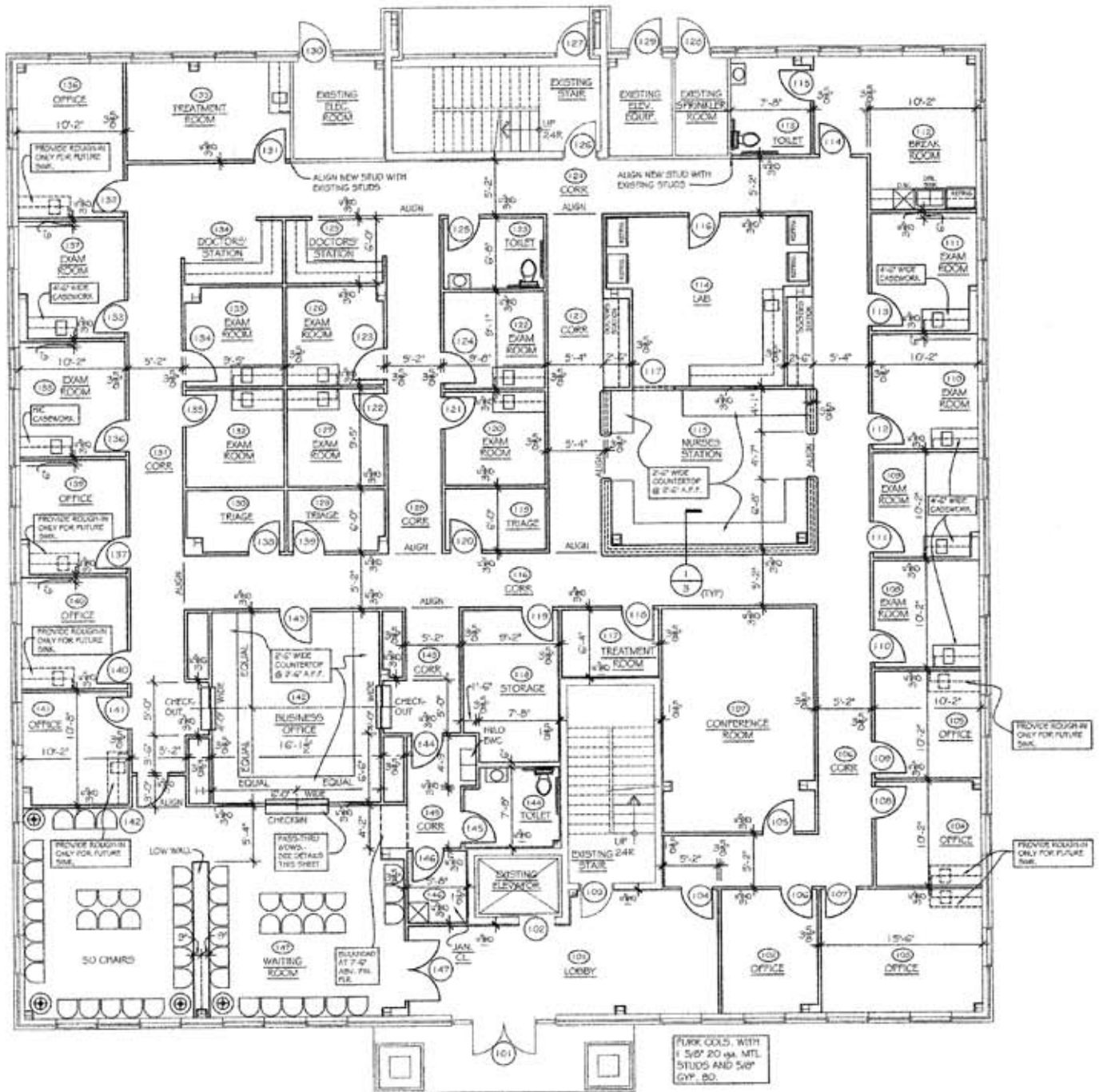
Contact

Starr Management Corporation

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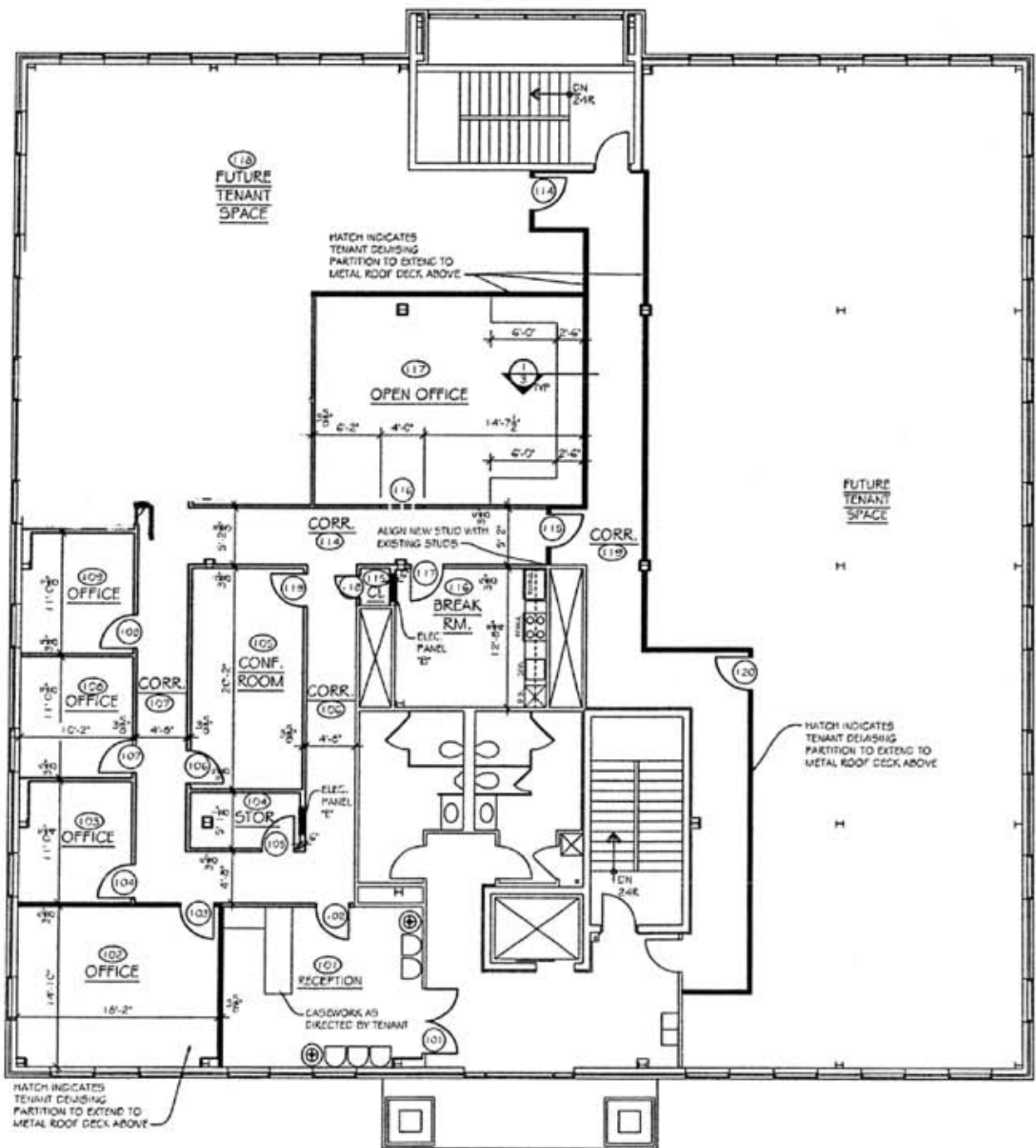
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FIRST FLOOR

8,800 sq ft of office space finished as a medical practice featuring the following:

- Waiting/ Reception Area
- Business office/check-in
- Break room/Kitchen
- Conference room
- 8 Private physician's offices
- 12 Examination rooms, 1 treatment room, 2 triage rooms.
- 3 Restrooms
- Nurses' station and 2 doctors' stations
- Laboratory



SECOND FLOOR

3,700 sq ft of office space finished for general use. The remaining 5,100 sq ft is unfinished. The finished space features the following:

- Waiting/ Reception Area
- Large executive suite
- 3 Offices approx 10' x 11'
- Conference room
- Break room/kitchen
- Open cubicle area approx. 16' x 24'
- Storage room

Ladysmith Professional Building

- Centrally located, approximately 20 miles north of Richmond & 20 miles south of Fredericksburg.
- One mile west of Interstate 95, off Exit 110

