

OFFICE

MARKET **VANTAGE** POINT

Q2 ²⁰²³ REPORT

| FREDERICKSBURG REGION



COLDWELL BANKER
COMMERCIAL
ELITE



THE OVERVIEW

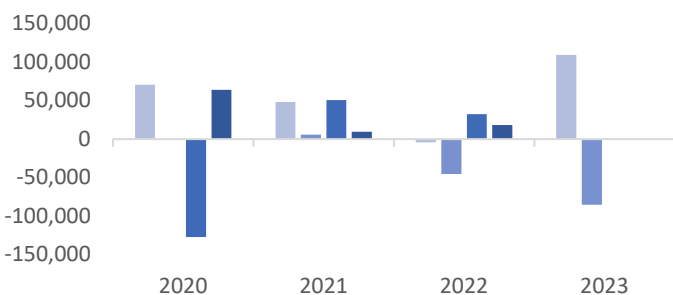
**20,000 SF
DELIVERED
OVER THE
LAST 12
MONTHS**

The Fredericksburg Region, consisting of Caroline County, Fredericksburg City, King George County, Spotsylvania County, and Stafford County, currently has an inventory of 816 buildings consisting of 10,813,653 SF. In the last 12 months, the region has had 20,000 SF delivered.

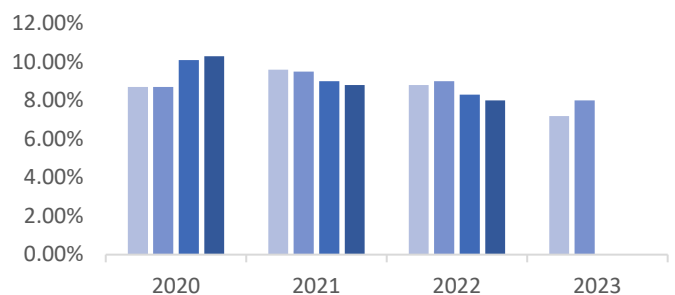
The region had a Net Absorption of -85,321 SF compared to 108,985 SF in the previous quarter. The vacancy rate increased in Q2 2023 to 8%. There is currently 863,094 SF of vacant space available in the region. There were no deliveries during this and currently no buildings under construction.

Office gross rental rates increased during Q2 2023 with a change of \$0.36 per-square-foot from \$24.14 in Q1 2023 to \$24.50 in Q2 2023. There were 28 leasing deals in Q2 2023 consisting of 74,107 SF. In Q1 2023 there were 47 leasing deals, which consisted of 64,857 SF.

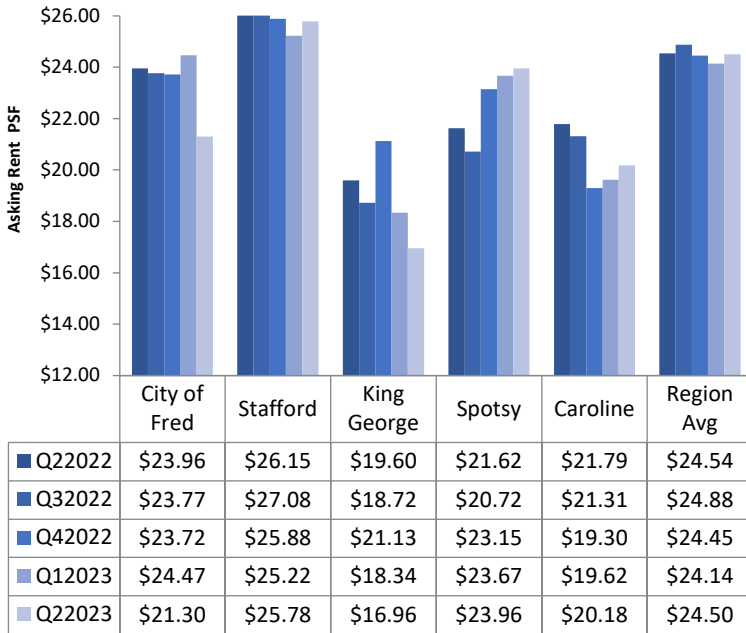
TOTAL NET ABSORPTION, SF



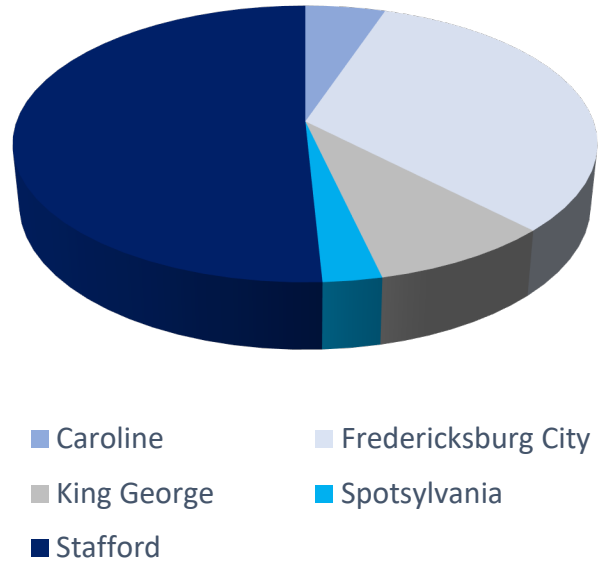
VACANCY RATE



RENTAL RATES BY SUBMARKET



EXISTING INVENTORY



ECONOMIC INDICATORS



14,596



Fredericksburg City Employment

77,231



Stafford County Employment

70,860

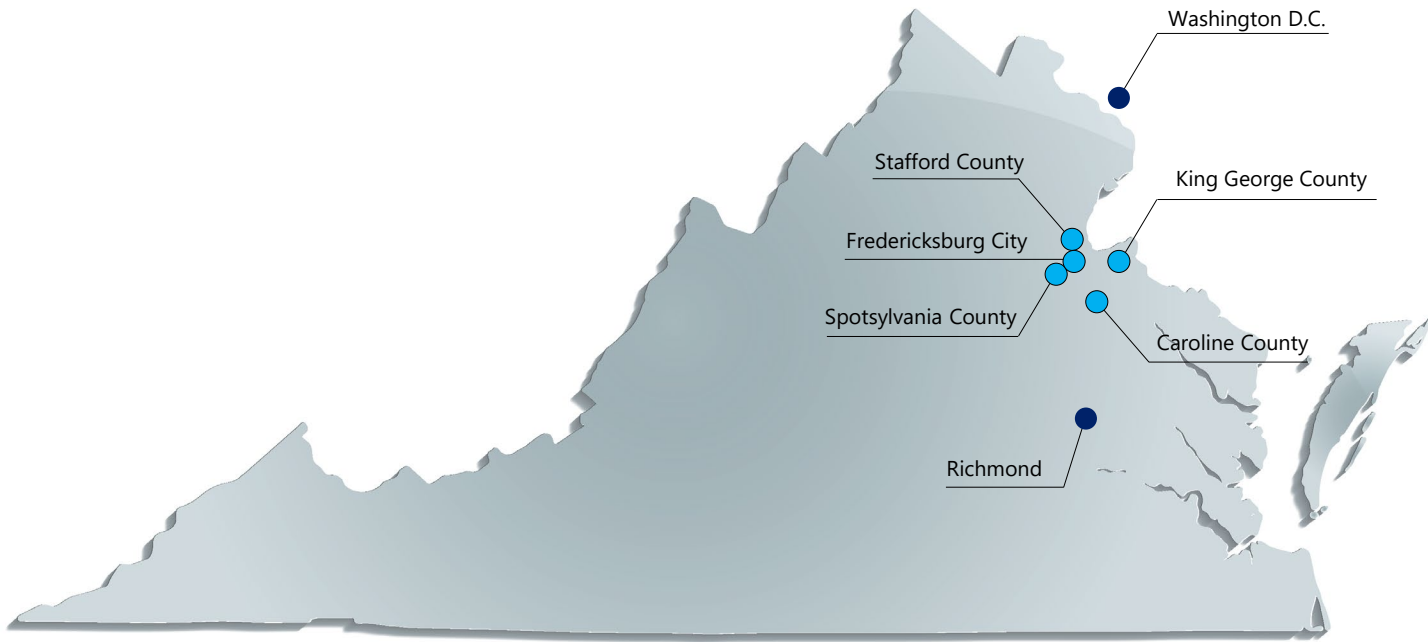


Spotsylvania County Employment

OFFICE ACTIVITY

MARKET STATISTICS

FREDERICKSBURG REGION



SUBMARKET	INVENTORY (SF)	VACANT (SF)	VACANCY RATE	NET ABSORPTION (SF)	LEASING ACTIVITY (SF)	GROSS RENT
Caroline County	493,723	73,312	14.8%	650	8,582	\$20.18
City of Fredericksburg	2,901,803	202,720	7.0%	-93,683	9,706	\$21.30
King George County	751,639	73,973	9.8%	1,100	0	\$16.96
Spotsylvania County	2,426,261	149,945	6.1%	2,477	22,710	\$23.96
Stafford County	4,240,227	365,621	8.6%	4,135	33,109	\$25.78
REGION TOTALS	10,813,653	863,094	8.0%	-85,321	74,107	\$24.50

OFFICE TRANSACTIONS

PROPERTY	SUBMARKET	TENANT/BUYER	TYPE	SQUARE FEET	PRICE
1701 Fall Hill Ave	Fredericksburg	FXBG Real Estate LLC	Sale	48,235	\$5,290,000
131 Park Hill Dr	Fredericksburg	Undisclosed	Sale	3,816	\$1,650,000
1380 Central Park Blvd	Fredericksburg	Lifepoint Church	Sale	24,701	\$5,000,000
211 Park Hill Dr	Fredericksburg	Undisclosed	Sale	4,020	\$1,100,000
9530 Cosner Dr	Fredericksburg	Undisclosed	Sale	19,378	\$4,525,000
800 Corporate Dr	Stafford	Booz Allen Hamilton	Lease	7,527	\$32/SF/YR
2052 Patriot Hwy	Stafford	Undisclosed	Lease	6,000	\$16/SF/YR

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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 10 years (2013-2022)! We are currently ranked Top 6 CBC companies in the world. 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:

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