

OFFICE

MARKET **VANTAGE** POINT

Q2 ²⁰²⁶ REPORT

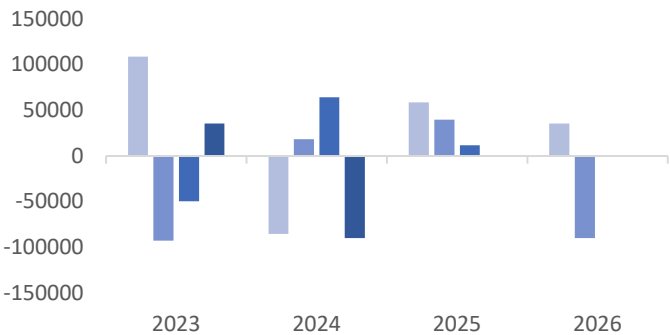
| FREDERICKSBURG REGION



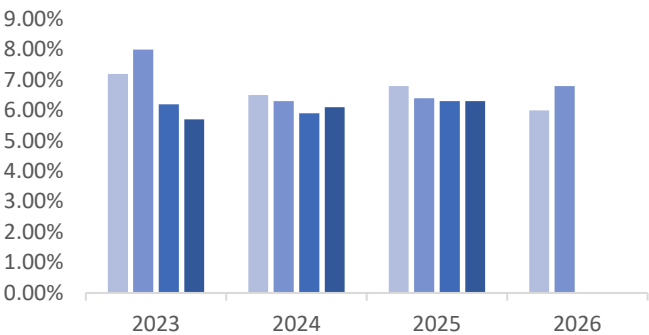
COLDWELL BANKER
COMMERCIAL
ELITE

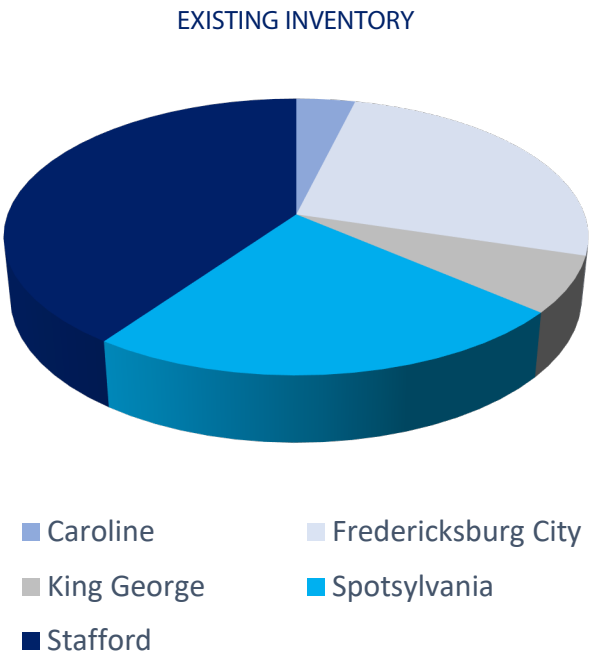
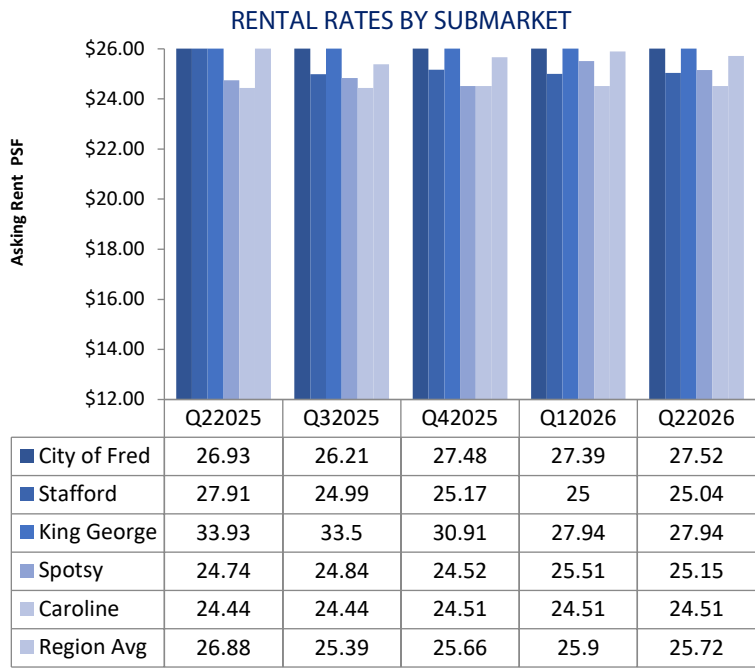


TOTAL NET ABSORPTION, SF

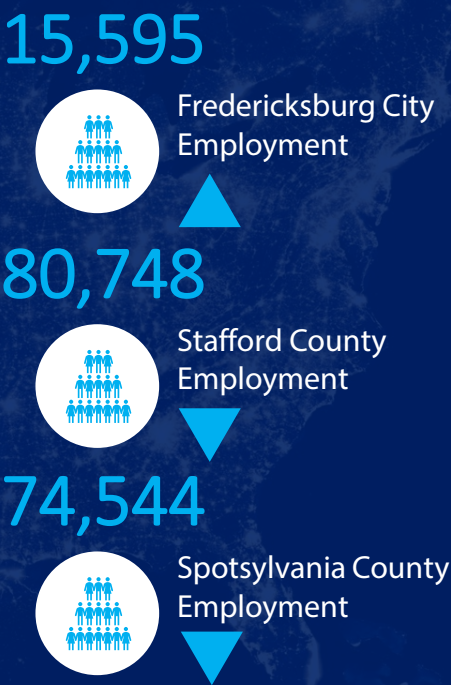
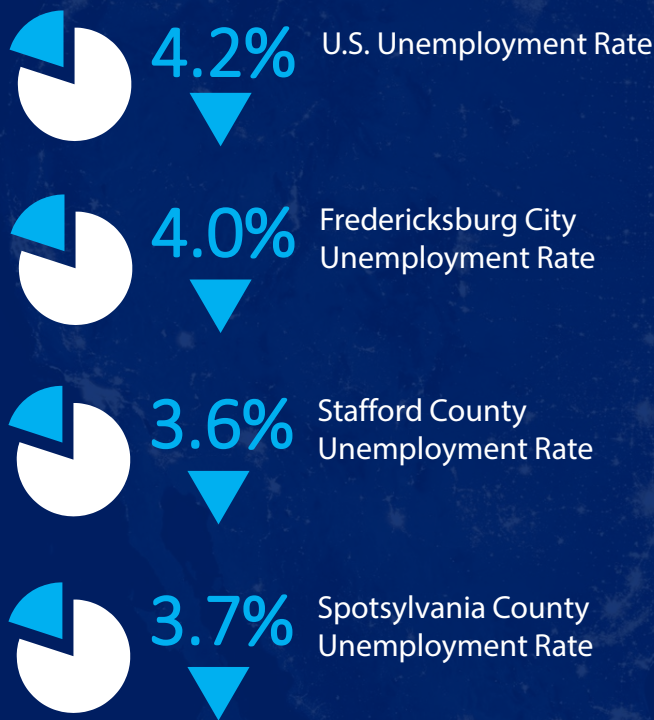


VACANCY RATE

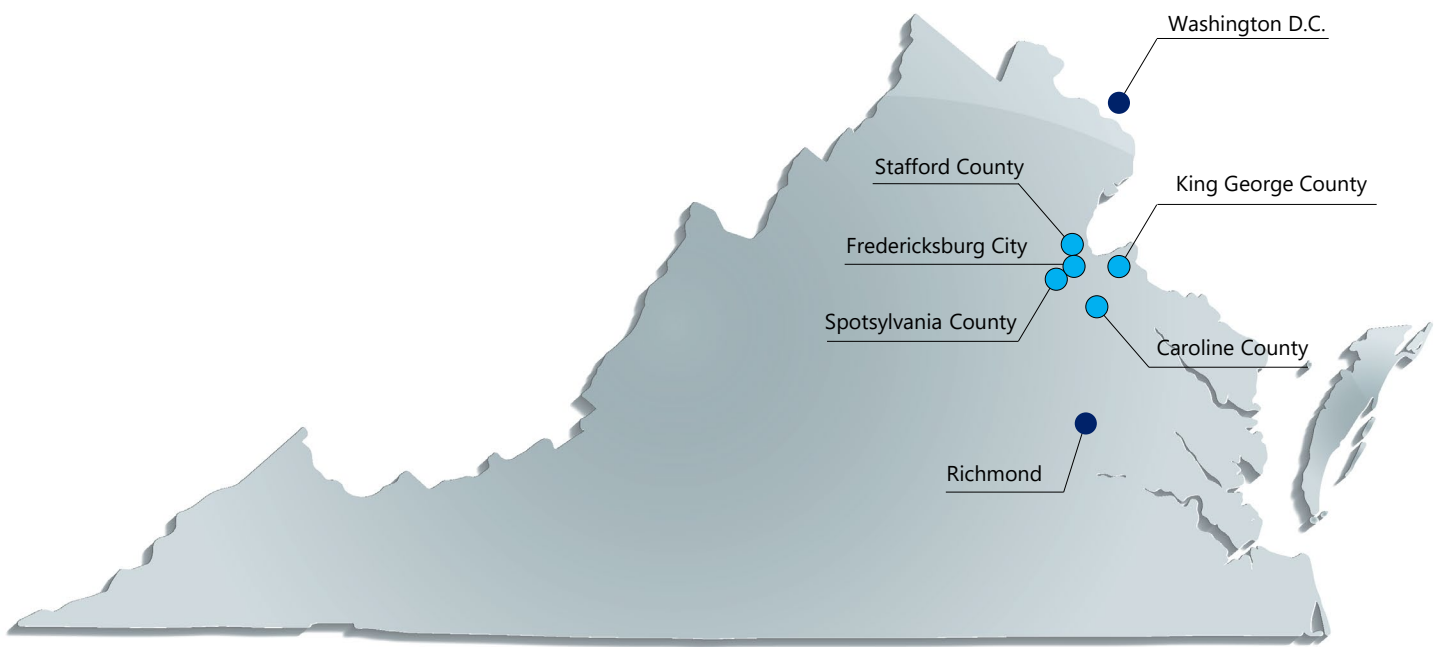




ECONOMIC INDICATORS



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	402,427	2,780	0.7%	-1,078	-	\$24.51
City of Fredericksburg	2,733,847	140,615	5.1%	-41,013	70,247	\$27.52
King George County	694,610	43,088	6.2%	-	-	\$27.94
Spotsylvania County	2,477,834	176,232	7.1%	-3,561	9,822	\$25.15
Stafford County	4,243,408	355,183	8.4%	-44,329	10,973	\$25.04
REGION TOTALS	10,552,126	717,898	6.8%	-89,981	91,042	\$25.72

OFFICE TRANSACTIONS

PROPERTY	SUBMARKET	TENANT/BUYER	TYPE	SQUARE FEET	PRICE
878 Garrisonville Rd	Stafford	Undisclosed	Sale	5,459	\$3,200,000
307 Lafayette Blvd	Fredericksburg	Athena Construction Group	Sale	7,650	\$1,525,000
4510 Plank Rd	Fredericksburg	Undisclosed	Lease	7,854	\$14/SF/YR
10304 Spotsylvania Ave	Fredericksburg	Undisclosed	Lease	3,337	\$23/SF/YR
181 Kings Hwy	Fredericksburg	Agenda Consulting, LLC	Lease	2,700	\$17/SF/YR
150 Riverside Pky	Fredericksburg	Two Six Technologies	Lease	2,052	\$23.75/SF/YR
10712 Ballantraye Dr	Fredericksburg	Cardinal Health	Lease	2,028	\$18/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 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:

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