

OFFICE

MARKET VANTAGE POINT

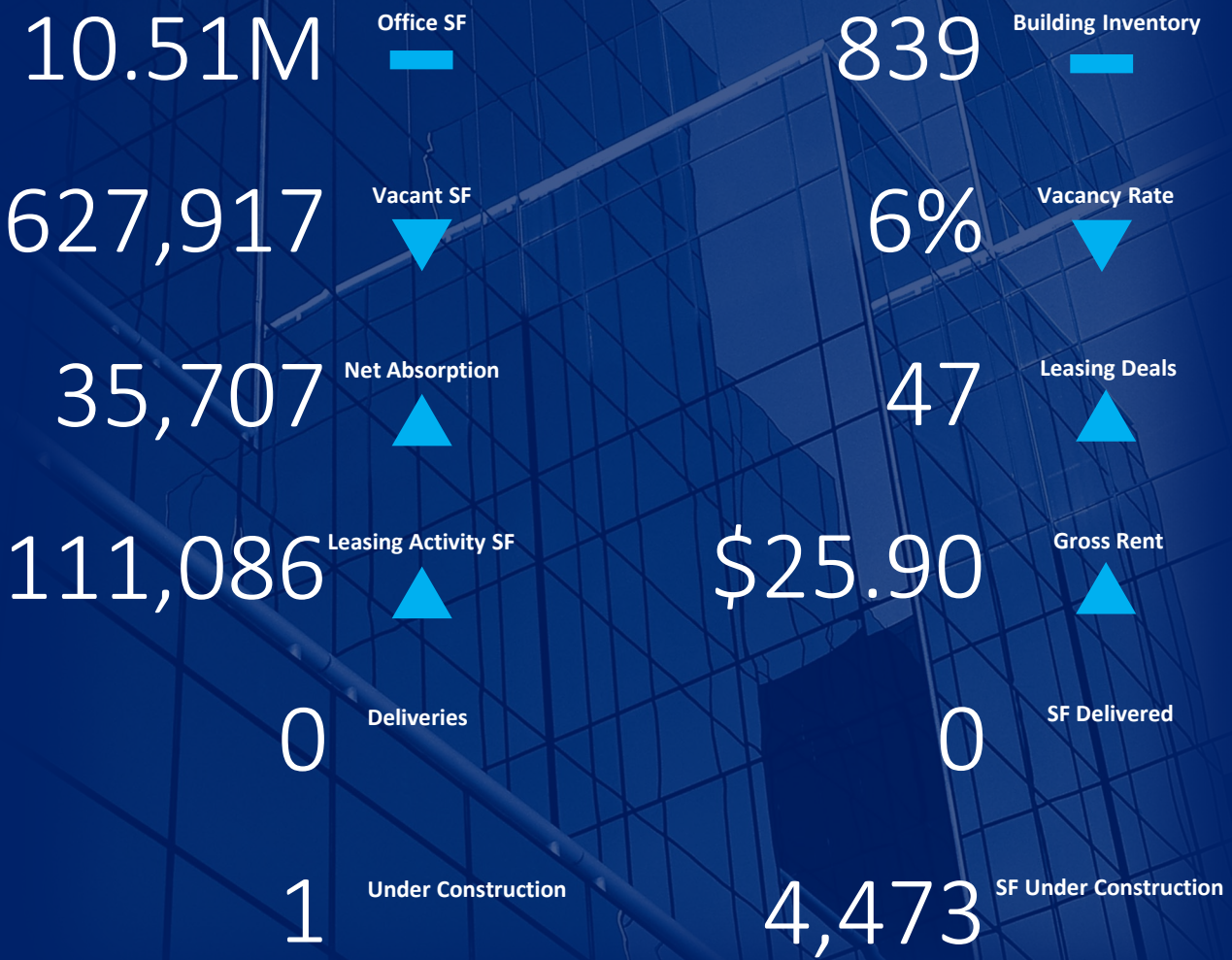


Q1 2026 REPORT

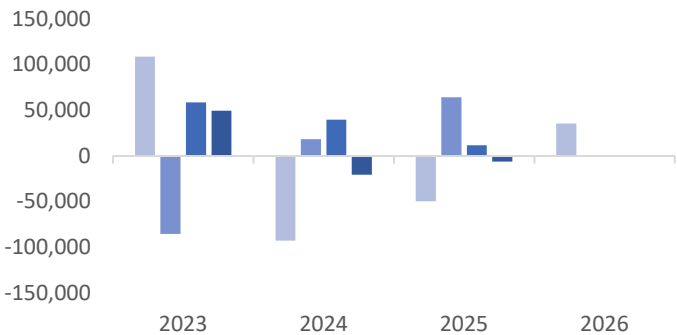
| FREDERICKSBURG REGION



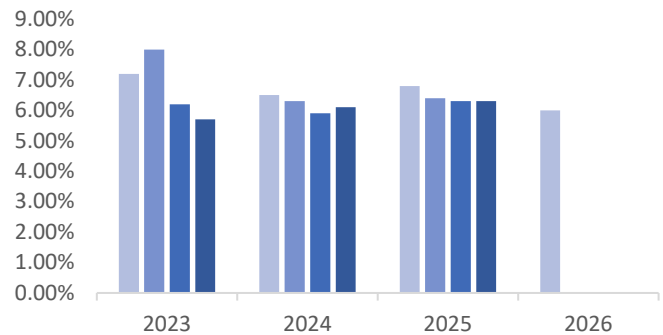
COLDWELL BANKER
COMMERCIAL
ELITE



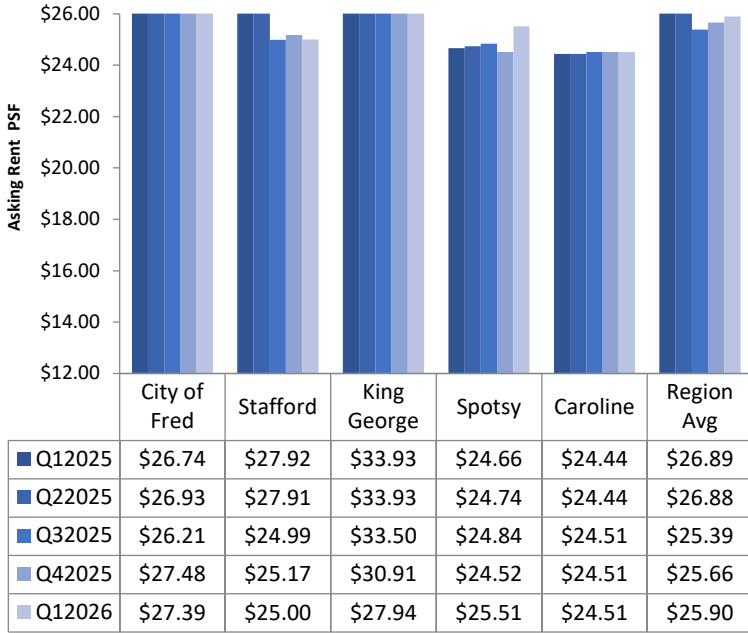
TOTAL NET ABSORPTION, SF



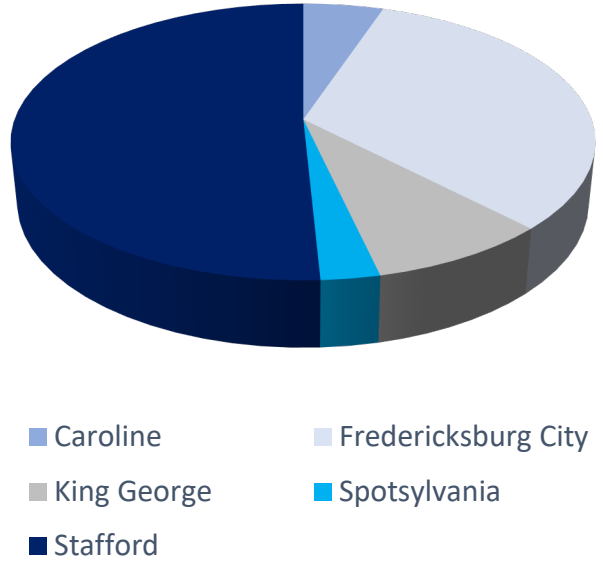
VACANCY RATE



RENTAL RATES BY SUBMARKET



EXISTING INVENTORY



ECONOMIC INDICATORS



15,500



Fredericksburg City Employment

80,800



Stafford County Employment

77,198



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	1,702	0.4%	478	4,342	\$24.51
City of Fredericksburg	2,733,847	99,602	3.6%	10,567	35,706	\$27.39
King George County	694,310	43,088	6.2%	-6,863	13,788	\$27.94
Spotsylvania County	2,474,922	172,671	7.0%	20,533	31,853	\$25.51
Stafford County	4,216,679	310,854	7.4%	10,992	25,397	\$25.00
REGION TOTALS	10,515,913	627,917	6.0%	35,707	111,086	\$25.90

OFFICE TRANSACTIONS

PROPERTY	SUBMARKET	TENANT/BUYER	TYPE	SQUARE FEET	PRICE
10244-10258 Kings Hwy	King George	Undisclosed	Sale	8,800	\$532,410
11131 Journal Pky	King George	Undisclosed	Sale	15,000	\$1,167,590
3310 Shannon Park Dr	Fredericksburg	ABA Centers of America	Sale	7,872	\$2,125,000
2800 Princess Anne St	Fredericksburg	Undisclosed	Sale	1,500	\$590,000
210 Executive Center Pky	Fredericksburg	Undisclosed	Sale	3,393	\$1,775,000
904 Princess Anne St	Fredericksburg	Fletcher Construction	Sale	28,650	\$4,600,000
2521-2537 Cowan Blvd	Fredericksburg	VA Center for Allergy & Asthma	Sale	2,400	\$875,000

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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 13 years (2013-2025)! 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@cbecommercial.com

Website
www.cbcelite.com



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