

OFFICE

MARKETVANTAGEPOINT

Q1
2018

FREDERICKSBURG REGION

COLDWELL BANKER COMMERCIAL ELITE



ELITE

OFFICE REPORT

THE NUMBERS Q1 2018

-36,526
NET ABSORPTION

Net Absorption down to
-36,526 in Q1 2018 from
-27,042 in Q4 of 2017.

4.45%
INCREASE IN
OFFICE RENT

Office rent increased
4.45% in Q1 2018 from
\$18.87 in Q4 2017 to
\$19.71 in Q1 2018.

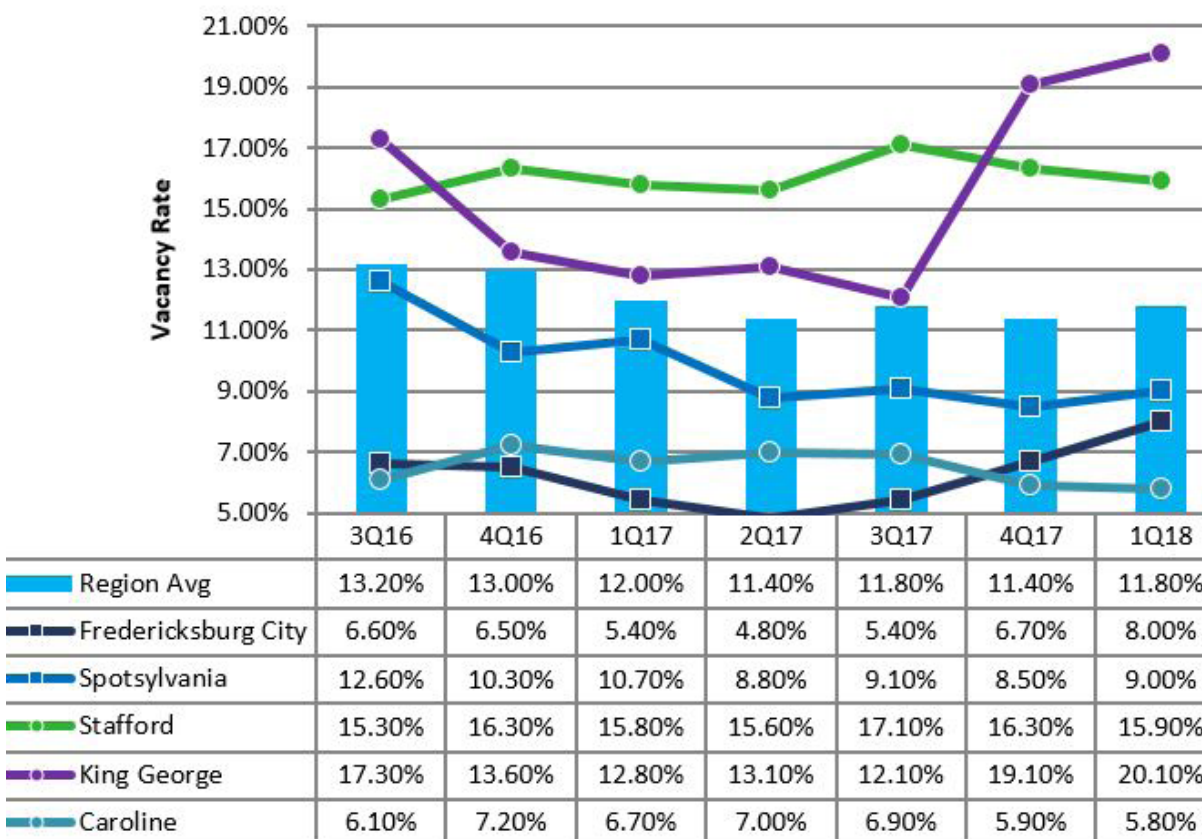
0.5%
INCREASE IN
VACANCY RATES

Vacancy Rates increased
0.5% in Q1 2018 from
11.4% in Q4 2017 to
11.9% in Q1 2018.

84,970
LEASING ACTIVITY
(SF)

There was 84,970 SF
leased in Q1 2018
compared to 129,575 SF
leased in Q4 2017.

VACANCY RATES BY SUBMARKET



OFFICE REPORT

HIGHLIGHTS

-63,983 square feet of Net Absorption recorded in the last 12 months

Just over 400,000 square feet of office space has been leased in the last 12 months

The Region currently has over 10 million square feet of existing office inventory

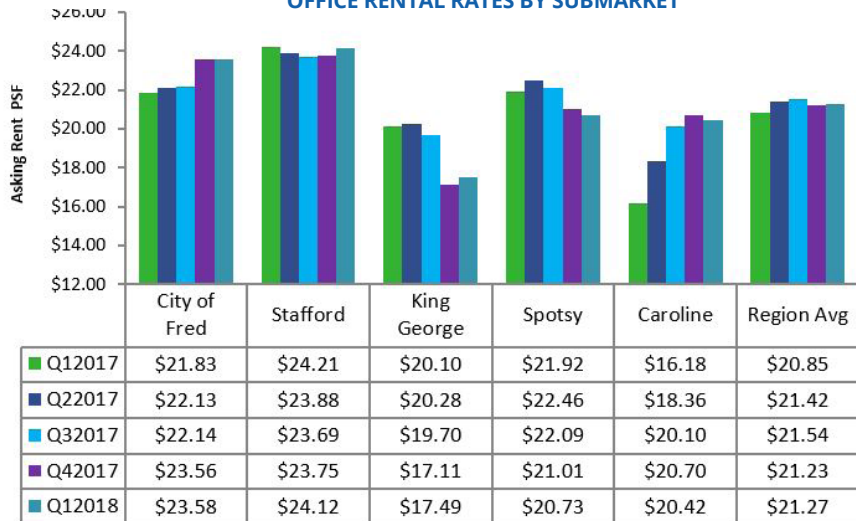
There are currently no office deliveries in Q1 of 2018. There is 40,000 SF under construction in Q1 2018

Regional Stats (Q1-2018)

	REGION	HIGH	LOW
Rental Rates (Gross)	\$22.25	\$24.12 Stafford	\$17.49 King George
Vacancy	12.2%	19.3% King George	5.8% Caroline
Total Inventory (SF)	10.22M	4.17M Stafford	0.41M Caroline
LOCALITY	EXISTING SQUARE FEET		
Spotsylvania	2,295,354		
Stafford	4,170,721		
Fredericksburg City	2,640,494		

Existing (SF) By Locality (Q1-2018)

OFFICE RENTAL RATES BY SUBMARKET



MAJOR OFFICE ACTIVITY

TENANT / BUYER	LOCATION	TYPE	SPACE LEASED / SOLD
ILM Corporation	1551 Jefferson Davis Hwy, Fred	Opening	15,000 SF
Medical Urgent Care Facility	2306 Plank Rd, Fred	Under Construction	10,024 SF
Edward Jones	2800 Princess Ann St, Fred	Leased / Opening	1,320 SF
CBAIA Logistics Services	10 Riverside Parkway, Stafford	Leased	4,419 SF
Pro Source Contracting	4528 Plank Rd, Spotsy	Leased	1,620 SF
Fusion Physiotherapy Associates	10340 Spotsylvania Ave, Spotsy	Leased	1,543 SF
American Home Healthcare Solutions	3328 Bourbon St, Spotsy	Leased	1,150 SF



As the Fredericksburg region's largest commercial real estate company, Coldwell Banker Commercial Elite is the premier commercial real estate market leader. Coldwell Banker Commercial Elite was awarded the #1 Coldwell Banker Commercial Affiliate Office in Virginia for the past 5 years (2013-2017)! The Coldwell Banker Commercial Elite Team is as dedicated to your success as you are.

While offering this broad scope of services to our clientele we retain the culture and energy of a small, personal firm, so we can quickly react to the demands of a changing marketplace while offering individualized and integrated real estate solutions.

For more in-depth information about the Commercial Real Estate industry's performance, please contact us:

Q1

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