



# 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 - 4,139 SF available

● Space Available



# Tenant List

| Space #  | Sq. Ft. | Tenant                     |
|----------|---------|----------------------------|
|          | -       | Available                  |
|          | -       | Available                  |
| 1320-100 | 5,997   | Mary Washington Healthcare |
| 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

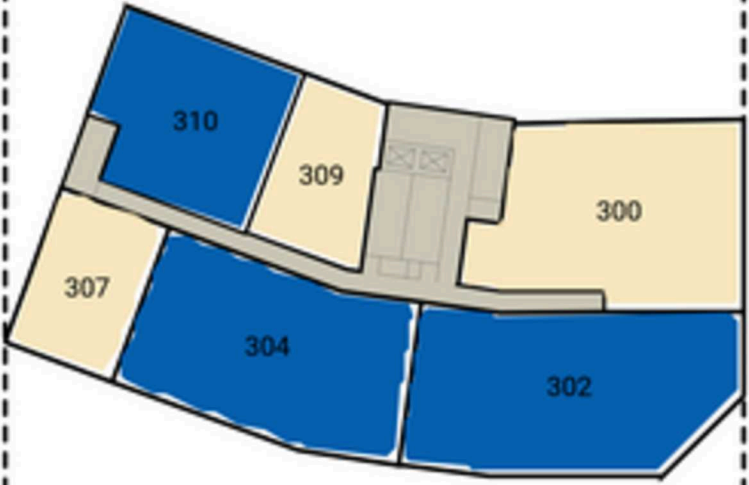
365 - 4,764 SF available

● Space Available

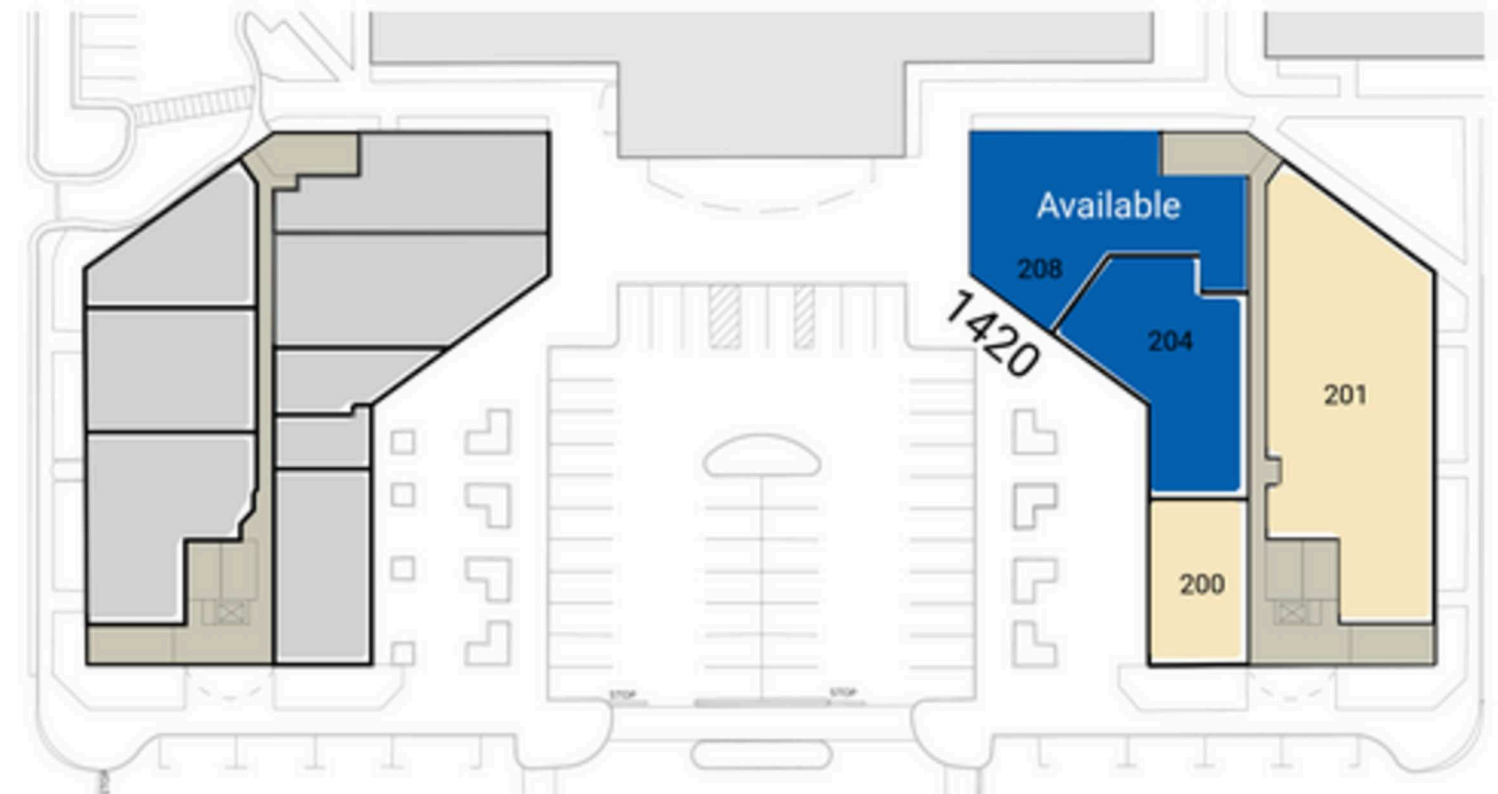
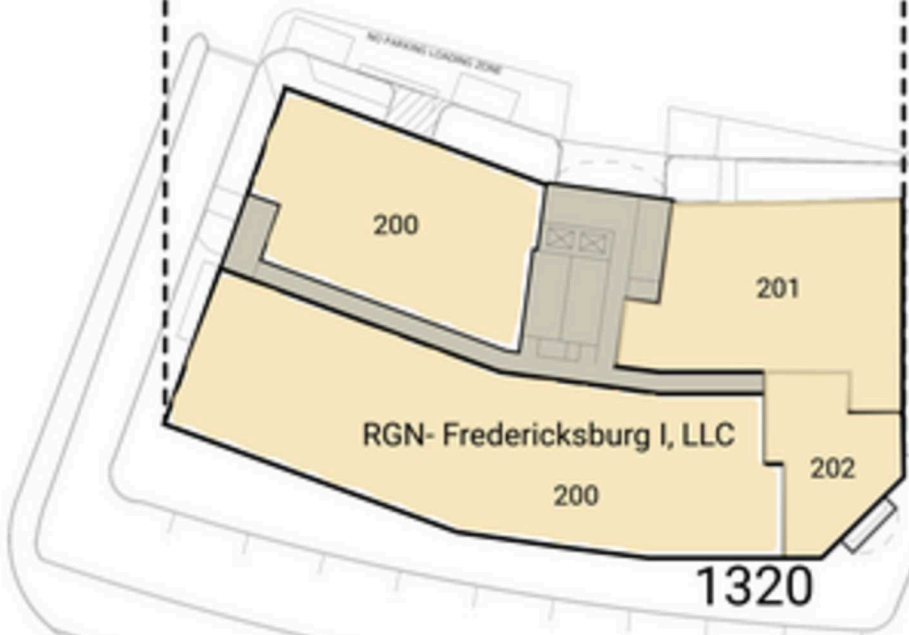
FOURTH LEVEL PLAN



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/<br>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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**CENTRAL PARK CORPORATE CENTER | 1320 CENTRAL PARK BLVD, FREDERICKSBURG, VA**

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