

OFFICE

MARKETVANTAGEPOINT

Q4
2018

FREDERICKSBURG REGION

COLDWELL BANKER COMMERCIAL ELITE



ELITE

OFFICE REPORT

THE NUMBERS Q4 2018

77,605
NET ABSORPTION

Net Absorption increased to 77,605 in Q4 2018 from -57,699 in Q3 of 2018.

0.72%
INCREASE IN
OFFICE RENT

Office rent increased 0.72% in Q4 2018 from \$19.47 Q3 2018 to \$19.61 in Q4 2018.

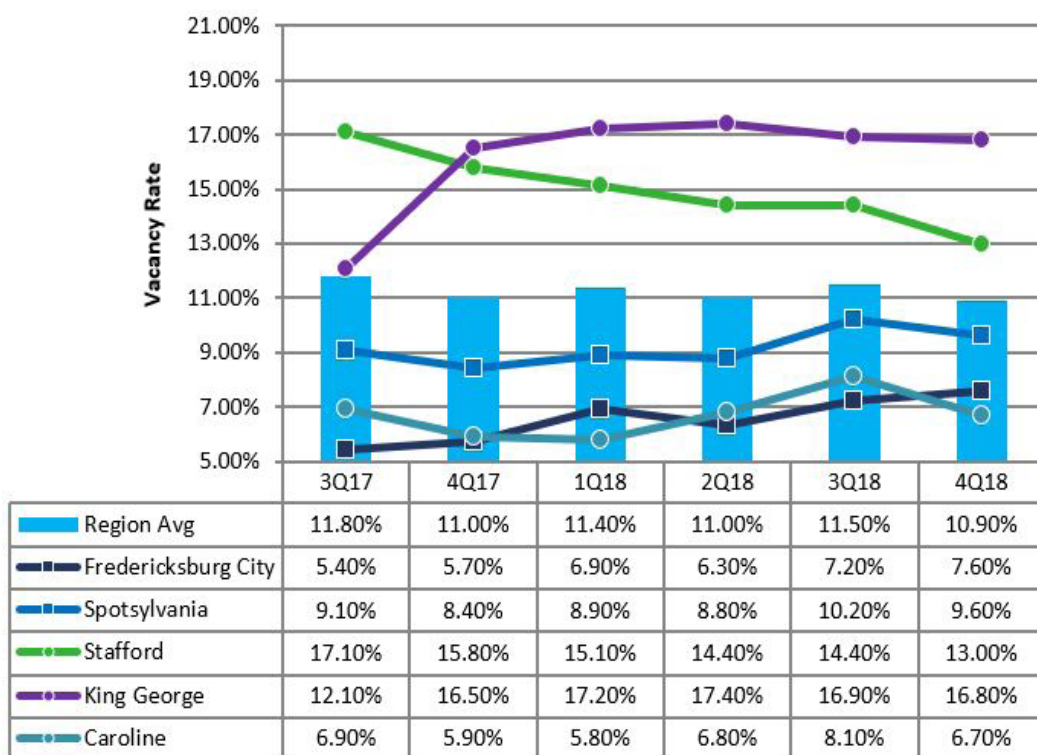
0.7%
DECREASE IN
VACANCY RATES

Vacancy Rates decreased 0.7% in Q4 2018 from 11.4% in Q3 2018 to 10.7% in Q4 2018.

135,506
LEASING ACTIVITY
(SF)

There was 135,506 SF leased in Q4 2018 compared to 37,525 SF leased in Q3 2018. There were 44 leasing deals made in Q4 2018.

VACANCY RATES BY SUBMARKET



OFFICE REPORT

HIGHLIGHTS

18,281 square feet of Net Absorption recorded in 2018.

388,588 square feet of office space was leased in 2018.

The Region currently has over 10.3 million square feet of existing office inventory.

There was 1 delivery in Q4 of 2018 of 10,059 SF. There was 30,000 SF of office space under construction in Q4 of 2018.

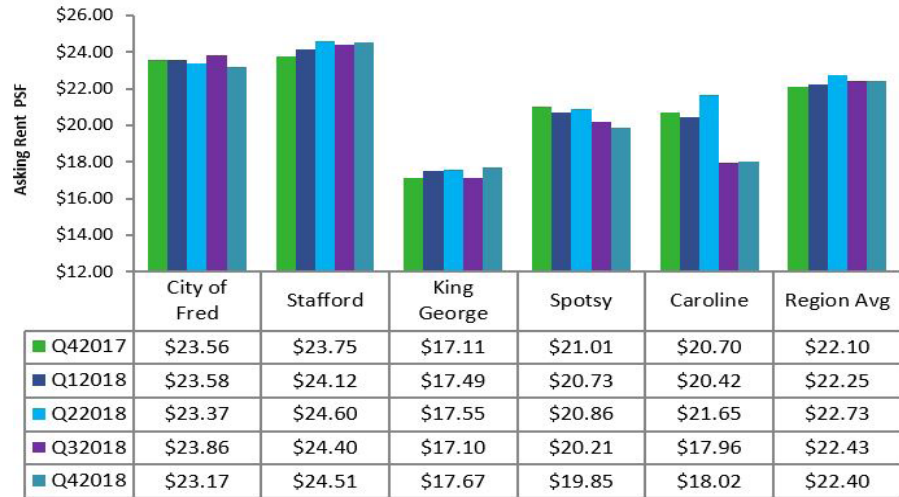
Regional Stats (Q4-2018)

	REGION	HIGH	LOW
Rental Rates (Gross)	\$22.40	\$24.51 Stafford	\$17.67 King George
Vacancy	10.7%	16.8% King George	6.7% Caroline
Total Inventory (SF)	10.36M	4.21M Stafford	0.42M Caroline

Existing (SF) By Locality (Q4-2018)

LOCALITY	EXISTING SQUARE FEET
Spotsylvania	2,322,191
Stafford	4,211,652
Fredericksburg City	2,648,802

OFFICE RENTAL RATES BY SUBMARKET



MAJOR OFFICE ACTIVITY

TENANT / BUYER	ADDRESS	TYPE	SPACE LEASED / SOLD
Angstadt Real Estate Group	4000 Lafayette Blvd, Spotsy	Leased	4,000 SF
Lando Massey Real Estate	1119 Caroline St, Fred	Sold	\$750,000
N/A	291 Warrenton Rd, Stafford	Sold	\$200,000
N/A	1179 Courthouse Rd, Stafford	Sold	\$625,000
Genovese Family Realty	385 Garrisonville Rd, Stafford	Sold	\$205,200
Doc Stone Commons	20 Doc Stone Rd, Stafford	Sold	\$3,850,000
Marstel-Day, LLC	701 Kenmore Ave, City of Fred	Leased	5,191 SF
N/A	2632 Salem Church Rd, Fred	Sold	\$1,500,000
Drennan Building, LLC	804 Princess Anne St, City of Fred	Sold	\$530,000
JF Industrial Technology, Inc	112 Juliad Ct, Stafford	Leased	5,000 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:

Q4

**COLDWELL BANKER
COMMERCIAL ELITE**

1201 Central Park Blvd
Fredericksburg, Virginia
22401

Phone

540.786.1402

Email

cbc@cbcommercial.com

Website

www.cbcelite.com

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