



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



2026 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

Spaces may be combined

| Space # | Sq. Ft. | Tenant |
|-----------|---------|--------------------------------|
| 108 | 9,745 | Vascular Institute of Virginia |
| 1320-100 | 18,121 | Available |
| 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 | Available |
| 1440-104 | 2,260 | Lendmark Financial Services |

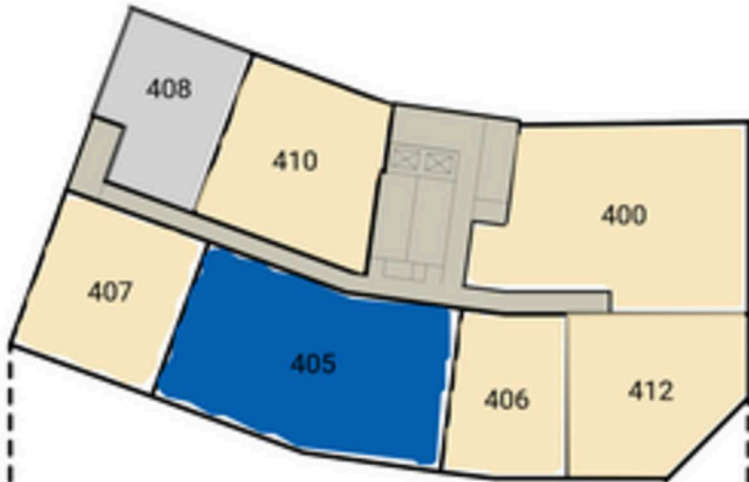


Upper Floor Site Plan

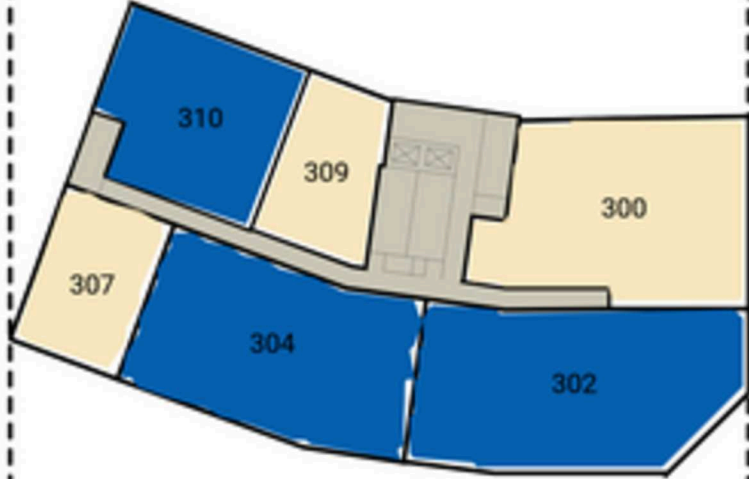
Spaces may be combined



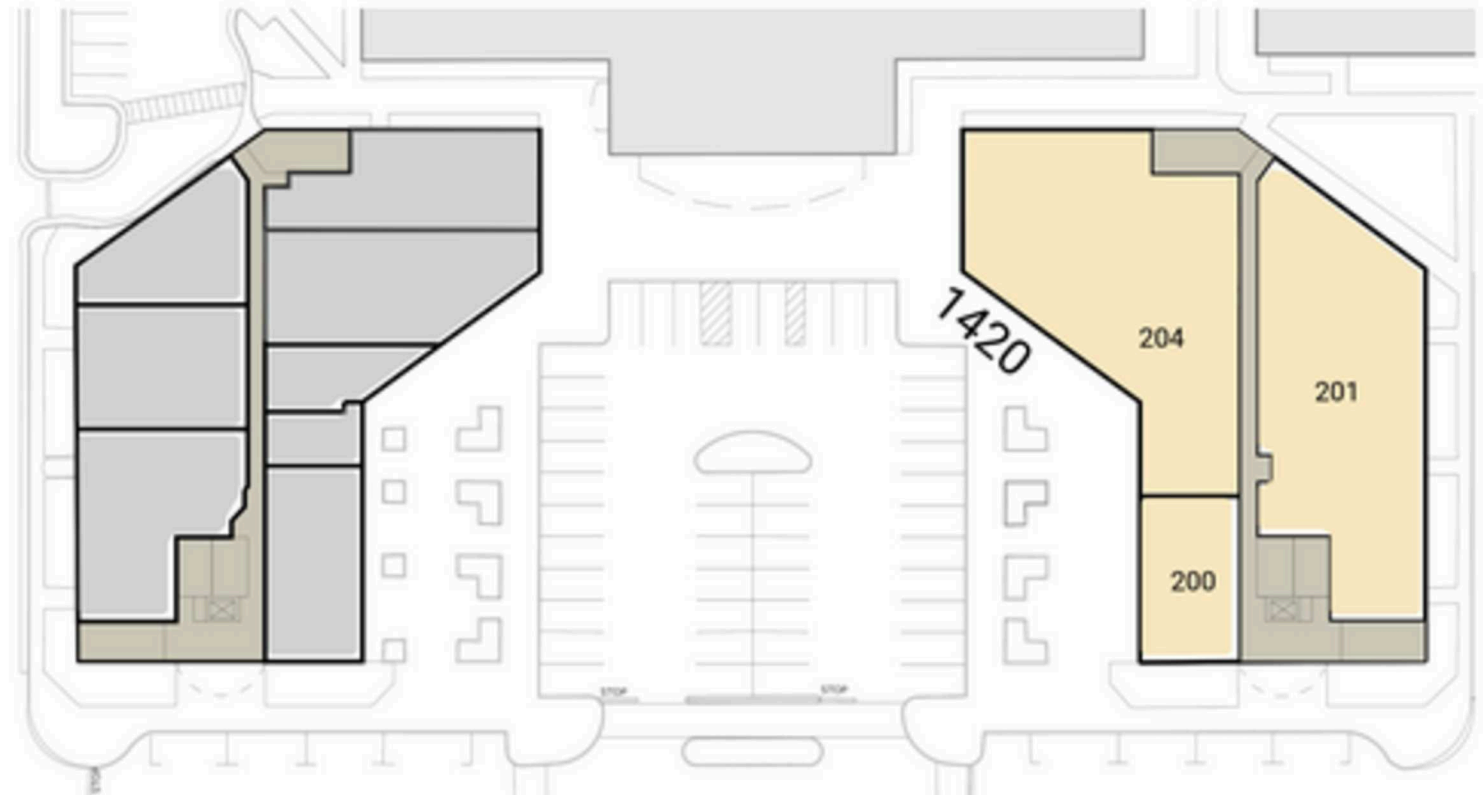
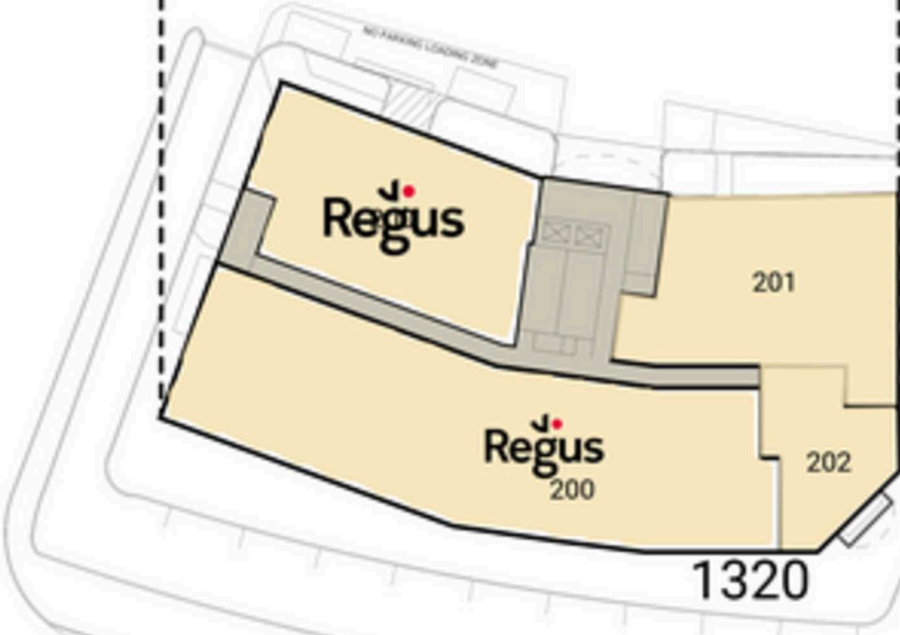
FOURTH LEVEL PLAN



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 | WRA |
| 1320-412 | 2,210 | Intuitive Counseling |

| Space # | Sq. Ft. | Tenant |
|----------|---------|-------------------------------|
| 1420-200 | 1,492 | American Canoe Association |
| 1420-201 | 5,083 | VA Dental & Anesthesia Assoc. |
| 1420-204 | 6,429 | HomeServices Insurance |
| 1440-201 | 3,500 | PNC Bank |
| 1440-203 | 9,446 | GSA |
| 1440-210 | 7,198 | Samson Properties |

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