

OFFICE

MARKET **VANTAGE** POINT

Q1 **2025** REPORT

| FREDERICKSBURG REGION



COLDWELL BANKER
COMMERCIAL
ELITE

10.54M

Office SF

▼

799

Building Inventory

▬

717,309

Vacant SF

▼

6.8%

Vacancy Rate

▲

-49,470

Net Absorption

▼

39

Leasing Deals

▲

63,974

Leasing Activity SF

▼

\$26.84

Gross Rent

▼

0

Deliveries

0

SF Delivered

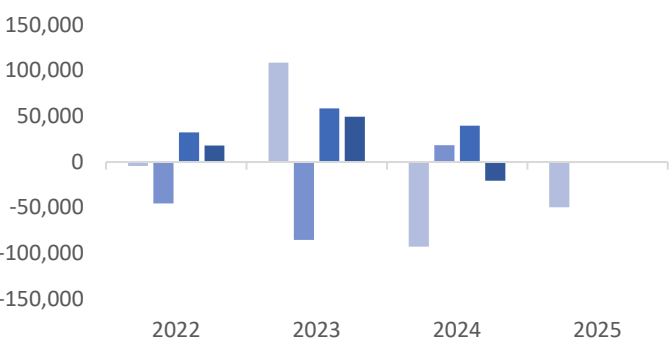
2

Under Construction

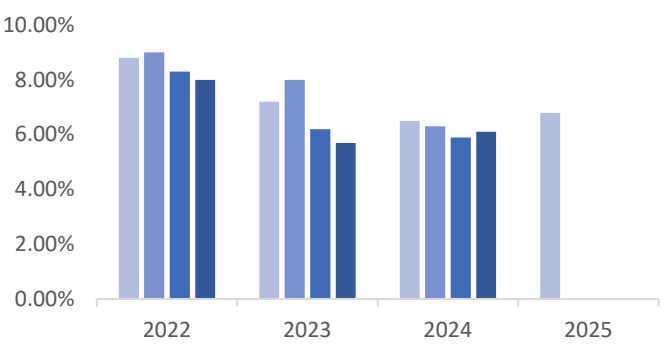
8,885

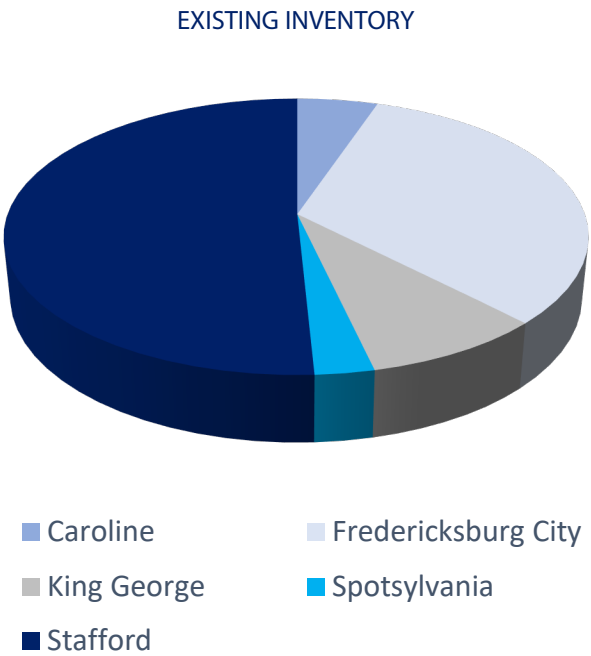
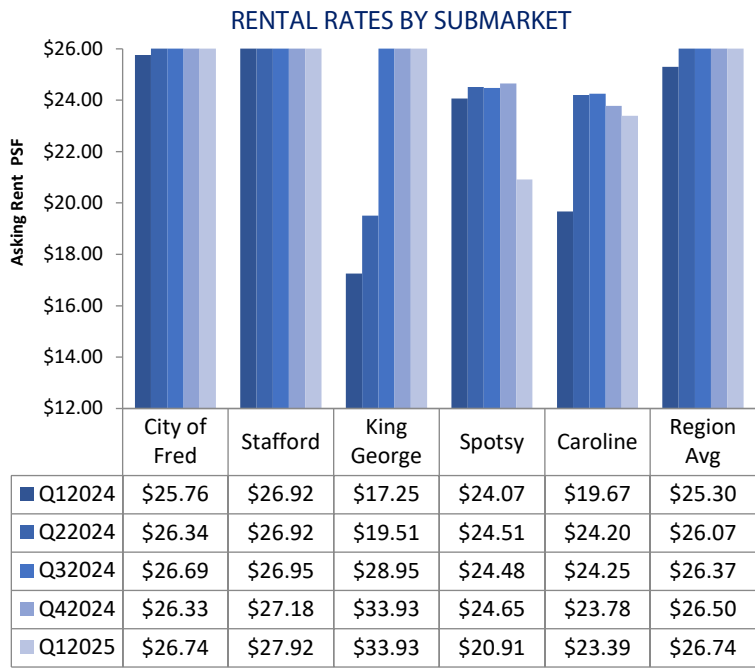
SF Under Construction

TOTAL NET ABSORPTION, SF

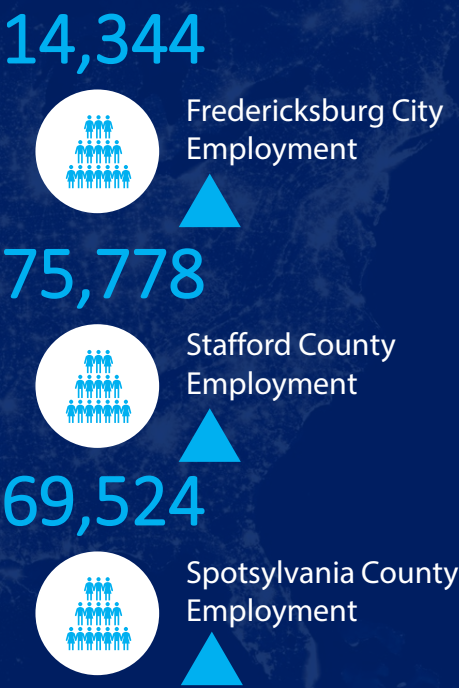
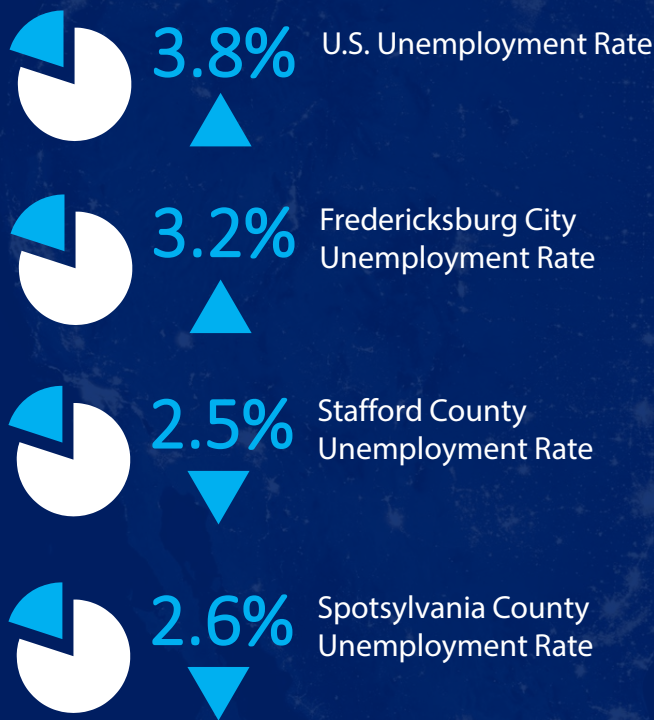


VACANCY RATE

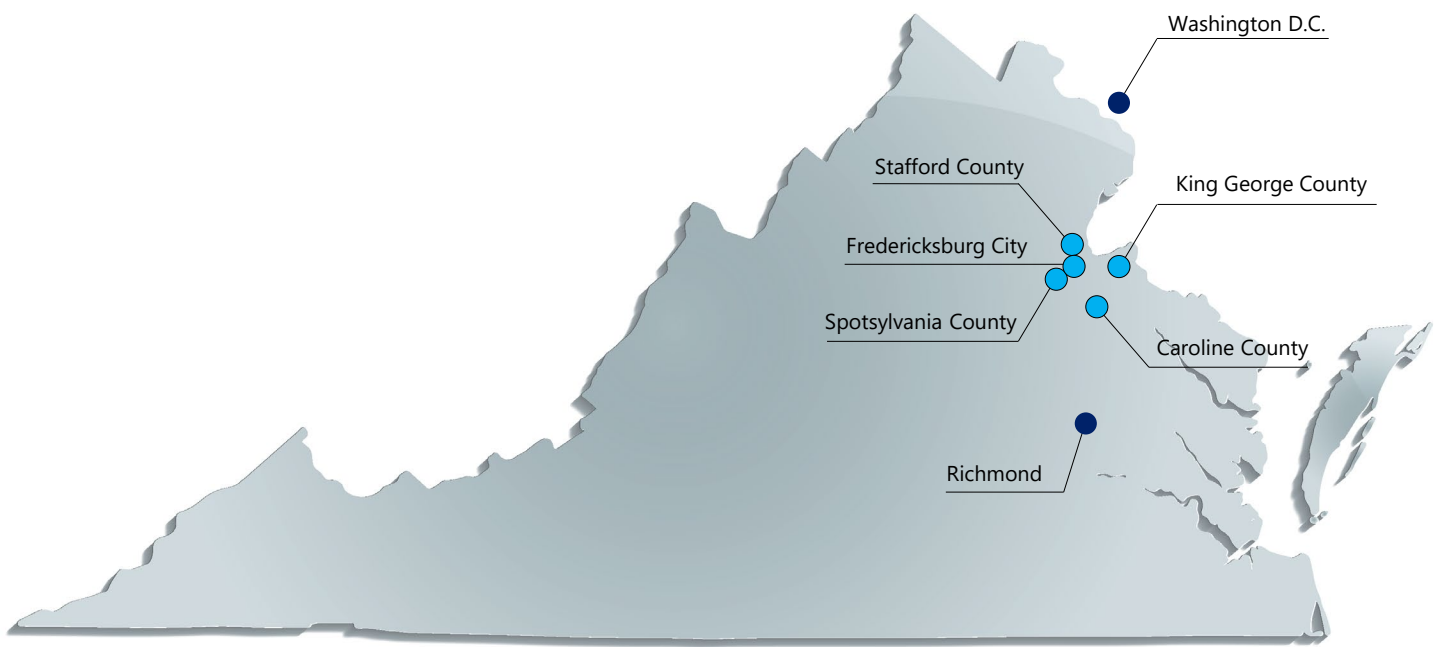




ECONOMIC INDICATORS



Source: BLS, YCharts | Figures reflect the most recent monthly statistics. Arrows indicate increase or decrease since the previous month.



SUBMARKET	INVENTORY (SF)	VACANT (SF)	VACANCY RATE	NET ABSORPTION (SF)	LEASING ACTIVITY (SF)	GROSS RENT
Caroline County	496,969	4,800	1.0%	1,760	2,400	\$23.39
City of Fredericksburg	2,940,252	130,320	4.4%	7,619	29,027	\$26.74
King George County	753,591	49,068	6.5%	3,527	3,527	\$33.93
Spotsylvania County	2,545,747	198,413	7.8%	-75,293	8,661	\$20.91
Stafford County	4,291,856	339,508	7.9%	14,677	22,759	\$27.92
REGION TOTALS	10,540,331	717,309	6.8%	-49,470	63,974	\$26.84

OFFICE TRANSACTIONS

PROPERTY	SUBMARKET	TENANT/BUYER	TYPE	SQUARE FEET	PRICE
9130 Courthouse Rd	Spotsylvania	Undisclosed	Sale	6,500	\$1,392,325
1031 Care Way	Fredericksburg	Mary Washington Healthcare	Sale	20,568	\$6,700,000
1340 Central Park Blvd	Fredericksburg	Mary Washington Healthcare	Sale	42,367	\$8,625,000
410 Pelham St	Fredericksburg	FXBG Real Estate LLC	Sale	2,159	\$750,000
2761 Jefferson Davis Hwy	Stafford	Undisclosed	Lease	1,715	\$22.50/SF/YR
5608 Southpoint Center Blvd	Fredericksburg	Undisclosed	Lease	3,000	\$16.44/SF/YR
24 Onville Rd	Stafford	Undisclosed	Lease	4,200	\$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 12 years (2013-2024)! We are currently ranked Top 15 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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