

# OFFICE

MARKET **VANTAGE** POINT



## Q4 **2025** REPORT

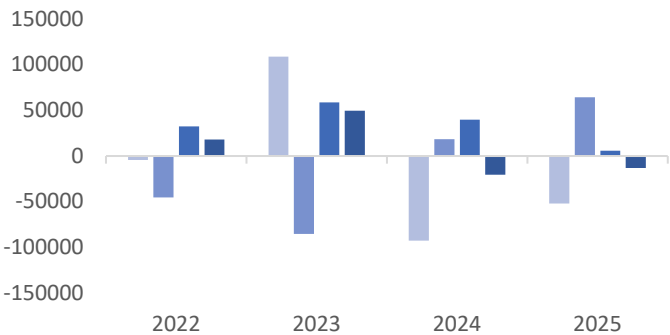
| FREDERICKSBURG REGION



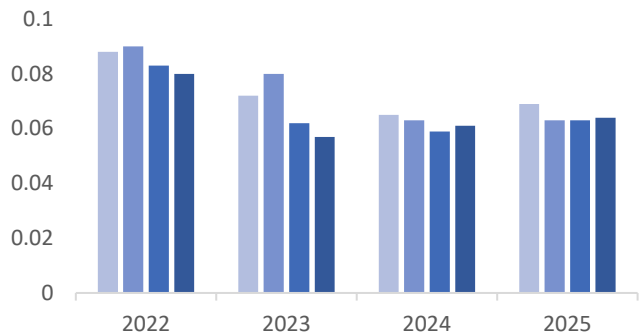
**COLDWELL BANKER**  
**COMMERCIAL**  
ELITE

9.82M	Office SF	▼	783	Building Inventory	▬
627,399	Vacant SF	▼	6.4%	Vacancy Rate	▲
-13,222	Net Absorption	▼	34	Leasing Deals	▲
66,217	Leasing Activity SF	▼	\$25.57	Gross Rent	▼
0	Deliveries		0	SF Delivered	
1	Under Construction		4,473	SF Under Construction	

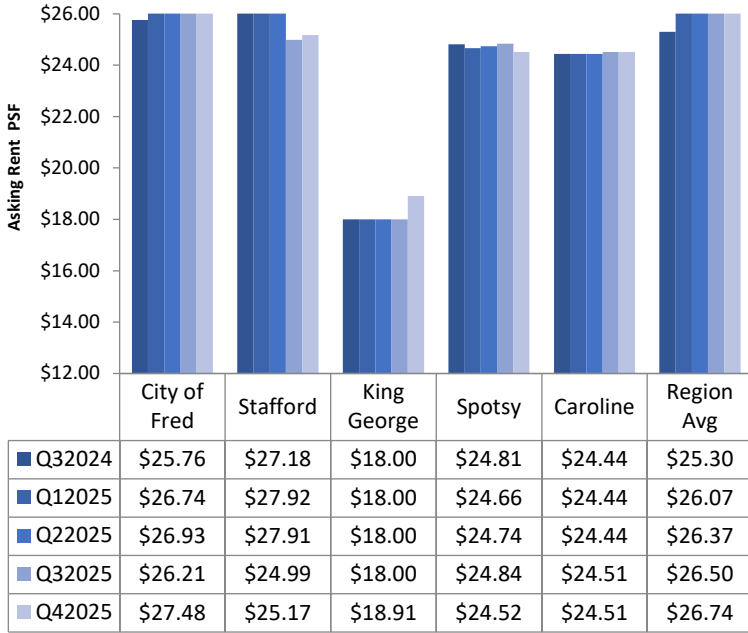
TOTAL NET ABSORPTION, SF



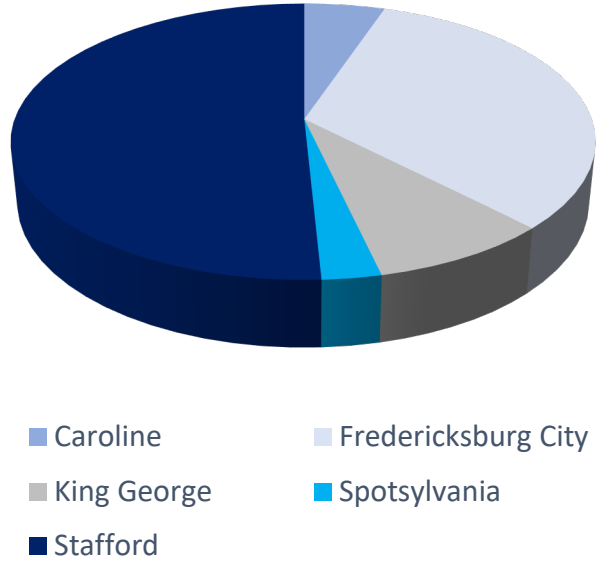
VACANCY RATE



### RENTAL RATES BY SUBMARKET



### EXISTING INVENTORY



## ECONOMIC INDICATORS



**14,344**



Fredericksburg City Employment

**75,778**



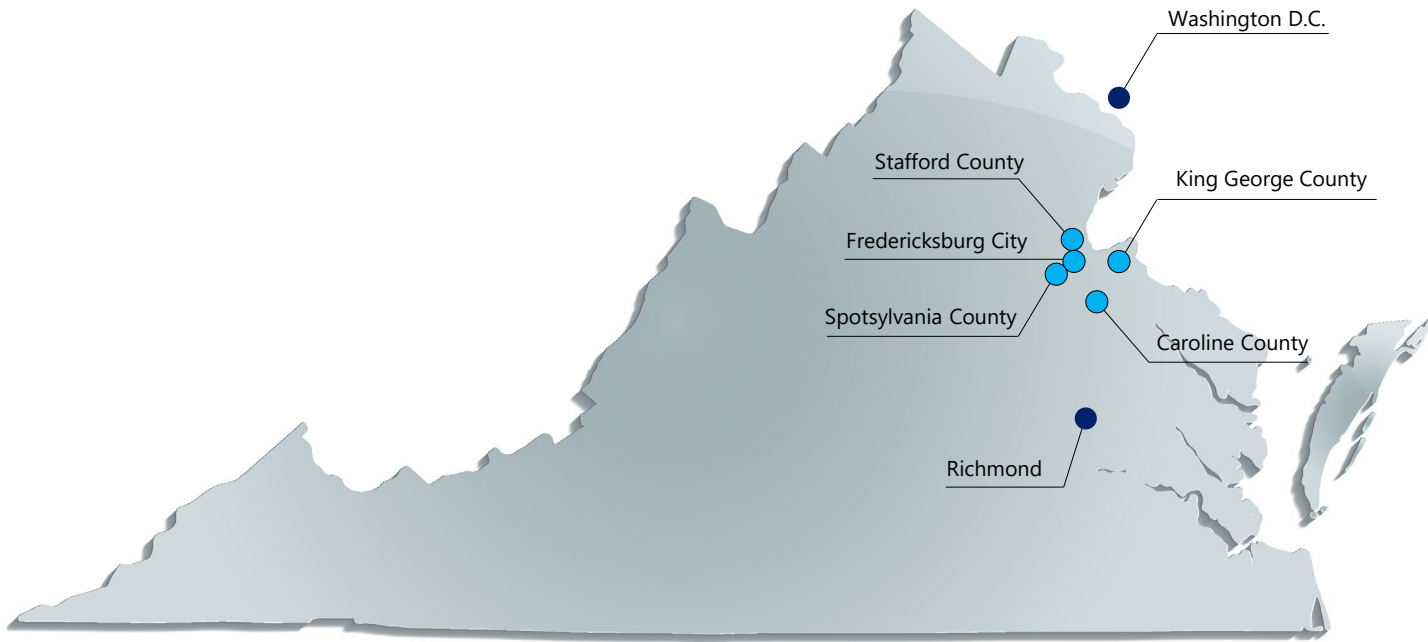
Stafford County Employment

**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	2,180	0.6%	2,400	0	\$24.51
City of Fredericksburg	2,733,847	110,169	4.0%	14,840	33,367	\$23.67
King George County	694,310	36,225	5.2%	-6,863	17,275	\$18.91
Spotsylvania County	2,474,922	193,204	7.8%	-45,490	23,811	\$24.52
Stafford County	4,216,679	321,846	7.6%	15,028	9,039	\$25.17
<b>REGION TOTALS</b>	<b>9,821,603</b>	<b>627,399</b>	<b>6.4%</b>	<b>-13,222</b>	<b>66,217</b>	<b>\$25.57</b>

## OFFICE TRANSACTIONS

PROPERTY	SUBMARKET	TENANT/BUYER	TYPE	SQUARE FEET	PRICE
411 Park Hill Dr	Fredericksburg	Undisclosed	Sale	5,112	\$1,600,000
2304 Emancipation Hwy	Fredericksburg	Undisclosed	Sale	1,632	\$320,000
4604 Spotsylvania Pky	Fredericksburg	Undisclosed	Sale	3,500	\$545,000
2300 Fall Hill Ave	Fredericksburg	Undisclosed	Sale	279,754	\$4,000,000
237-245 Garrisonville Rd	Stafford	Burke & Herbet Bank	Lease	2,531	\$25/SF/YR
9124 Courthouse Rd	Spotsylvania	Cyber Dojo	Lease	1,410	\$25/SF/YR
10304 Spotsylvania Ave	Fredericksburg	HomeServices Property Mgmt	Lease	14,683	\$22/SF/YR

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## 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:

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**COLDWELL BANKER**  
**COMMERCIAL**  
**ELITE**

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