



Central Park Corporate Center

Fredericksburg, VA

365 - 16,000 SF Available

RAPPAPORT
CULTIVATING PLACES®

Fredericksburg

Virginia

- A variety of office spaces available with an on-site property manager
- Data providers include Cox, Verizon, and Comcast
- Beautiful landscaping and well-maintained facilities with abundant parking
- Spectacular array of amenities, including restaurants, banking, shopping, fitness, and more
- Centrally located between Washington, D.C. and Richmond, just off I-95
- 15 bus routes offering great access to public transportation



2025 Demographics

	3 mi.	5 mi.	10 mi.
Population	52,126	135,449	225,469
Daytime Population	29,340	52,062	70,924
Household Income	\$119,340	\$126,657	\$134,558
Traffic Counts	80,000 on Central Park Blvd at Route 3		

Area Retailers



Ground Floor Site Plan

89 - 5,997 SF available

● Space Available



Tenant List

Space #	Sq. Ft.	Tenant
	-	Available
	-	Available
1320-100	5,997	Available
1320-104	2,185	Leased
1320-106	2,330	Available
1320-108	1,107	Available
1320-110	840	Available
1320-112	2,302	Available

Space #	Sq. Ft.	Tenant
1320-114	700	Available
1320-116	600	Available
1380-105B	89	Available
1380-107	2,063	Available
1380-109	2,533	Fredericksburg Oral Surgery
1420-101	2,213	- LEASED -
1420-103	2,100	Club Pilates
1420-110	8,485	Minnieland Private Daycare

Space #	Sq. Ft.	Tenant
1440-100A	2,859	Available
1440-100B	4,139	Available
1440-100C	1,980	New Century Hospice, Inc.
1440-104	2,260	Available
1440-106	2,515	Leased
1440-108	7,230	Vascular Institute of Virginia

Upper Floor Site Plan

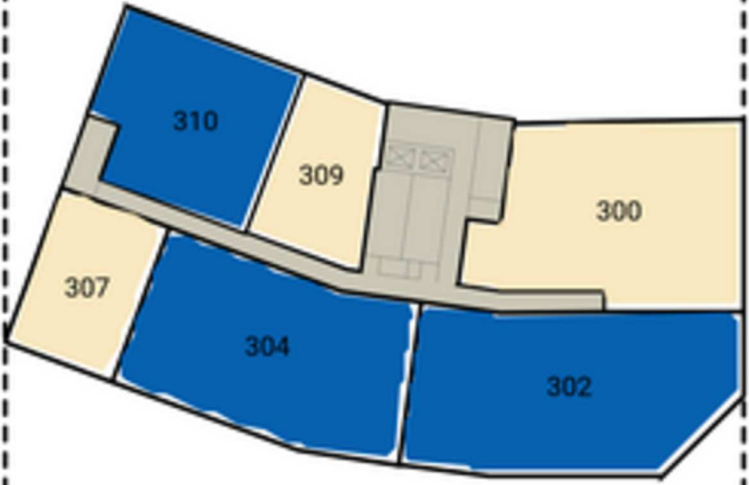
365 - 4,764 SF available

● Space Available

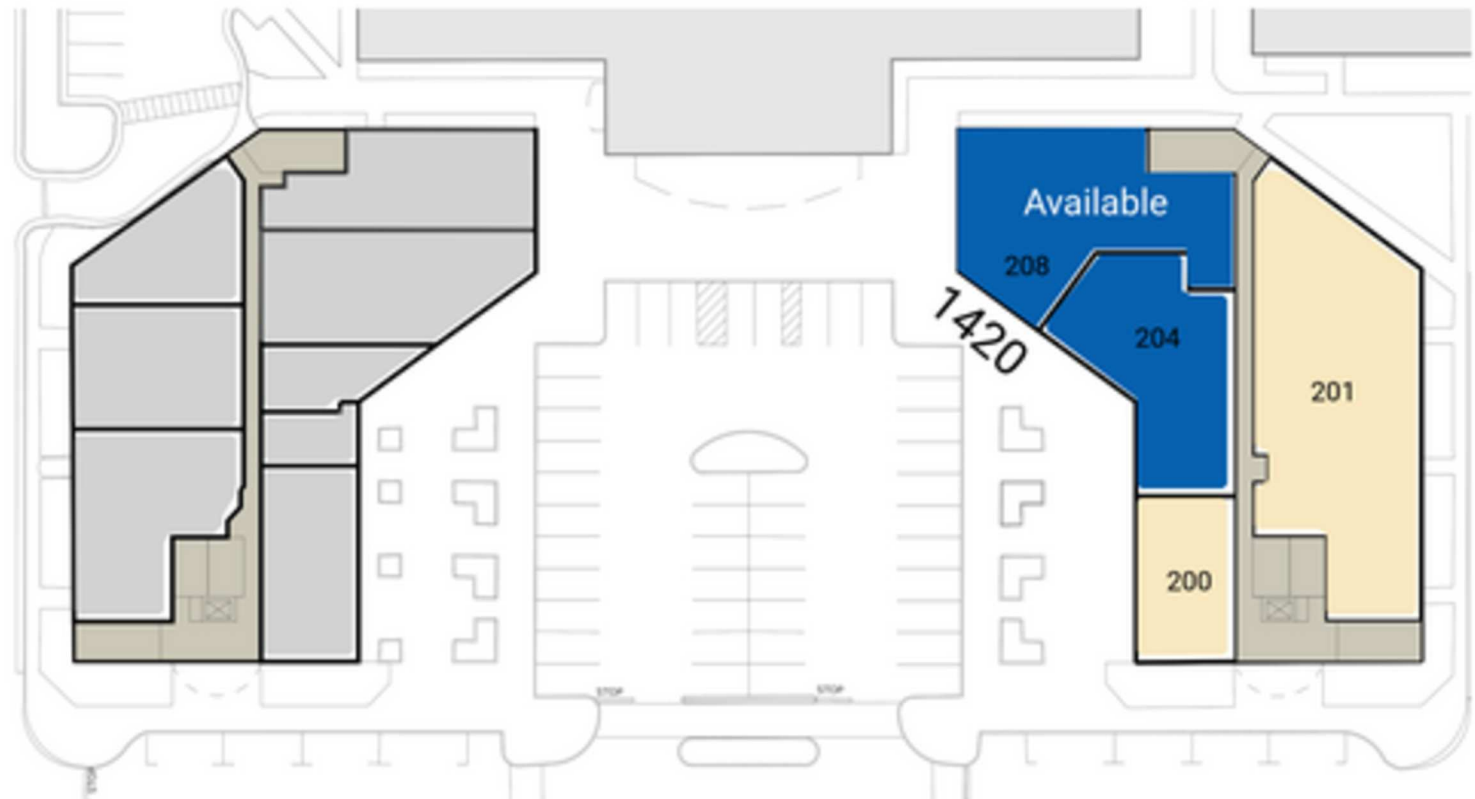
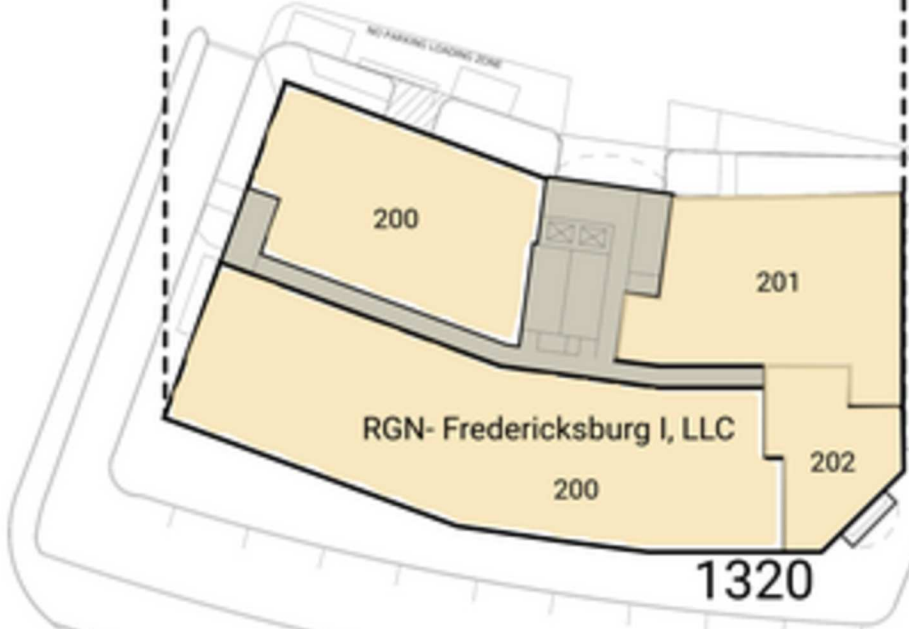
FOURTH LEVEL PLAN



THIRD LEVEL PLAN



SECOND LEVEL PLAN



Tenant List

Space #	Sq. Ft.	Tenant
1320-200	12,758	RGN- Fredericksburg I, LLC
1320-201	3,978	- LEASED -
1320-202	1,635	- LEASED -
1320-300	3,729	Commonwealth of Virginia, Dept.
1320-302	4,060	Available
1320-304	4,764	Available
1320-307	1,611	Leased
1320-309	1,912	Bank of America
1320-310	2,192	Available
1320-400/ 406	5,359	IRS
1320-405	3,762	Available

Space #	Sq. Ft.	Tenant
1320-407	1,990	Nationwide Insurance
1320-408	1,611	- LEASED -
1320-410	2,574	Available
1320-412	2,210	Intuitive Counseling Relo
1340-202	945	Met Life
1340-204	3,175	Liberty Mutual Insurance Company
1340-205	1,840	OneMain Financial
1380-201	1,830	Representative Spanberger's Office
1380-202	2,123	Eagle Security Group
1380-203	365	Available
1380-204	1,724	Available
1380-205	1,577	Revelations Counseling &

Space #	Sq. Ft.	Tenant
		Consulting LLC
1380-206	576	Available
1380-208	2,720	Available
1380-212	1,949	Available
1420-200	1,492	Family Foot and Ankle Center, LLC
1420-201	5,083	Virginia Dental & Anesthesia Assoc.
1420-204	2,919	Available
1420-208	3,510	Available
1440-203	9,446	GSA
1440-210	10,876	Leased

The Property



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