

CENTRAL PARK CORPORATE CENTER

1320 – 1440 CENTRAL PARK BOULEVARD
FREDERICKSBURG, VA 22401

AVAILABLE FOR LEASE



CLASS A OFFICE

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Property Features

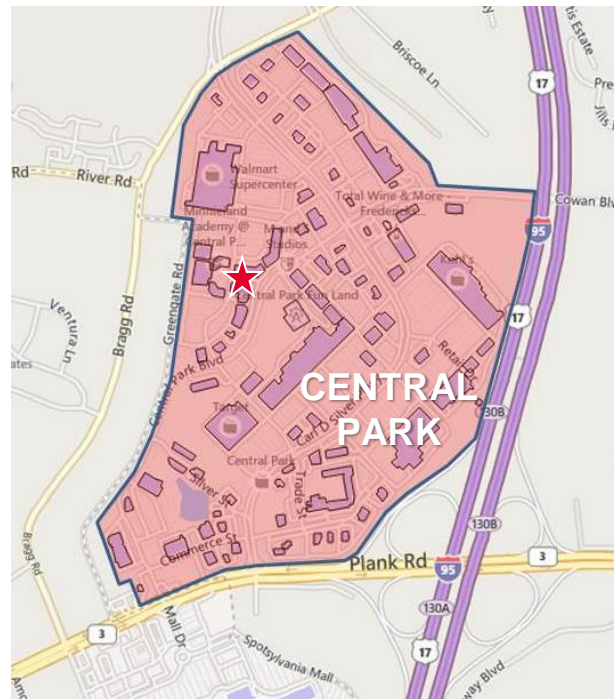
Building Size: 220,372 SF

Available SF: 700 – 20,987 SF

Rental Rate: \$23.00 – 30.00 PSF

Directly Adjacent to 2.5 Million SF of Retail Amenities

- Well-Located Class A Office Space, off Route 3 & I-95
- Located in Central Park with endless amenities
- Great visibility and high traffic counts with an estimated 37,000 VPD on Central Park Boulevard



- Over 50 restaurants
- National Big Box Retailers
- Numerous Banks
- Fredericksburg Nationals' Baseball & Event Stadium
- Expo Center
- Entertainment
- Movie Theater
- Funland
- Outdoor Concerts

AVAILABILITY



| BUILDING | SUITE | MIN SF | MAX SF | RATE | ADDT'L |
|----------|-------|--------|---------|---------|--------|
| 1320 | 100 | 5,997 | ~18,000 | \$25.00 | \$3.17 |
| 1320 | 106 | 2,330 | ~18,000 | \$23.00 | \$3.17 |
| 1320 | 108 | 1,107 | ~18,000 | \$23.00 | \$3.17 |
| 1320 | 110 | 840 | ~18,000 | \$30.00 | \$3.17 |
| 1320 | 111 | 11,138 | ~18,000 | \$23.00 | \$3.17 |
| 1320 | 112 | 2,302 | ~18,000 | \$23.00 | \$3.17 |
| 1320 | 114 | 700 | ~18,000 | \$30.00 | \$3.17 |
| 1320 | 302 | 4,060 | 4,060 | \$23.00 | \$0.00 |
| 1320 | 405 | 3,762 | 3,762 | \$23.00 | \$0.00 |
| 1320 | 410 | 2,574 | 2,574 | \$23.00 | \$0.00 |
| 1340 | 100 | 7,051 | 20,985 | \$23.00 | \$3.05 |
| 1340 | 102 | 7,400 | 7,400 | \$23.00 | \$3.05 |
| 1340 | 110 | 1,222 | 20,987 | \$23.00 | \$3.05 |
| 1340 | 206 | 6,392 | 20,987 | \$23.00 | \$0.00 |
| 1340 | 210 | 6,322 | 20,987 | \$23.00 | \$0.00 |
| 1420 | 101 | 2,213 | 2,213 | \$23.00 | \$3.82 |
| 1420 | 204 | 2,919 | 6,429 | \$23.00 | \$0.00 |
| 1420 | 208 | 3,510 | 6,429 | \$23.00 | \$0.00 |
| 1440 | 100B | 4,139 | 4,139 | \$23.00 | \$3.38 |
| 1440 | 104 | 2,260 | 4,218 | \$23.00 | \$3.38 |

DEDICATED ACCESS FROM I-95 & RT. 3



TRAFFIC COUNTS

| | VPD |
|------------------------|---------|
| Central Park Boulevard | 37,000 |
| Plank Road / Route 3 | 79,000 |
| I-95 | 119,000 |

CENTRAL PARK SITE MAP

centralpark

SITE MAP

AREA RETAILERS



TRADE AREA PROFILE



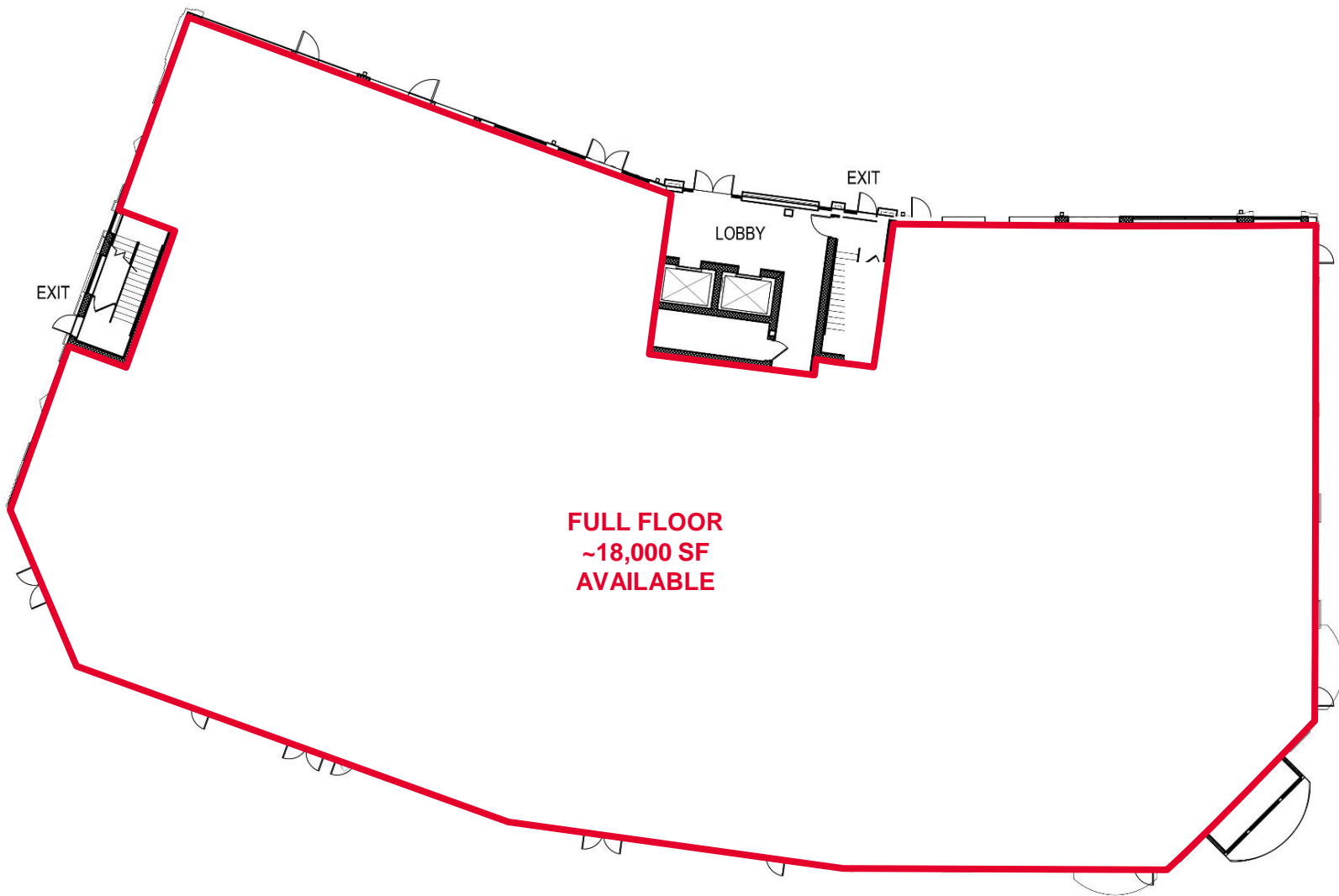
- 6.1 MSF of Retail
- 1,082 Hotel rooms
- 100+ Restaurants
- 159 Bus stops within Fredericksburg City
- 408 Total bus stops



DEMOGRAPHICS

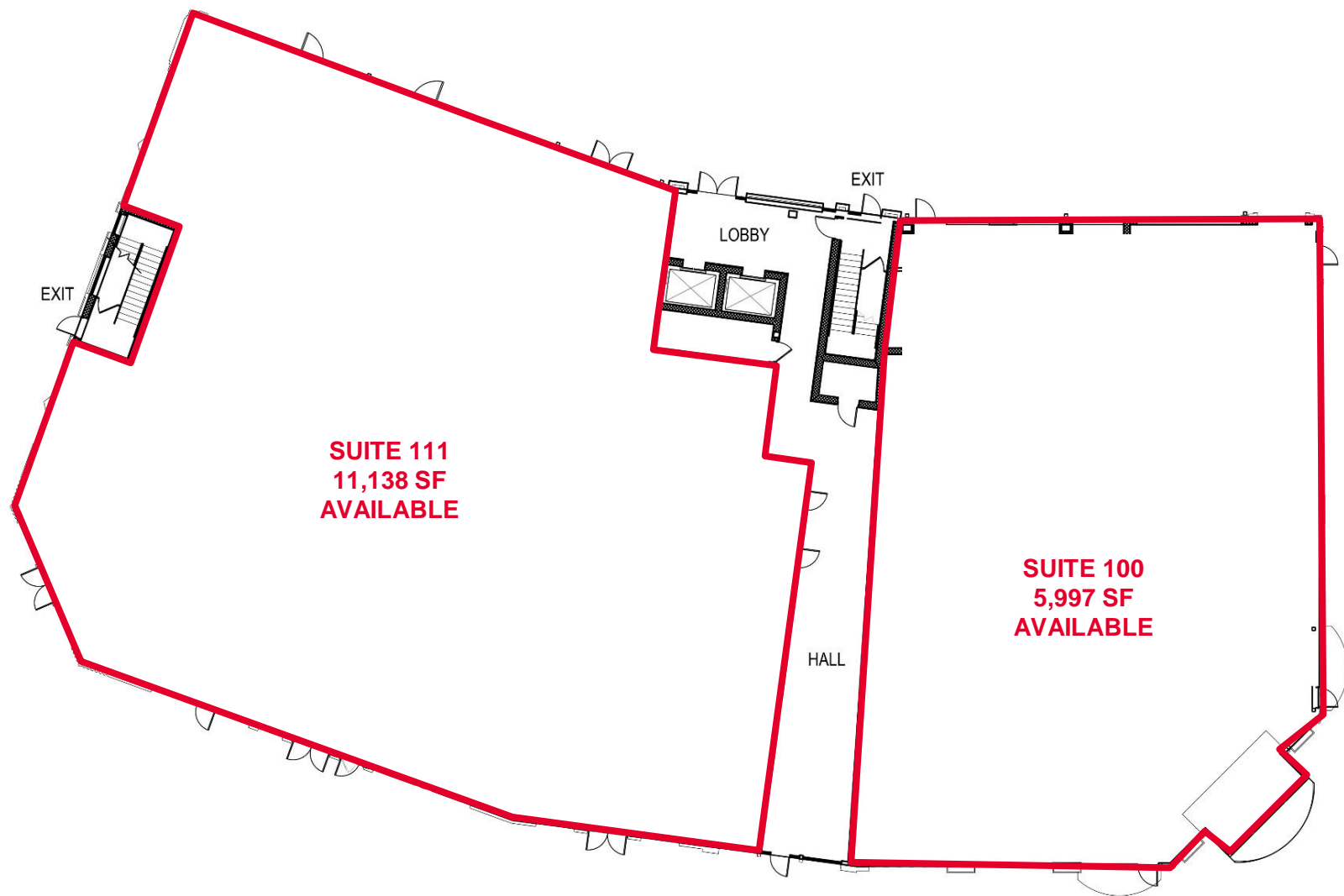
| | 1 Mile | 3 Miles | 5 Miles |
|--------------------|-----------|-----------|-----------|
| Population | 3,234 | 52,329 | 132,232 |
| Households | 1,350 | 20,658 | 48,994 |
| Avg. HH Income | \$106,574 | \$114,449 | \$124,900 |
| Daytime Population | 11,875 | 67,191 | 140,366 |

BUILDING 1320 | FIRST FLOOR

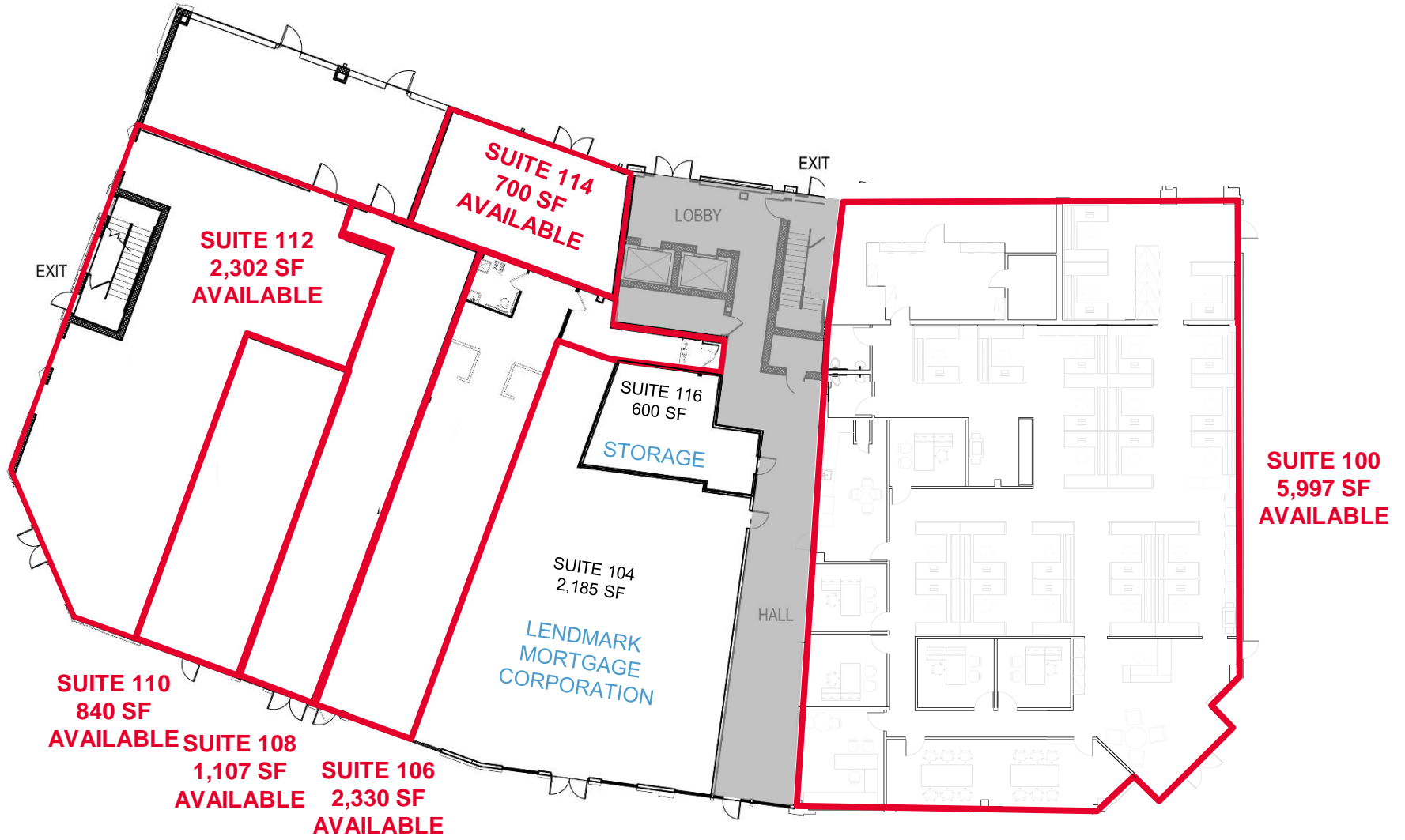


**FULL FLOOR
~18,000 SF
AVAILABLE**

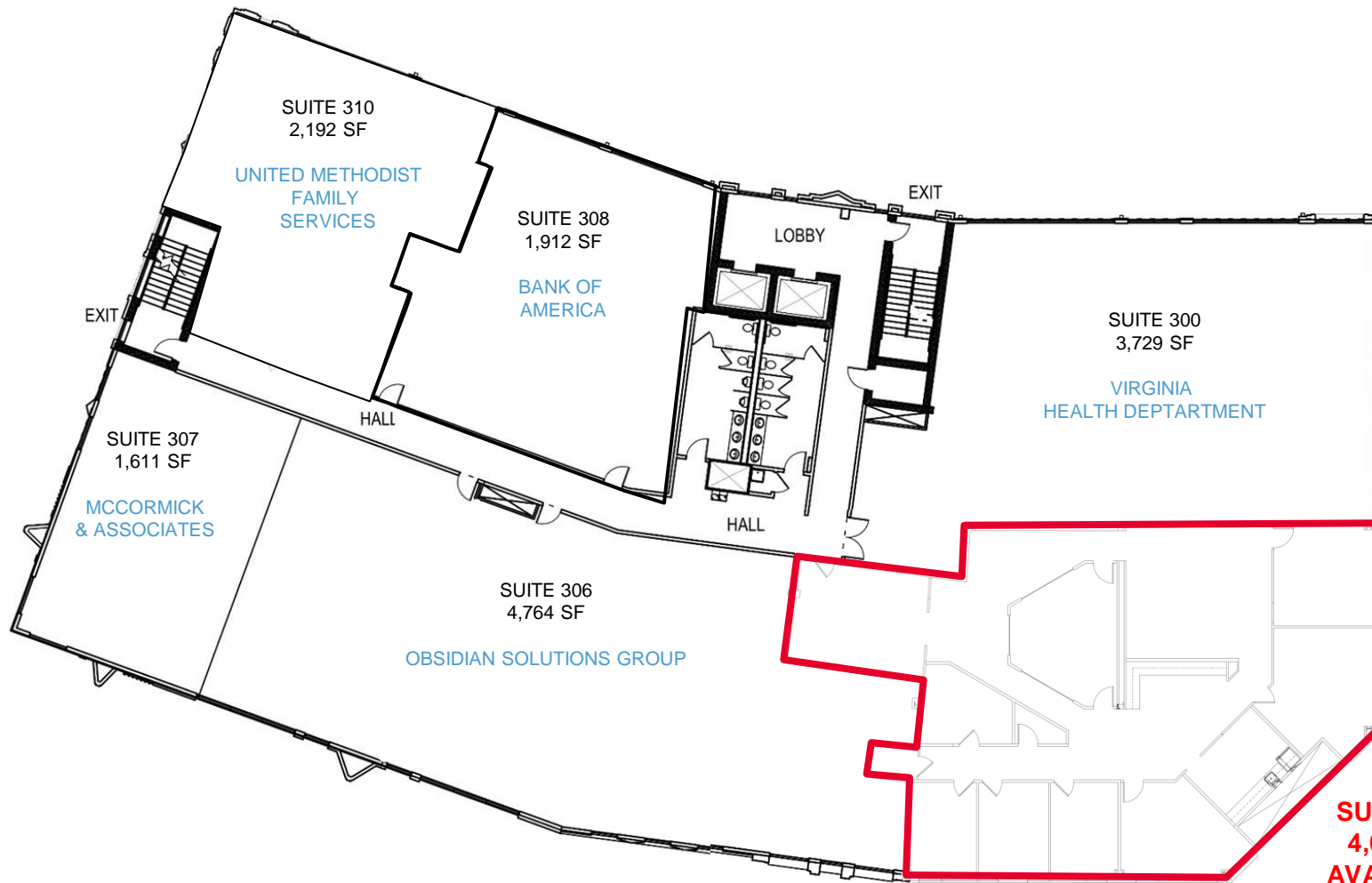
BUILDING 1320 | FIRST FLOOR



BUILDING 1320 | FIRST FLOOR



BUILDING 1320 | THIRD FLOOR

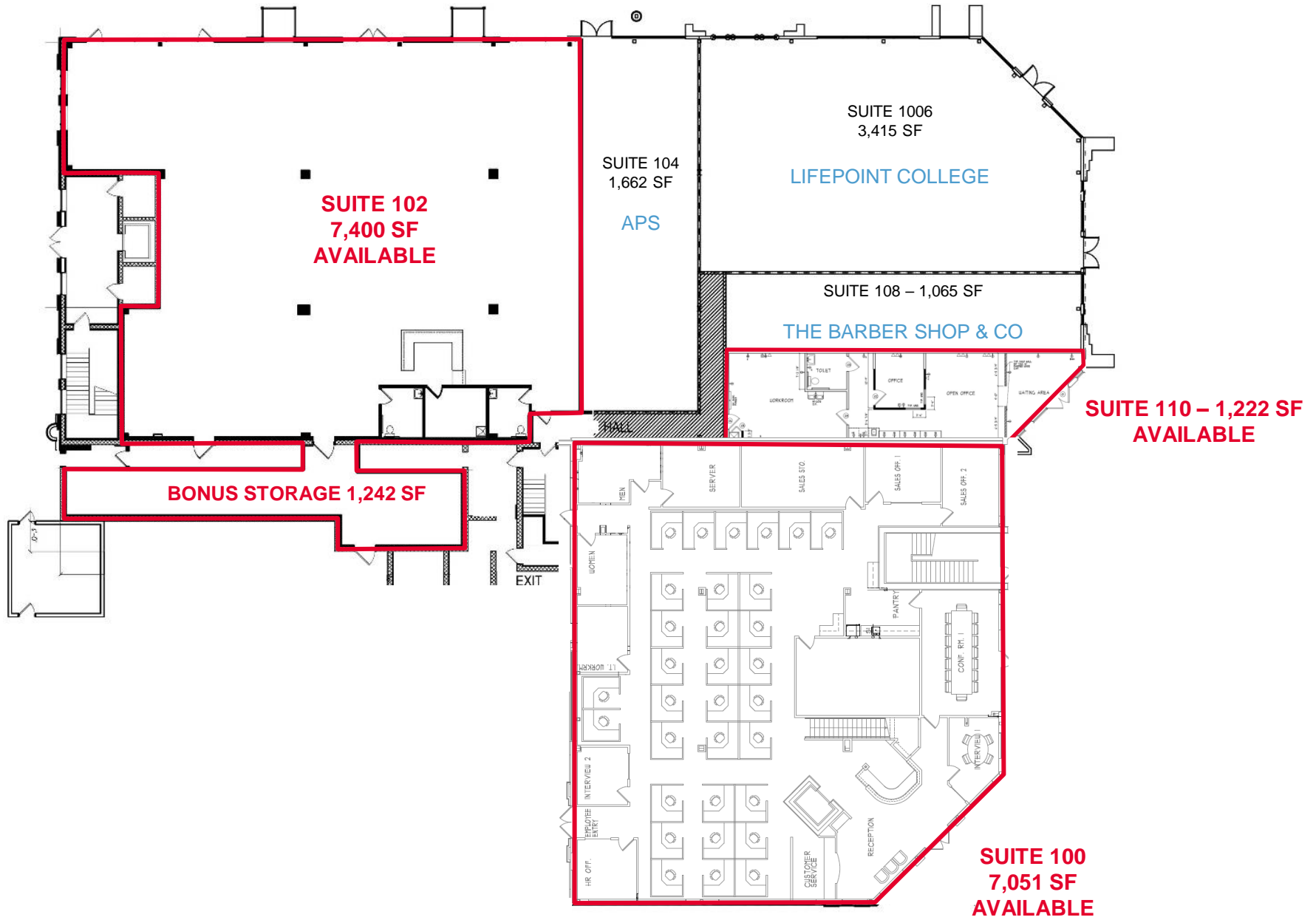


**SUITE 302
4,060 SF
AVAILABLE**

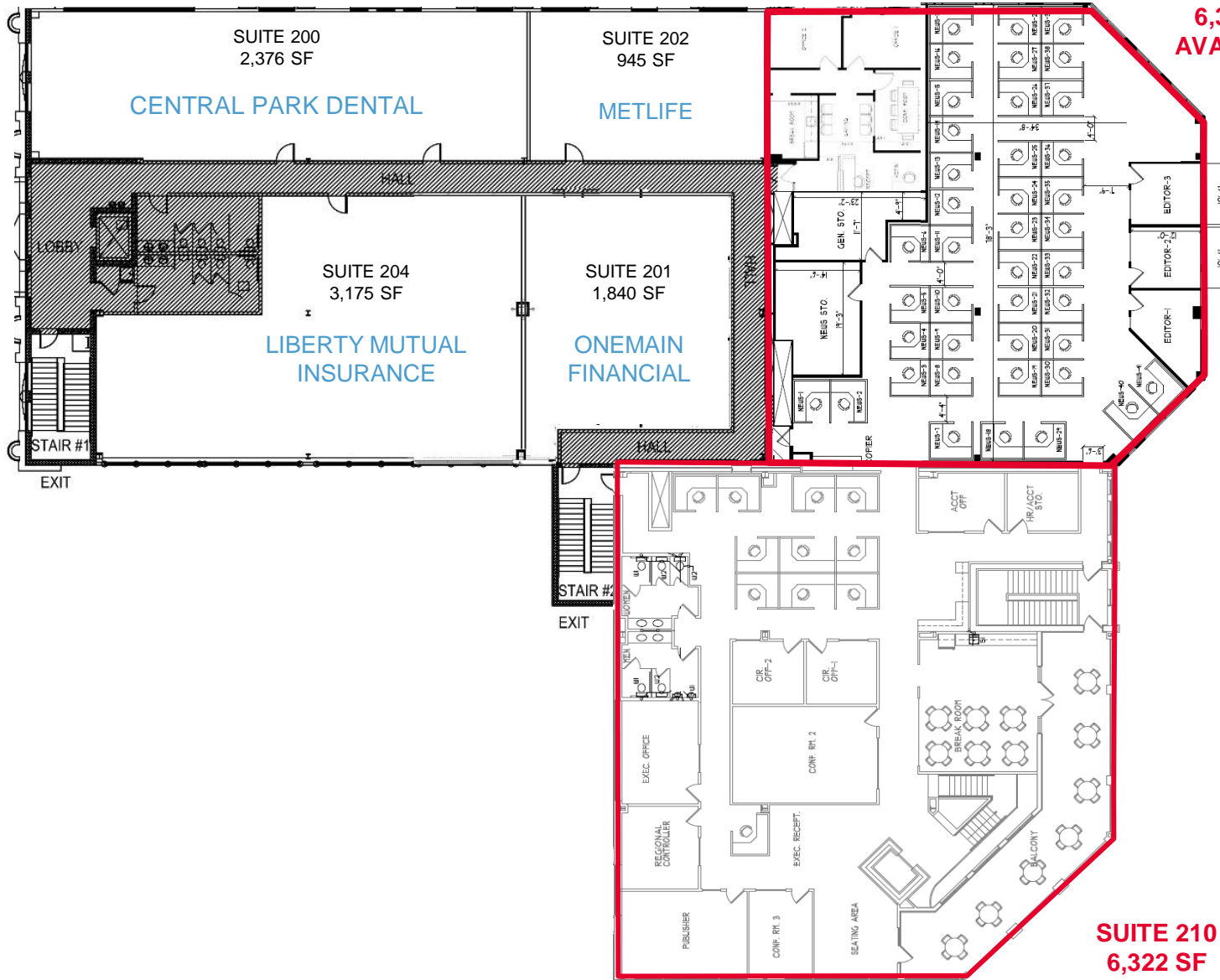
BUILDING 1320 | FOURTH FLOOR



BUILDING 1340 | FIRST FLOOR



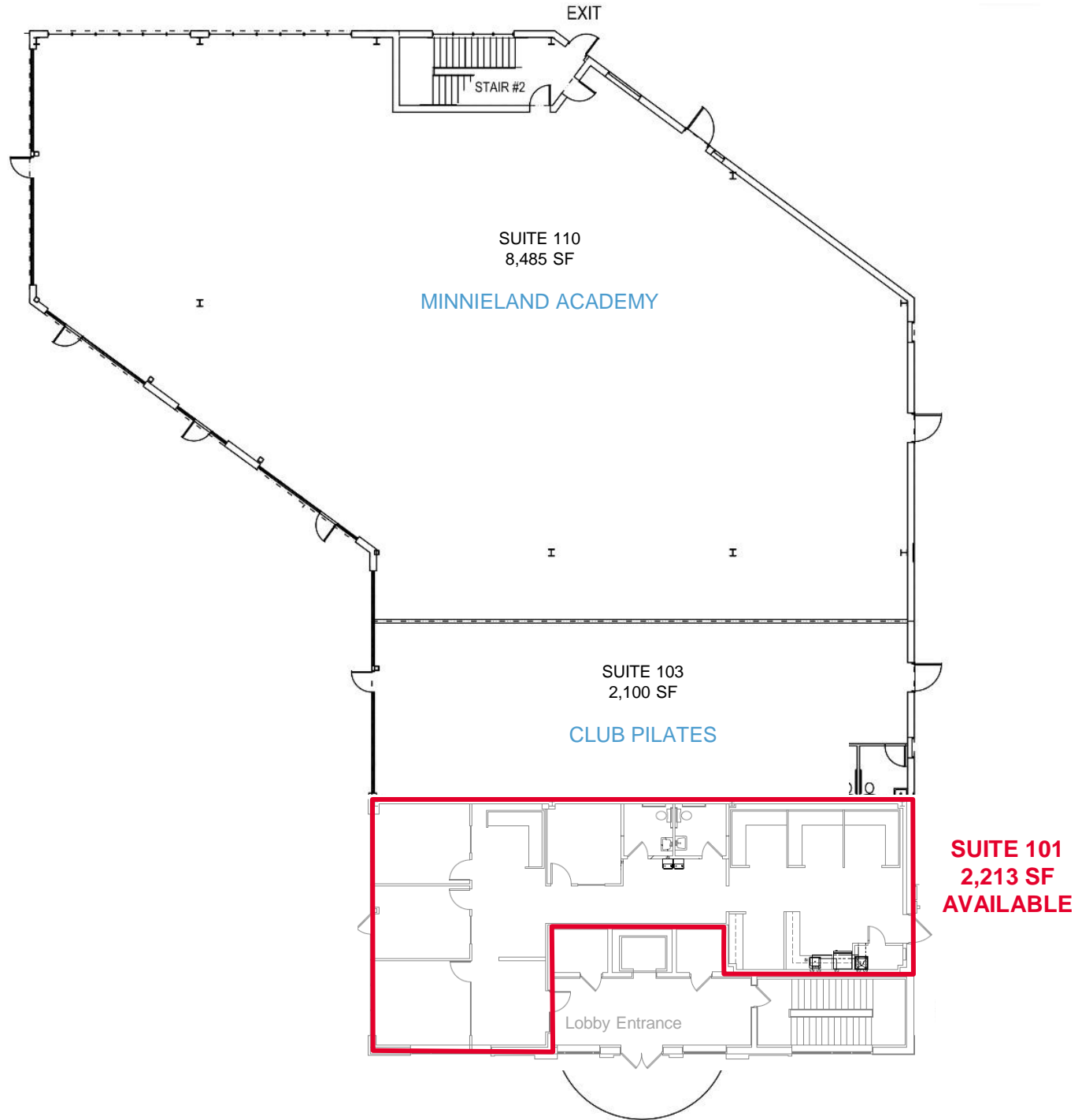
BUILDING 1340 | SECOND FLOOR



**SUITE 206
6,392 SF
AVAILABLE**

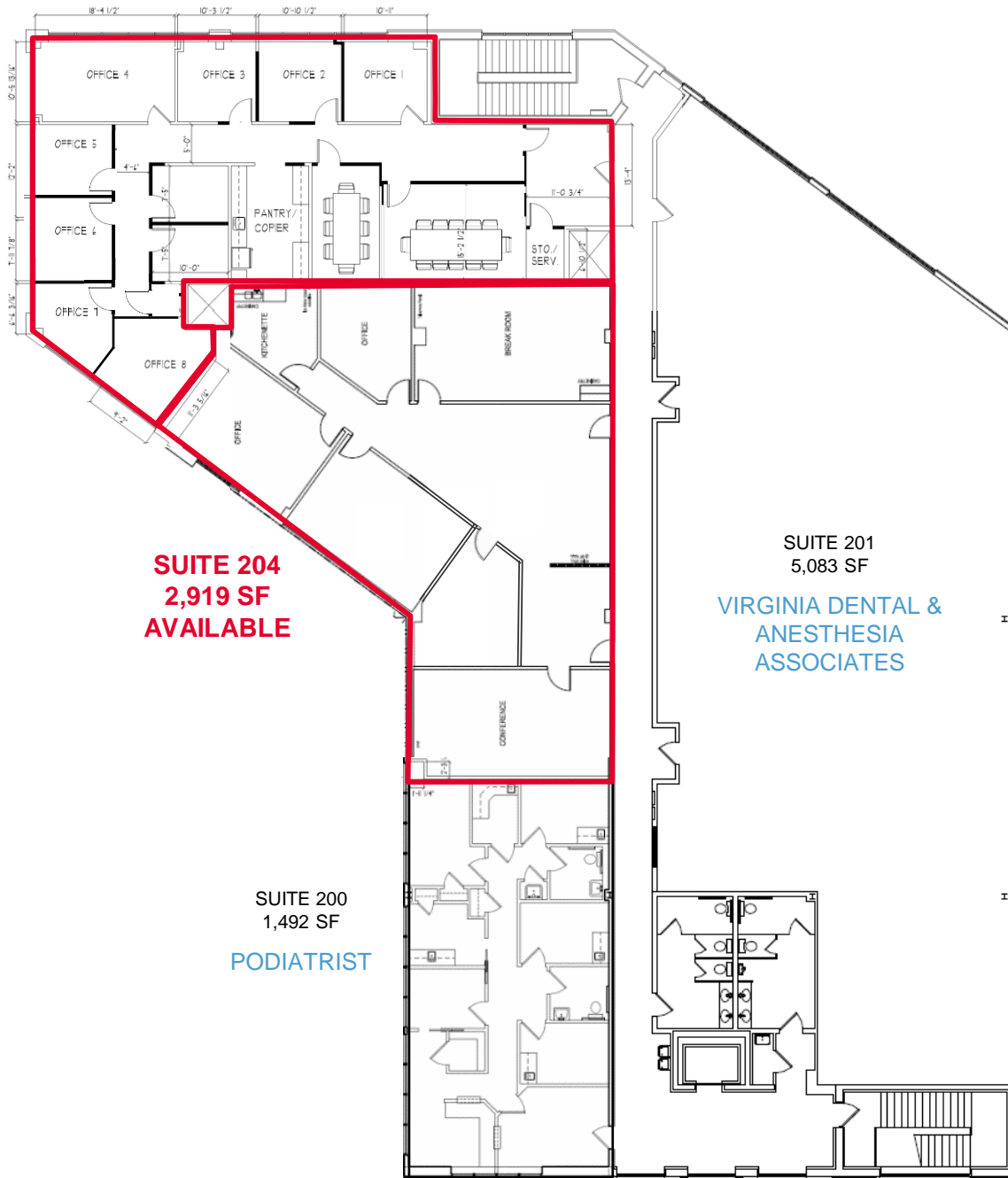
**SUITE 210
6,322 SF
AVAILABLE**

BUILDING 1420 | FIRST FLOOR



BUILDING 1420 | SECOND FLOOR

**SUITE 208
3,510 SF
AVAILABLE**

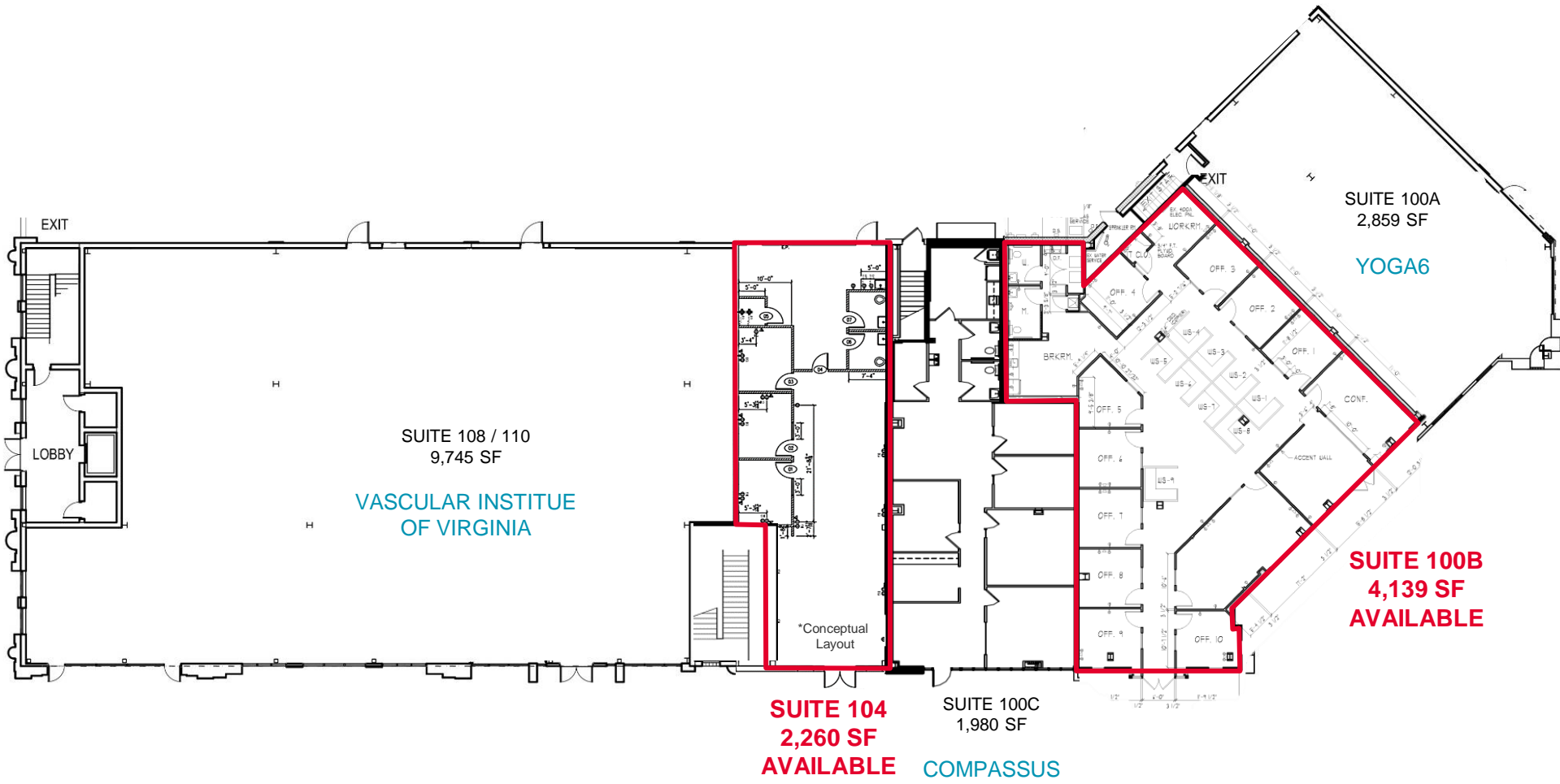


**SUITE 204
2,919 SF
AVAILABLE**

**SUITE 200
1,492 SF
PODIATRIST**

**SUITE 201
5,083 SF
VIRGINIA DENTAL &
ANESTHESIA
ASSOCIATES**

BUILDING 1440 | FIRST FLOOR



BUILDING 1440 | SECOND FLOOR

Suite 210
3,890 SF
Potentially
AVAILABLE

Suite 200
2,602 SF
Potentially
AVAILABLE

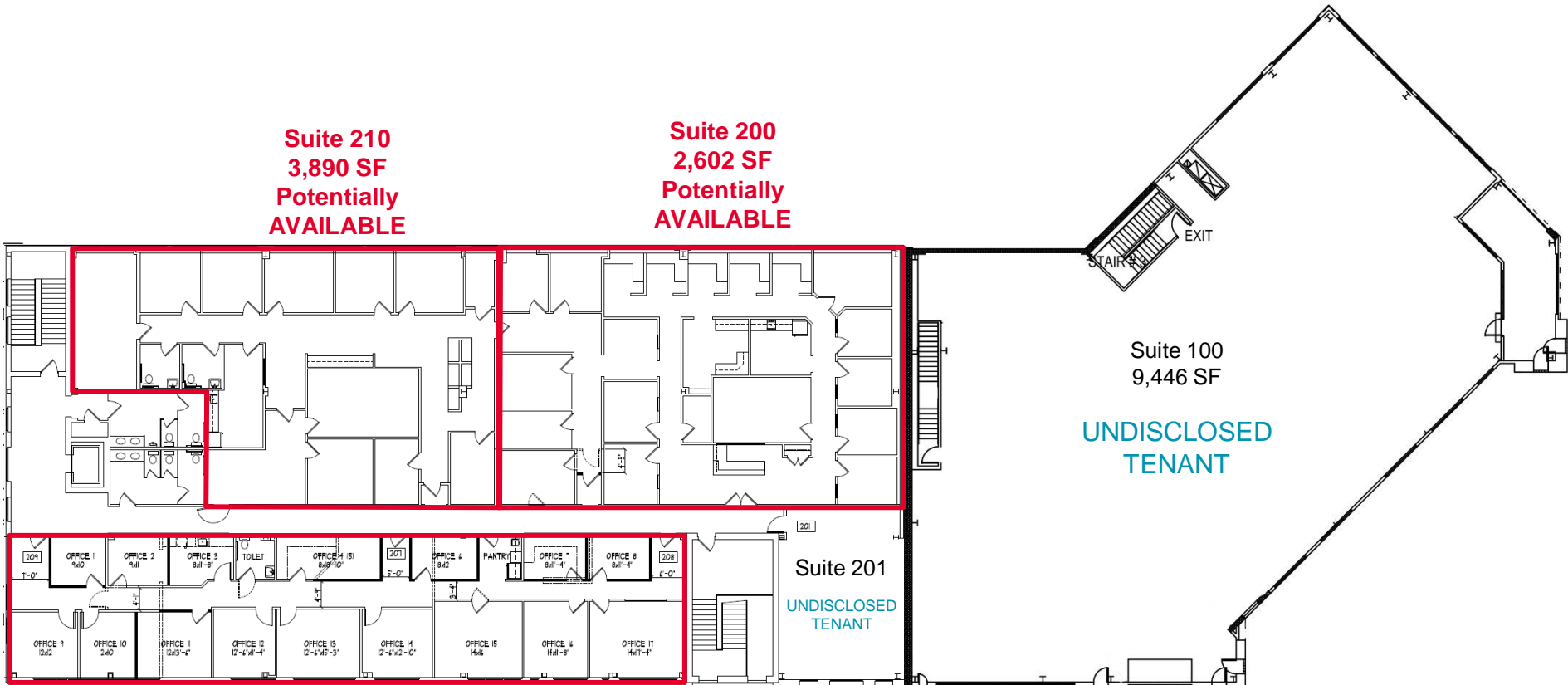
Suite 100
9,446 SF

UNDISCLOSED
TENANT

Suite 201

UNDISCLOSED
TENANT

Suite 207
3,749 SF
Potentially
AVAILABLE



AERIAL



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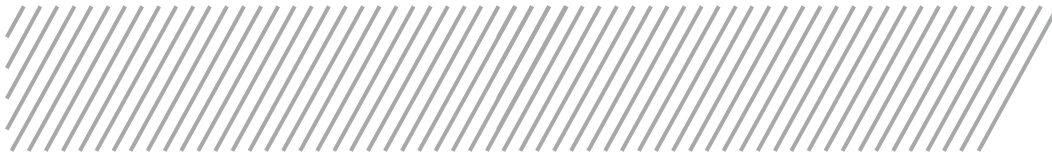
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