

OFFICE

MARKET VANTAGE POINT

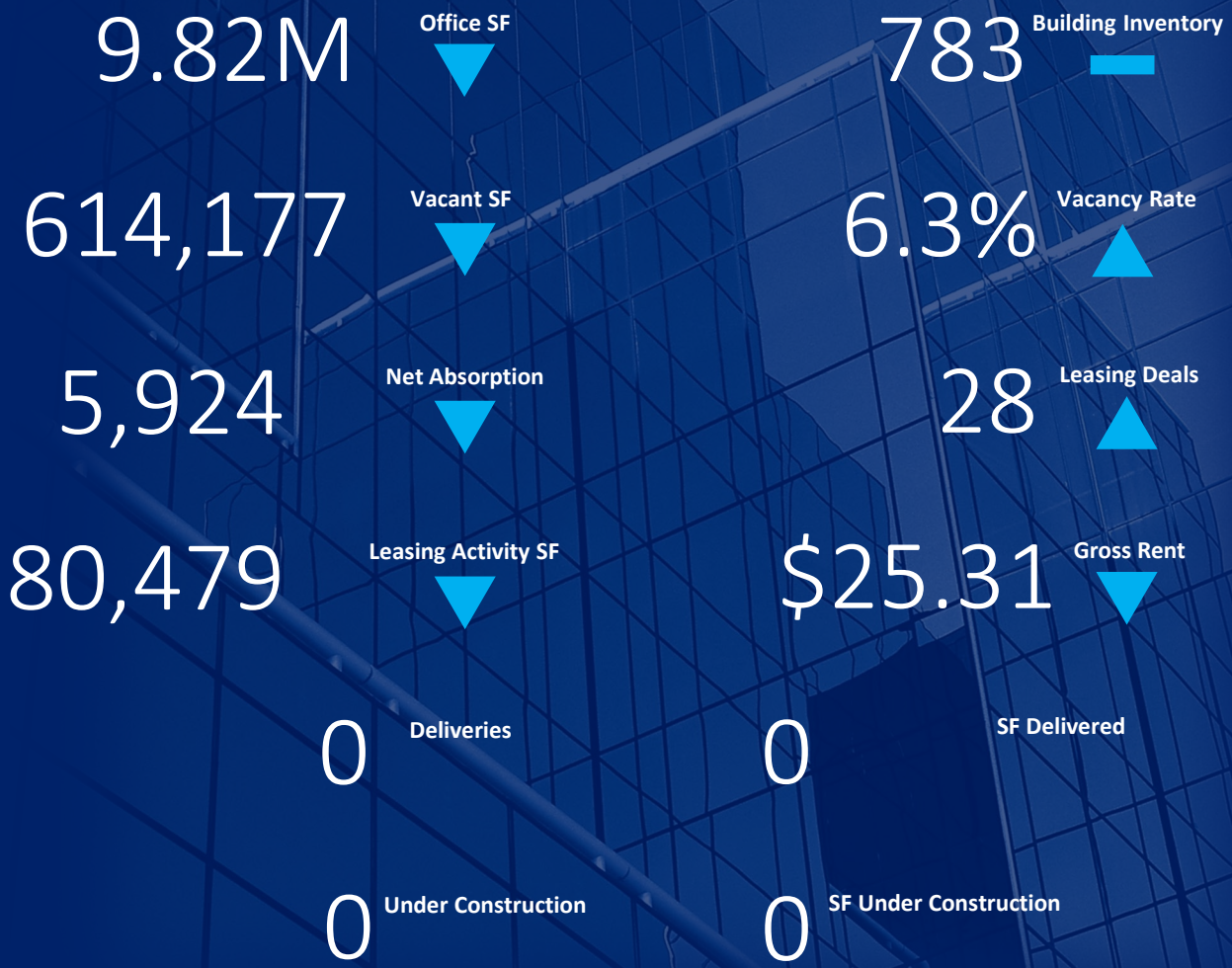


Q3 2025 REPORT

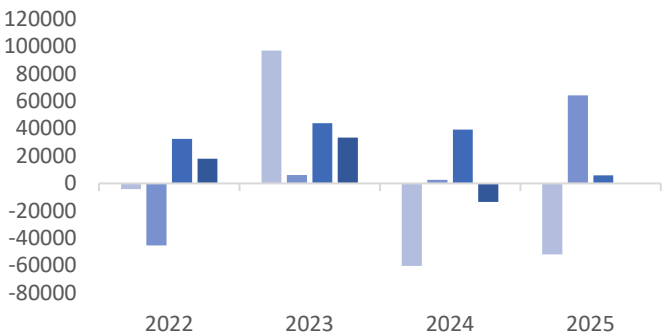
| FREDERICKSBURG REGION



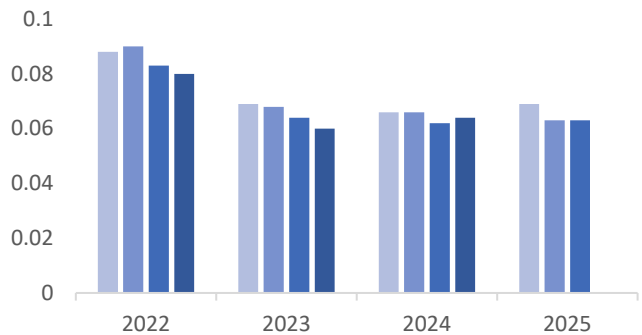
COLDWELL BANKER
COMMERCIAL
ELITE



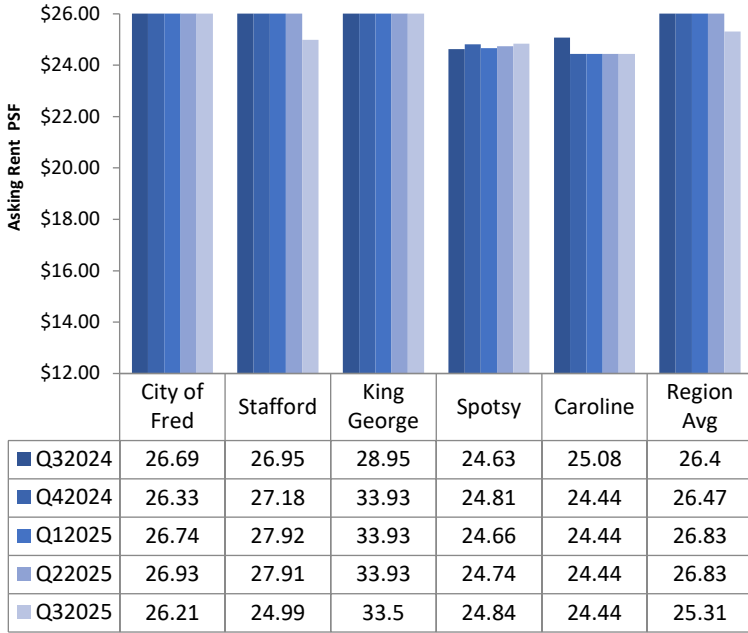
TOTAL NET ABSORPTION, SF



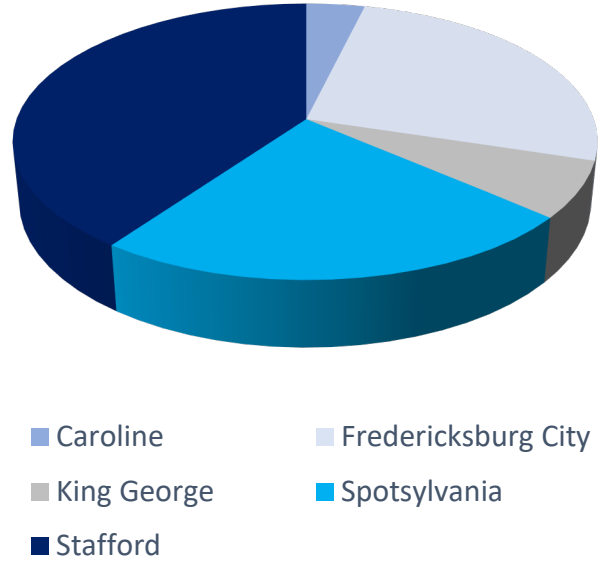
VACANCY RATE



RENTAL RATES BY SUBMARKET



EXISTING INVENTORY



ECONOMIC INDICATORS



14,344



Fredericksburg City Employment

75,778

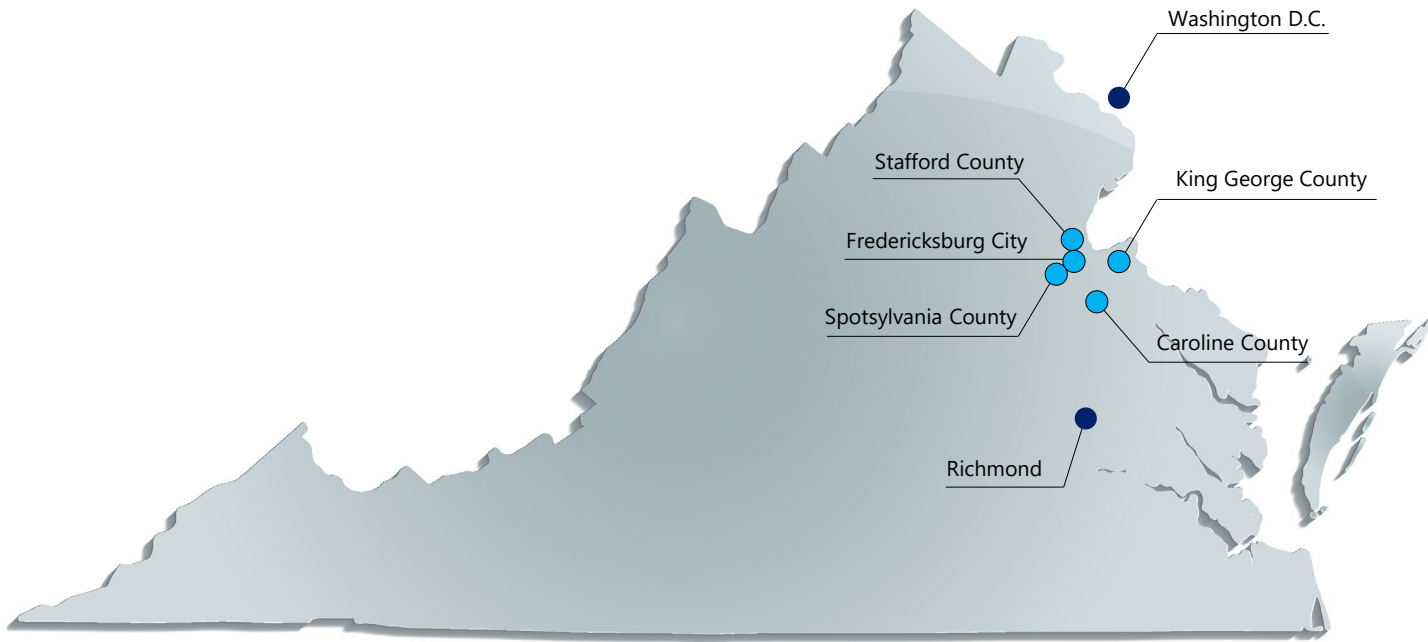


Stafford County Employment

69,524



Spotsylvania County Employment



SUBMARKET	INVENTORY (SF)	VACANT (SF)	VACANCY RATE	NET ABSORPTION (SF)	LEASING ACTIVITY (SF)	GROSS RENT
Caroline County	396,155	4,580	1.2%	-	2,400	\$24.44
City of Fredericksburg	2,733,847	125,009	4.6%	9,452	34,247	\$26.21
King George County	694,310	43,308	6.2%	5,760	1,000	\$33.50
Spotsylvania County	2,474,922	147,714	6.0%	17,328	13,697	\$24.84
Stafford County	4,216,679	336,874	8.0%	-20,856	30,135	\$24.99
REGION TOTALS	9,821,603	614,177	6.3%	5,924	80,479	\$25.31

OFFICE TRANSACTIONS

PROPERTY	SUBMARKET	TENANT/BUYER	TYPE	SQUARE FEET	PRICE
101-105 Central Rd	Fredericksburg	Open Industrial	Sale	3,408	\$1,160,301
7119 Salem Fields Blvd	Fredericksburg	Undisclosed	Sale	4,800	\$825,000
702 Princess Anne St	Fredericksburg	Undisclosed	Sale	2,500	\$805,000
4701 Market St	Fredericksburg	Undisclosed	Sale	79,240	\$7,850,000
10600 Spotsylvania Ave	Fredericksburg	Undisclosed	Sale	7,000	\$1,600,000
10601 Courthouse Rd	Fredericksburg	Undisclosed	Lease	3,126	\$24/SF/YR
520 William St	Fredericksburg	Aqua Pulse	Lease	3,380	\$27/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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