

OFFICE

MARKET **VANTAGE** POINT

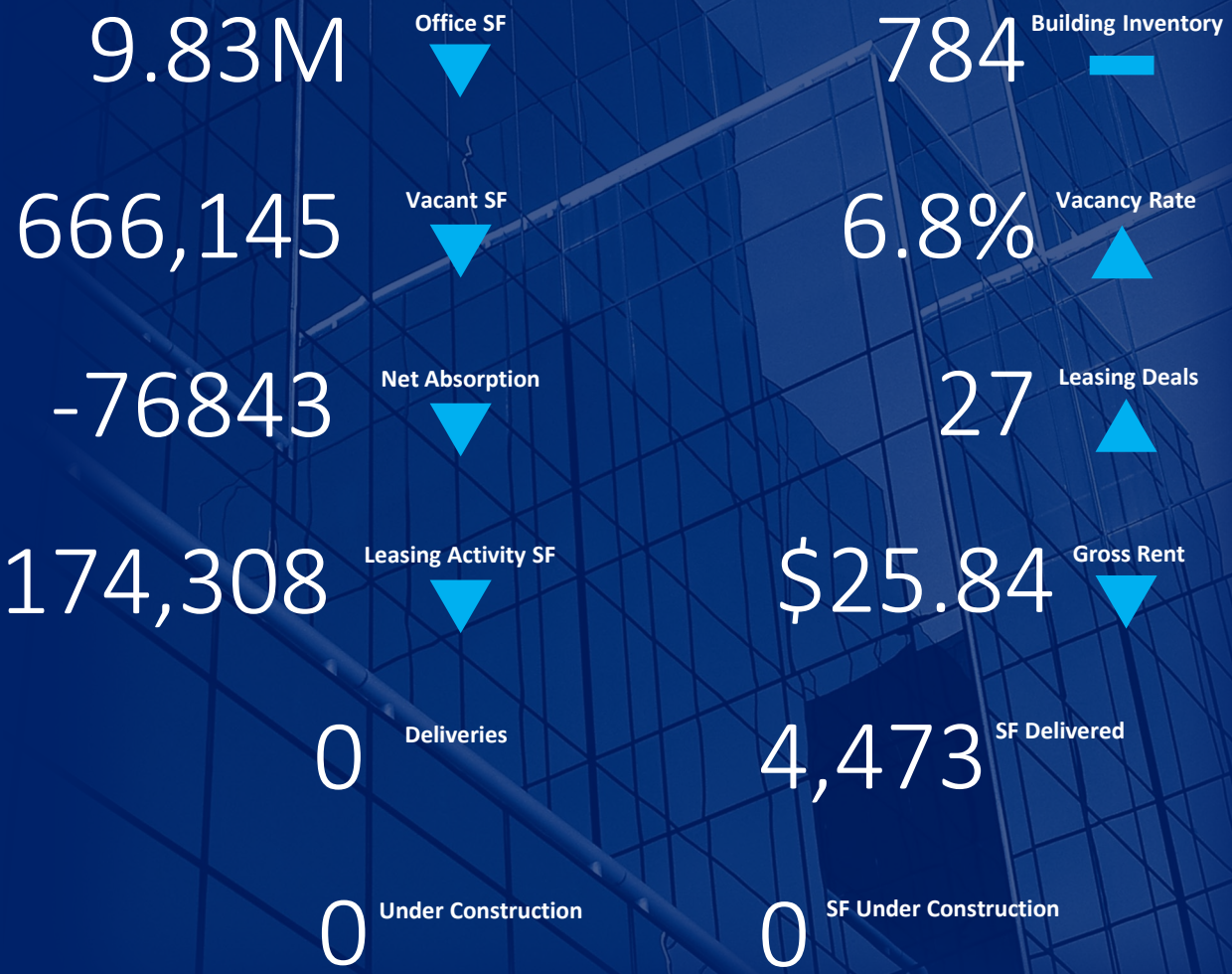


Q2 **2025** REPORT

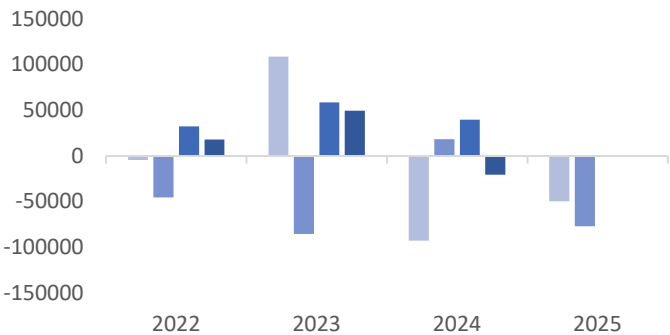
| FREDERICKSBURG REGION



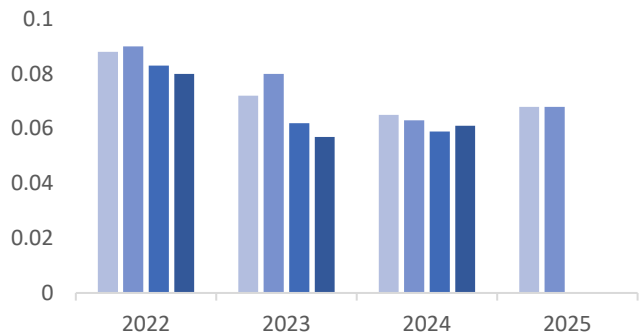
COLDWELL BANKER
COMMERCIAL
ELITE



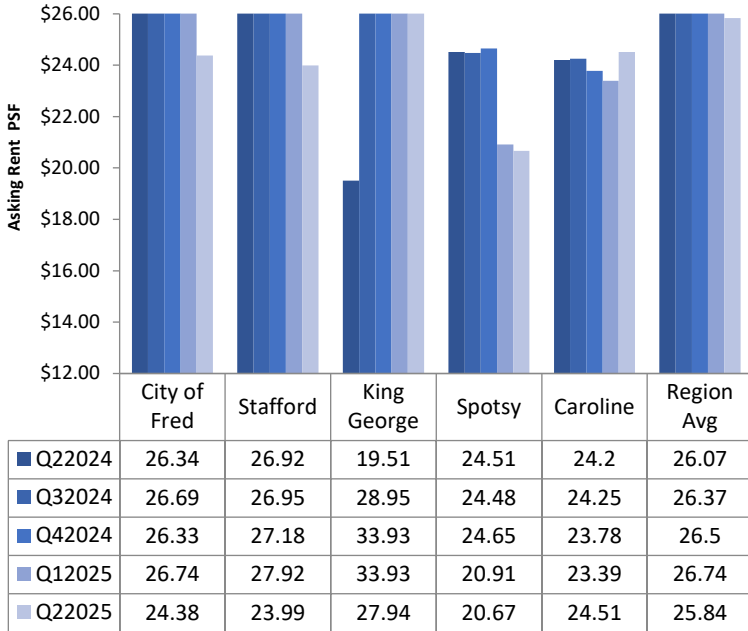
TOTAL NET ABSORPTION, SF



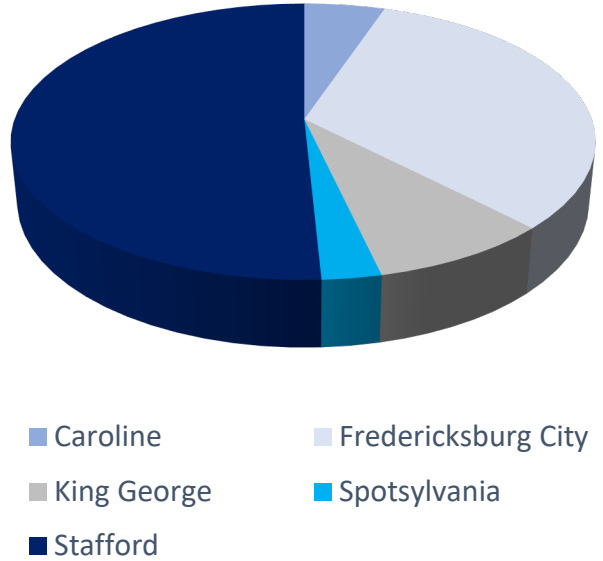
VACANCY RATE



RENTAL RATES BY SUBMARKET



EXISTING INVENTORY



ECONOMIC INDICATORS



14,344



Fredericksburg City Employment

75,778



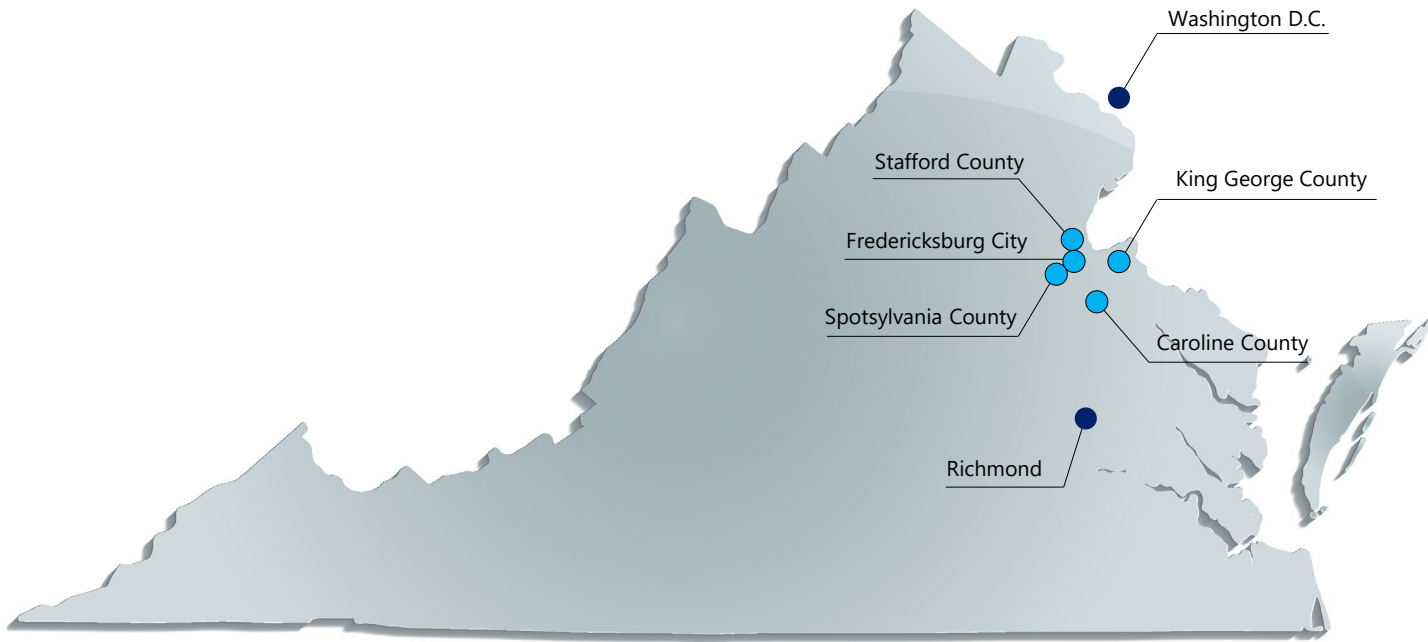
Stafford County Employment

69,524



Spotsylvania County Employment

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	396,155	2,780	0.7%	-1,078	-	\$24.51
City of Fredericksburg	2,733,847	141,915	5.2%	-42,313	70,247	\$27.52
King George County	694,310	43,088	6.2%	-	-	\$27.94
Spotsylvania County	2,479,395	168,147	6.8%	8,997	93,388	\$25.78
Stafford County	4,216,679	353,303	8.4%	-42,449	10,673	\$25.02
REGION TOTALS	9,826,076	666,145	6.8%	-76,843	174,308	\$25.84

OFFICE TRANSACTIONS

PROPERTY	SUBMARKET	TENANT/BUYER	TYPE	SQUARE FEET	PRICE
130 Executive Center Pky	Fredericksburg	Undisclosed	Sale	14,488	\$3,200,000
2304 Emancipation Hwy	Fredericksburg	Undisclosed	Sale	1,632	\$320,000
4604 Spotsylvania Pky	Fredericksburg	Undisclosed	Sale	3,500	\$545,000
701 Kenmore Ave	Fredericksburg	Undisclosed	Sale	25,760	\$3,750,000
2300 Fall Hill Ave	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

OFFICE

MARKET VANTAGE POINT

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:

990 Bragg Road
Fredericksburg, Virginia
22407

Phone
540.786.1402

Email
cbc@cbcommercial.com

Website
www.cbcelite.com



COLDWELL BANKER
COMMERCIAL
ELITE

Data contained herein has been obtained from third party sources deemed reliable; no warranty, expressed or implied, is made regarding the accuracy, adequacy, completeness, legality, reliability or usefulness of any information. List of Sources are available upon request.