



Central Park Corporate Center

Fredericksburg, VA

Office Space Available



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

2,859 SF and 4,139 SF available, may be combined

Space #	Sq. Ft.	Tenant
108	9,745	Vascular Institute of Virginia
1320-100	18,121	Mary Washington Healthcare
1420-101	2,213	Free Lance-Star Publishing
1420-103	2,100	Club Pilates
1420-110	8,485	Minnieland Private Daycare
1440-100A	2,859	Available
1440-100B	4,139	Available
1440-100C	1,980	New Century Hospice, Inc.
1440-104	2,260	Lendmark Financial Services



Upper Floor Site Plan

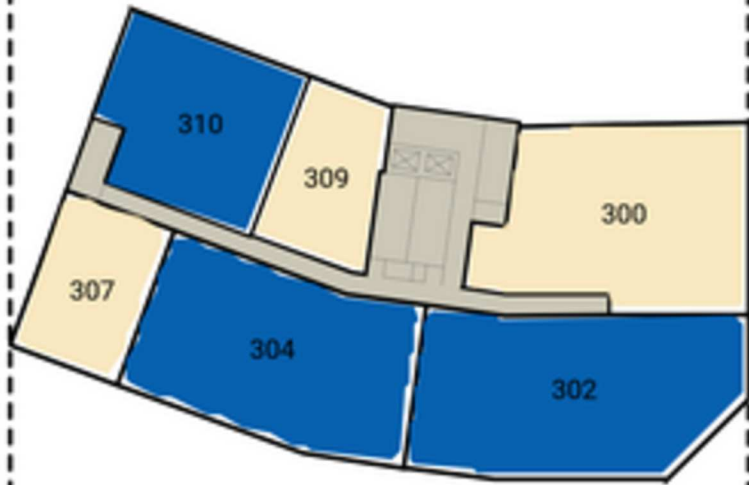
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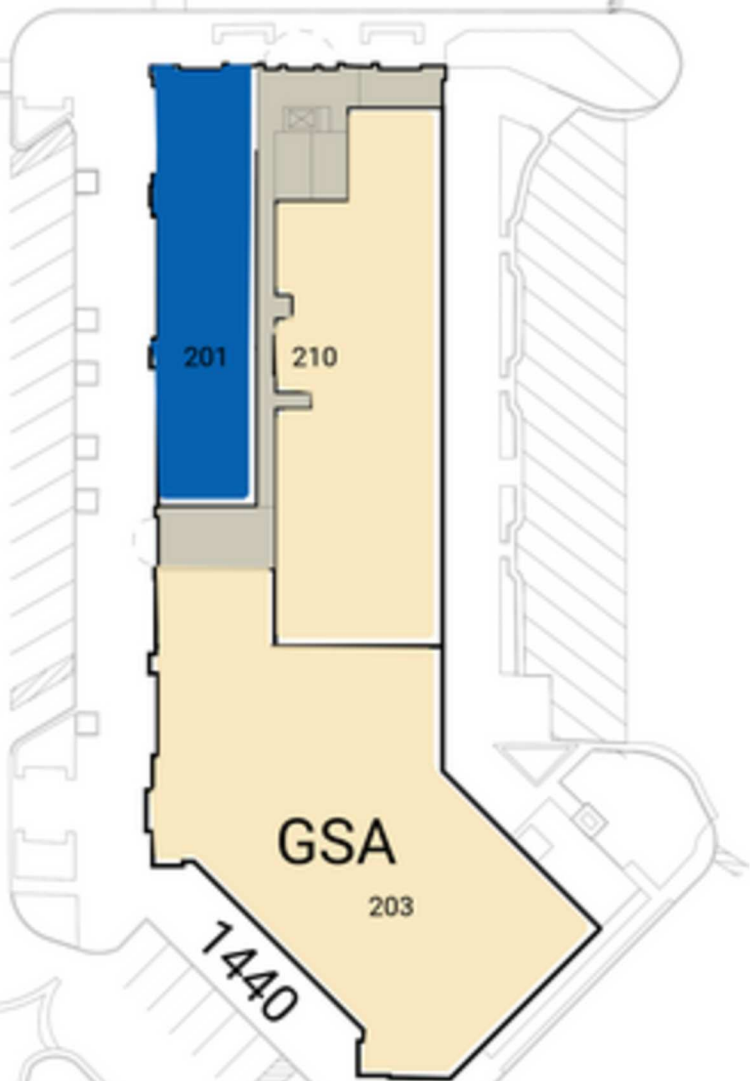
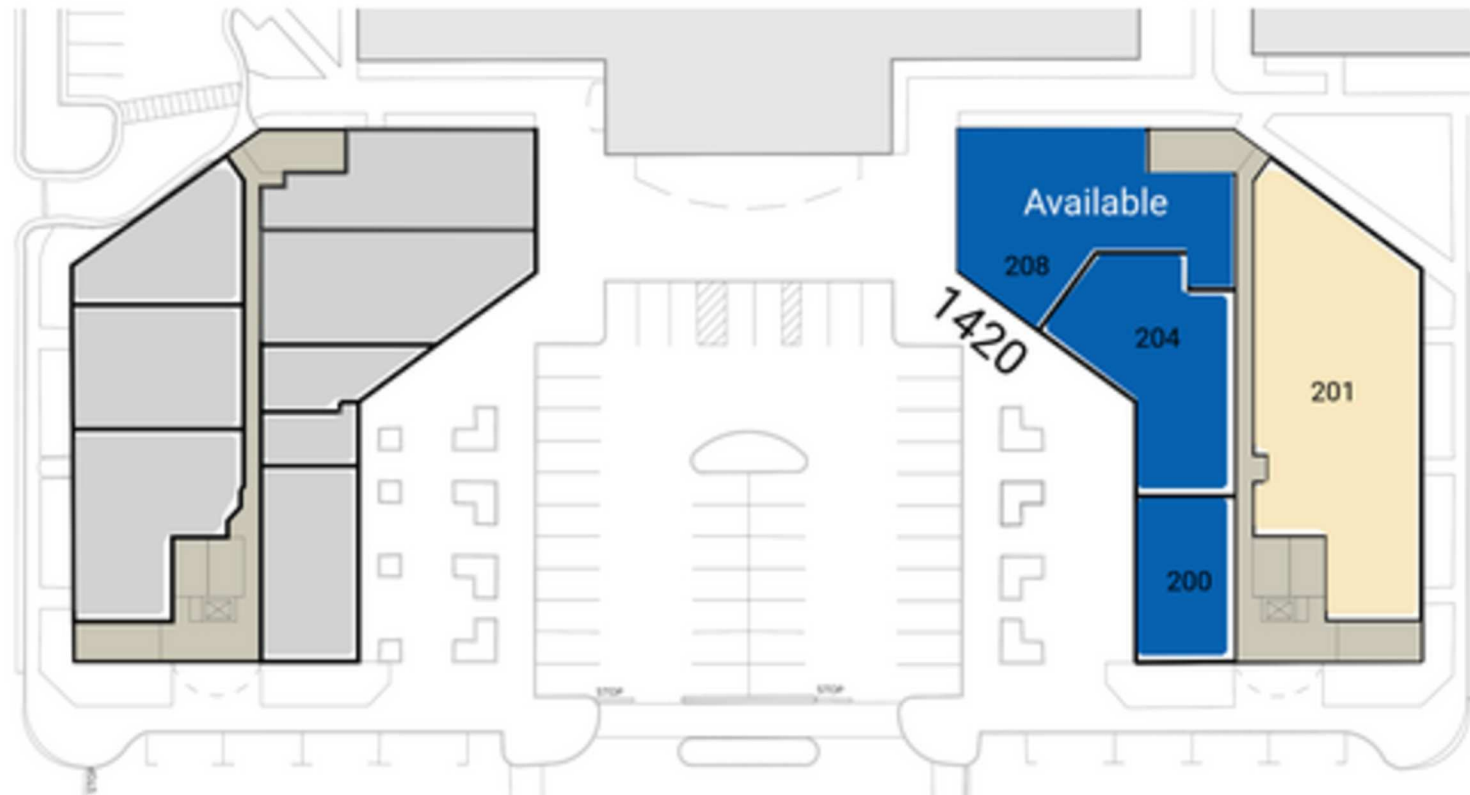
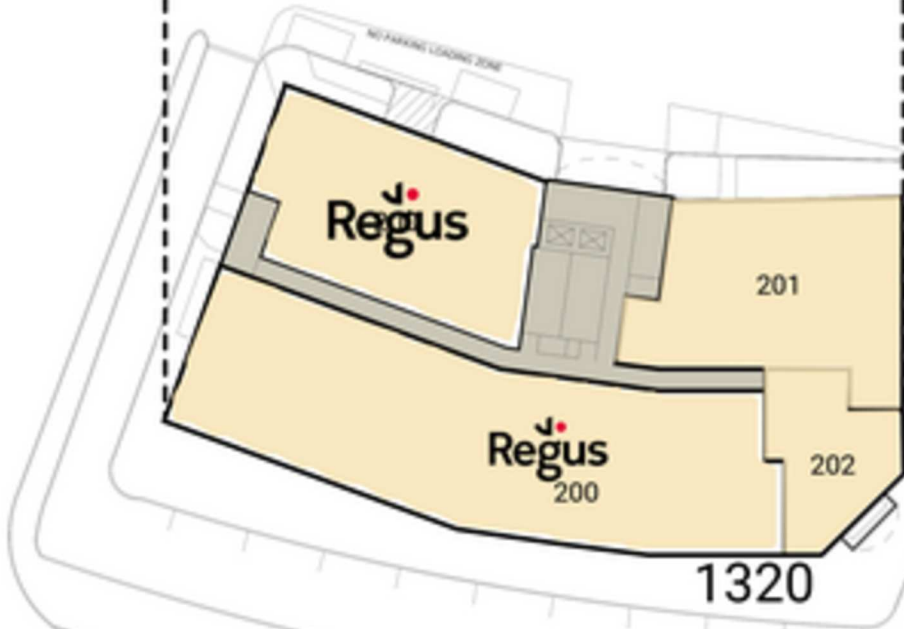
FOURTH LEVEL PLAN



THIRD LEVEL PLAN



SECOND LEVEL PLAN



Tenant List

Space #	Sq. Ft.	Tenant
1320-200	12,758	Regus
1320-201	3,978	C&F Mortgage
1320-202	1,635	TecX
1320-300	3,729	VA Department of Health
1320-302	4,060	Available
1320-304	4,764	Available
1320-307	1,611	The McCormick Group

Space #	Sq. Ft.	Tenant
1320-309	1,912	Bank of America
1320-310	2,192	Available
1320-400/ 406	5,359	IRS
1320-405	3,762	Available
1320-410	2,574	Available
1320-412	2,210	Intuitive Counseling

Space #	Sq. Ft.	Tenant
1420-200	1,492	Available
1420-201	5,083	VA Dental & Anesthesia Assoc.
1420-204	2,919	Available
1420-208	3,510	Available
1440-201	10,876	Available
1440-203	9,446	GSA
1440-210	7,198	Leased

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