



THALHIMER

FOR LEASE

Central Park Corporate Center

1221 – 1440 Central Park Boulevard | Fredericksburg, VA 22401



Still the Area's Best HUBZone Qualified Location!

For more information, contact:

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Property Features

- Well-located Class A Office space, off of 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 Blvd
- Building and Monument Signage Opportunities

2.5 Million SF of Retail

- Over 50 restaurants
- National Big Box Retailers
- Numerous Banks
- Expo Center
- Entertainment
- Movie Theater
- Fun Land
- Outdoor Concerts



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BUILDING	SUITE	MIN SF	MAX SF	RATE	ADDT'L
1221	B	619	619	\$15.00	\$5.06
1225	-	~1,000	6,920	\$18.00	\$4.30
1227	-	~4,100	6,920	\$18.00	\$4.30
1229	-	~2,000	6,920	\$18.00	\$4.30
1320	106	2,330	10,438	\$20.00	\$2.56
1320	108	1,262	10,438	\$20.00	\$2.56
1320	111	2,302	10,438	\$20.00	\$2.56
1320	112	10,438	10,438	\$20.00	\$2.56
1320	202	1,620	1,620	\$20.00	\$0.00
1320	308	1,912	1,912	\$20.00	\$0.00
1340	102	8,642	13,604	\$20.00	\$2.58
1340	104	1,662	13,604	\$20.00	\$2.58
1340	201	1,640	1,640	\$20.00	\$0.00
1380	107	2,063	2,063	\$20.00	\$3.51
1380	208	2,424	2,971	\$22.50	\$0.00
1420	103	2,100	2,100	\$20.00	\$3.00
1440	100A	2,860	2,860	\$20.00	\$3.09
1440	104	2,238	4,753	\$20.00	\$3.09
1440	108	2,515	4,753	\$20.00	\$3.09



\$1.8 Million of interior & exterior renovations
Interior renovations to all buildings

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**NEW DEDICATED ACCESS FROM I-95 & RT. 3
INTO CENTRAL PARK COMPLETED IN 2018 !!**



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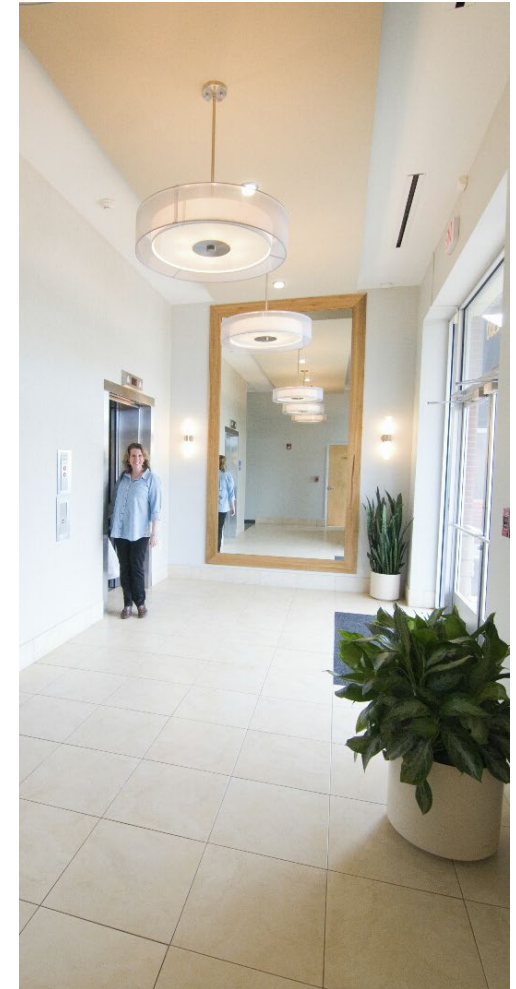
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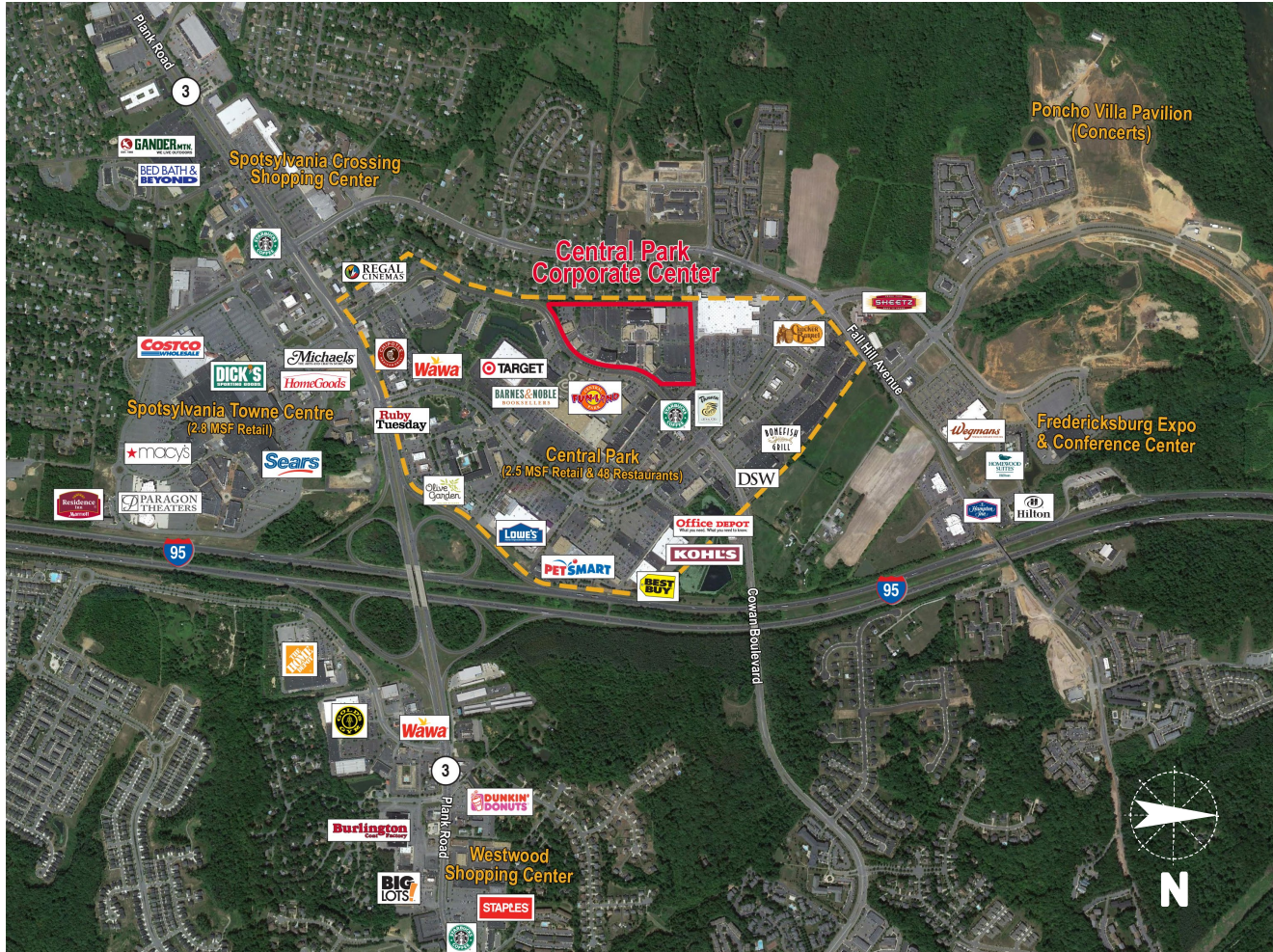
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Trade Area Profile

- 6.1 MSF of retail
- 1,082 hotel rooms
- 100+ restaurants
- 159 bus stops within Fredericksburg City
- 408 total bus stops

2016 Demographics

	1 Mile	3 Miles	5 Miles
Population	3,297	48,341	123,593
No. of Households	1,093	18,070	44,167
Avg. HH Income	\$65,909	\$81,177	\$92,690
Daytime Population	7,010	38,080	64,585

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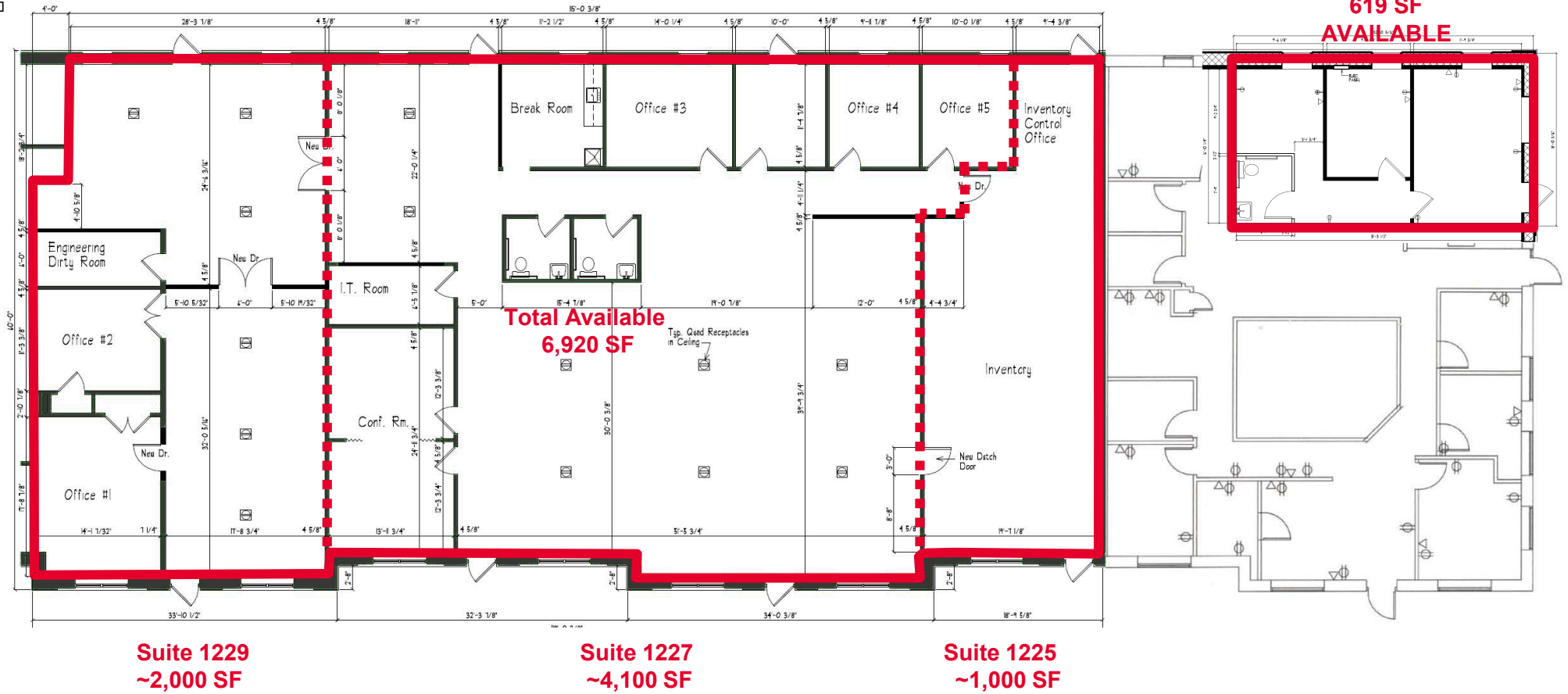
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BUILDING 1221

SUITES B, 1225, 1227 & 1229



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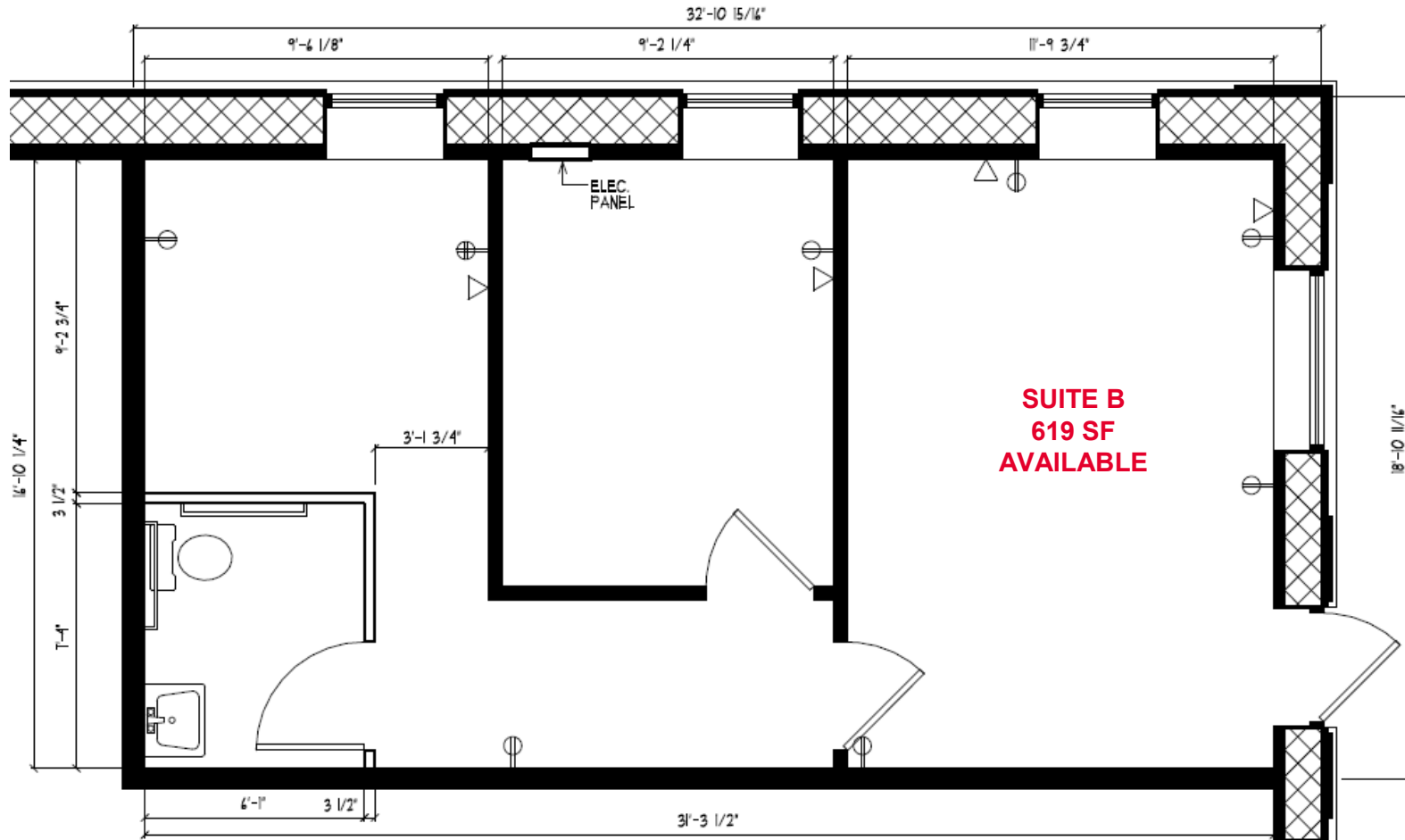
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BUILDING 1221

SUITE B



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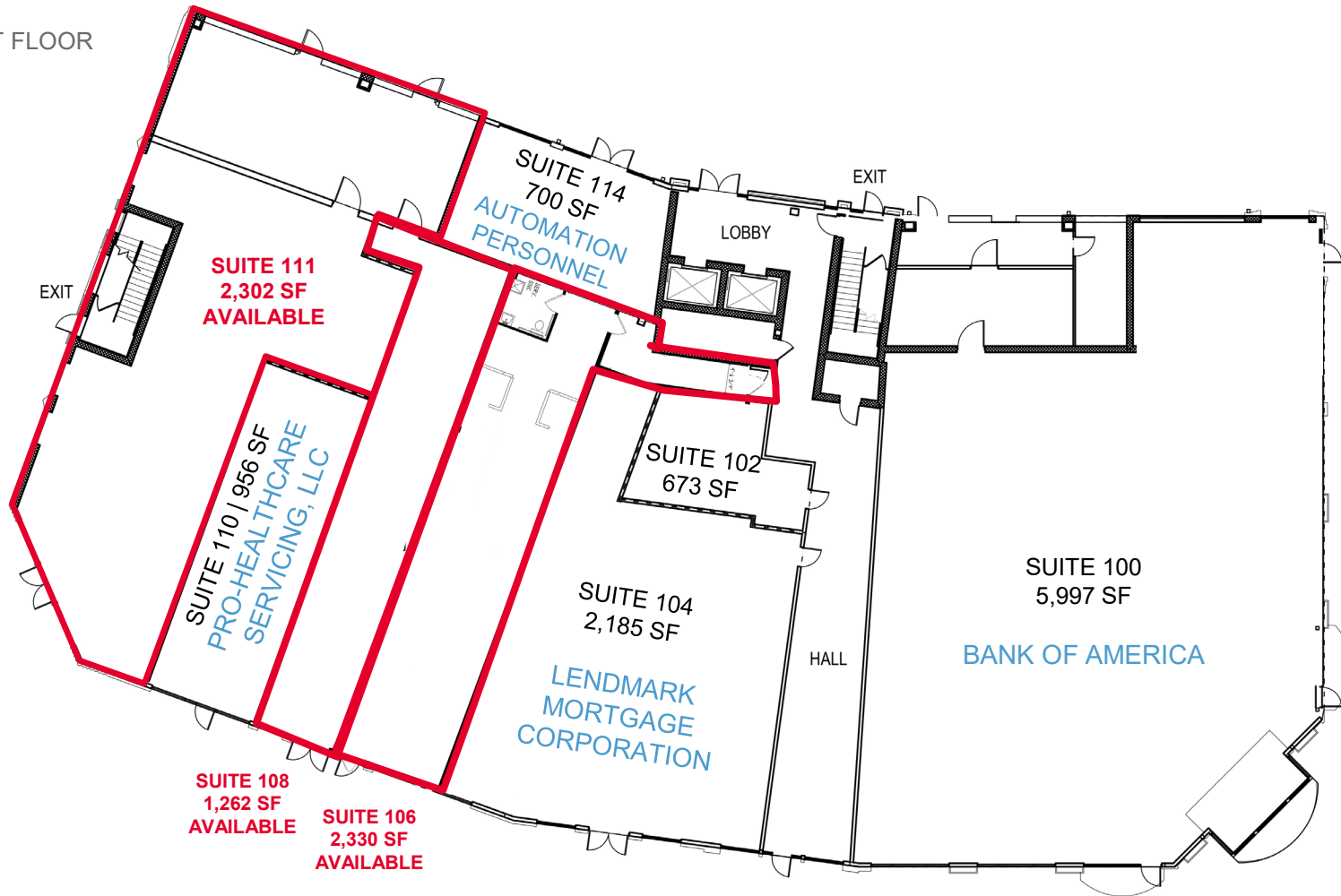
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BUILDING 1320 | FIRST FLOOR



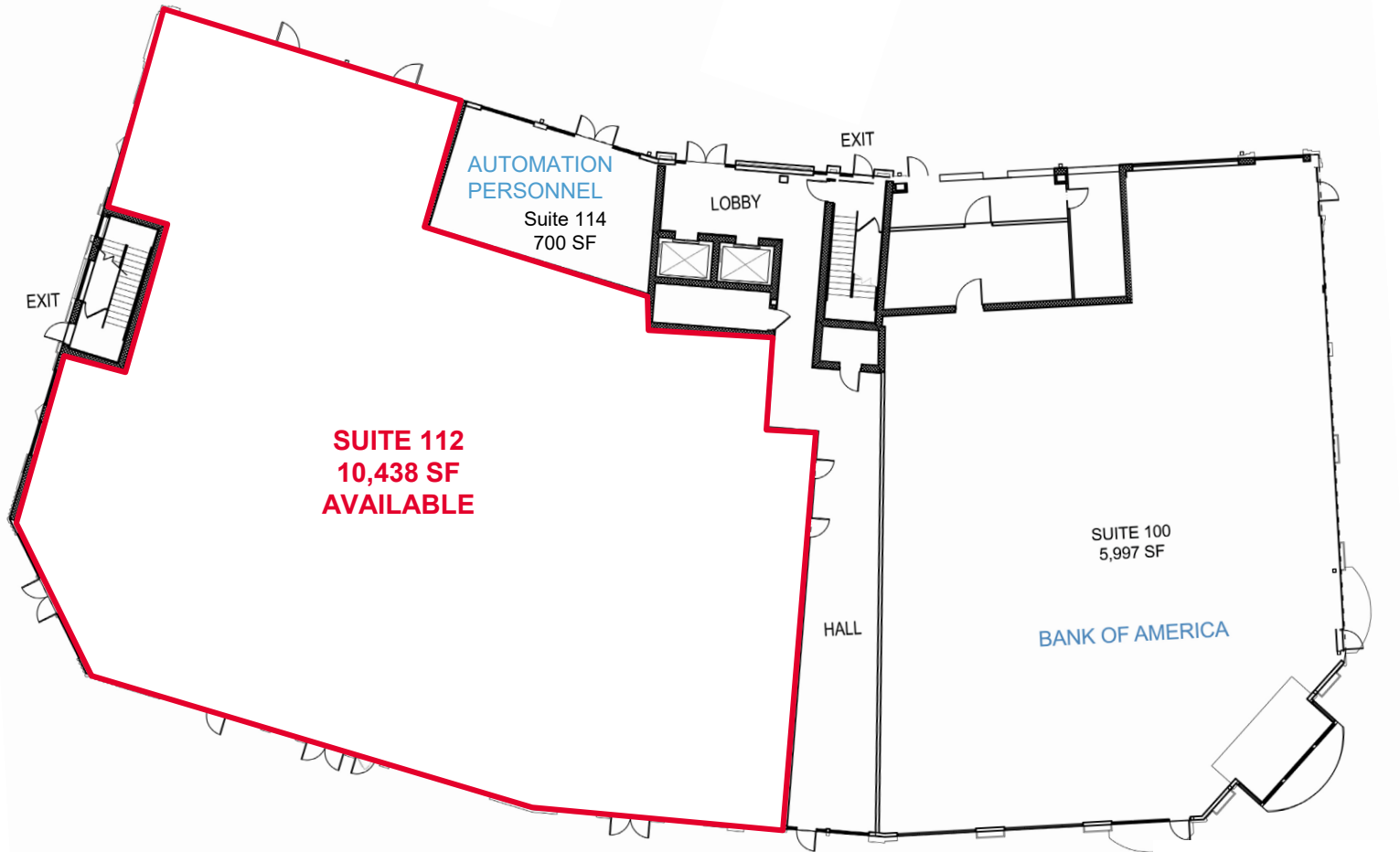
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BUILDING 1320 | FIRST FLOOR



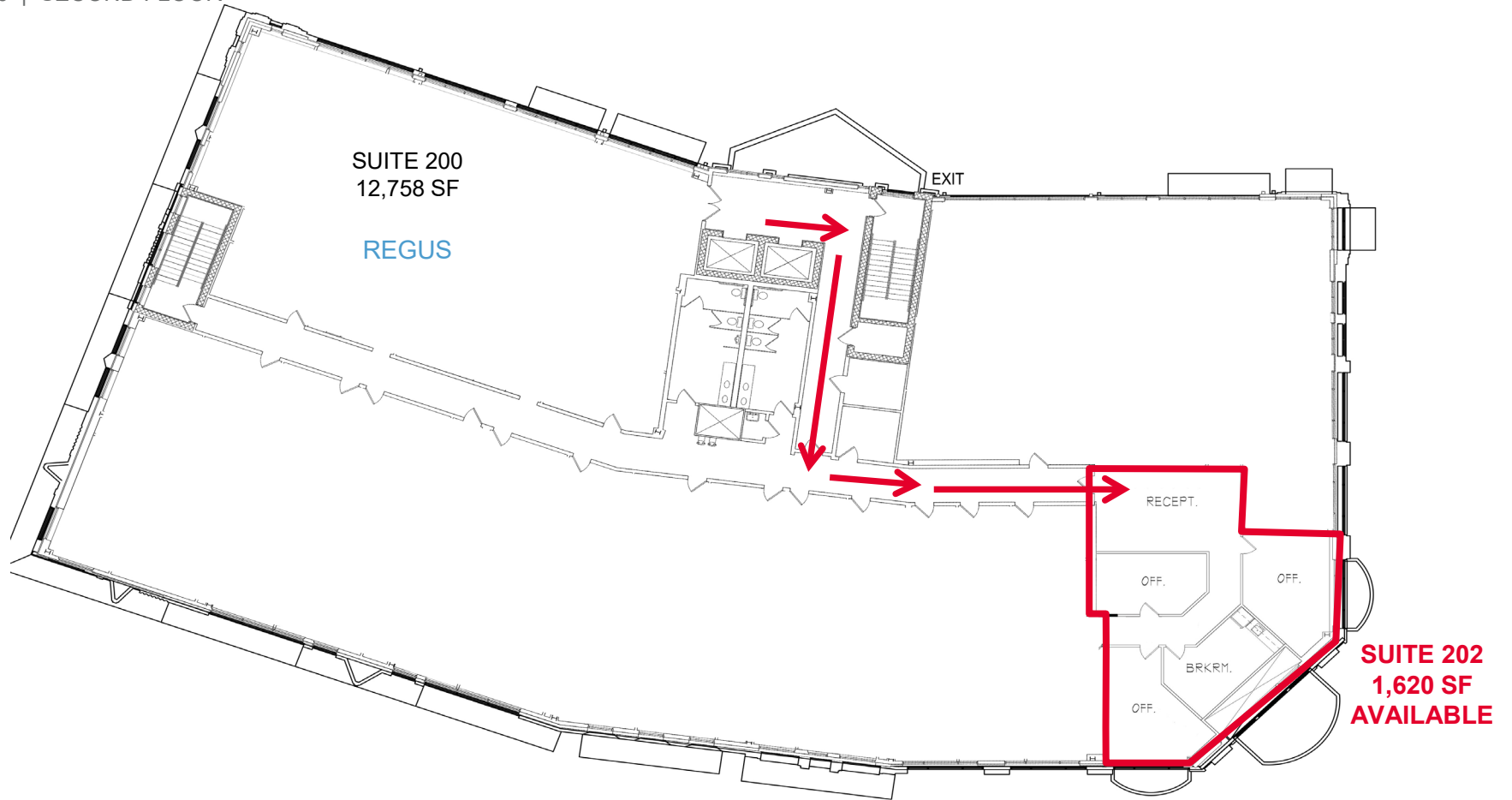
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BUILDING 1320 | SECOND FLOOR



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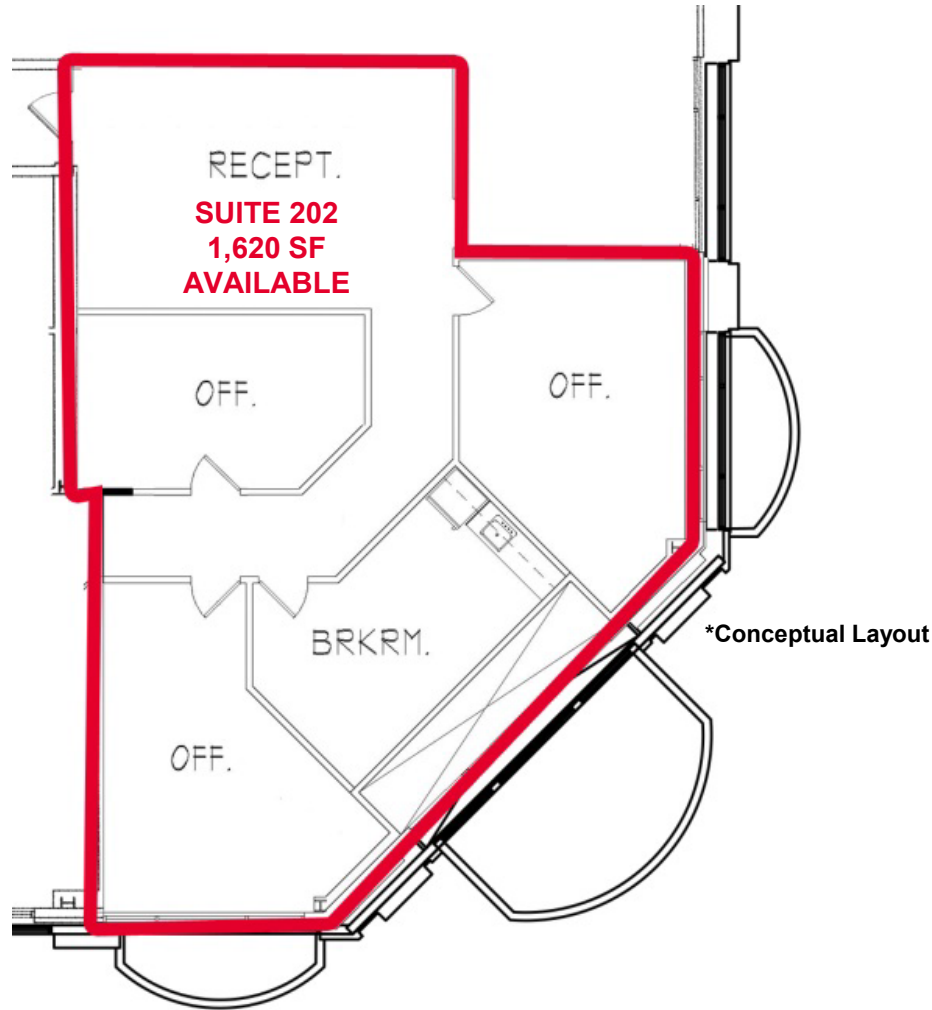
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BUILDING 1320 | SECOND FLOOR



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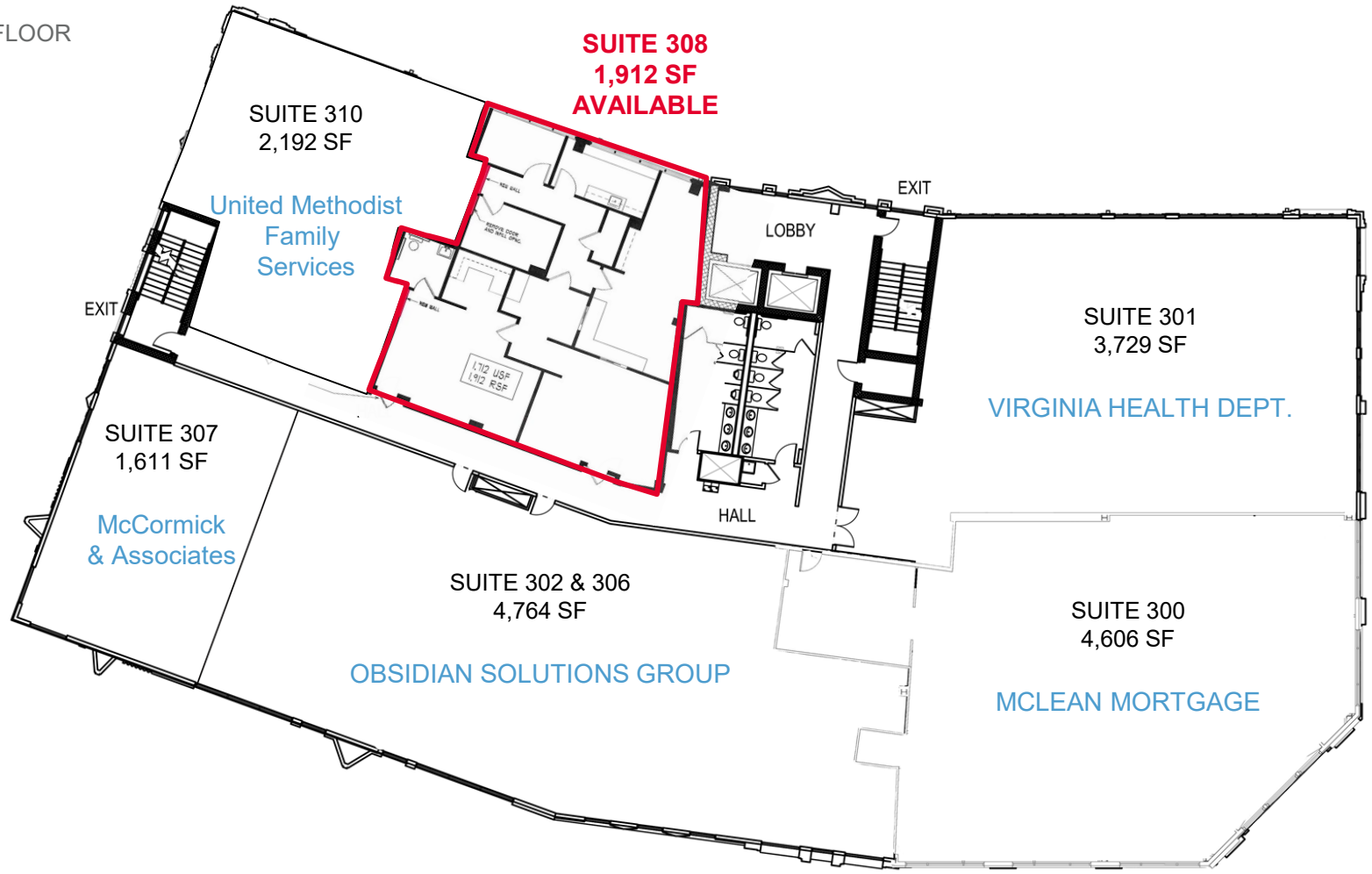
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BUILDING 1320 | THIRD FLOOR



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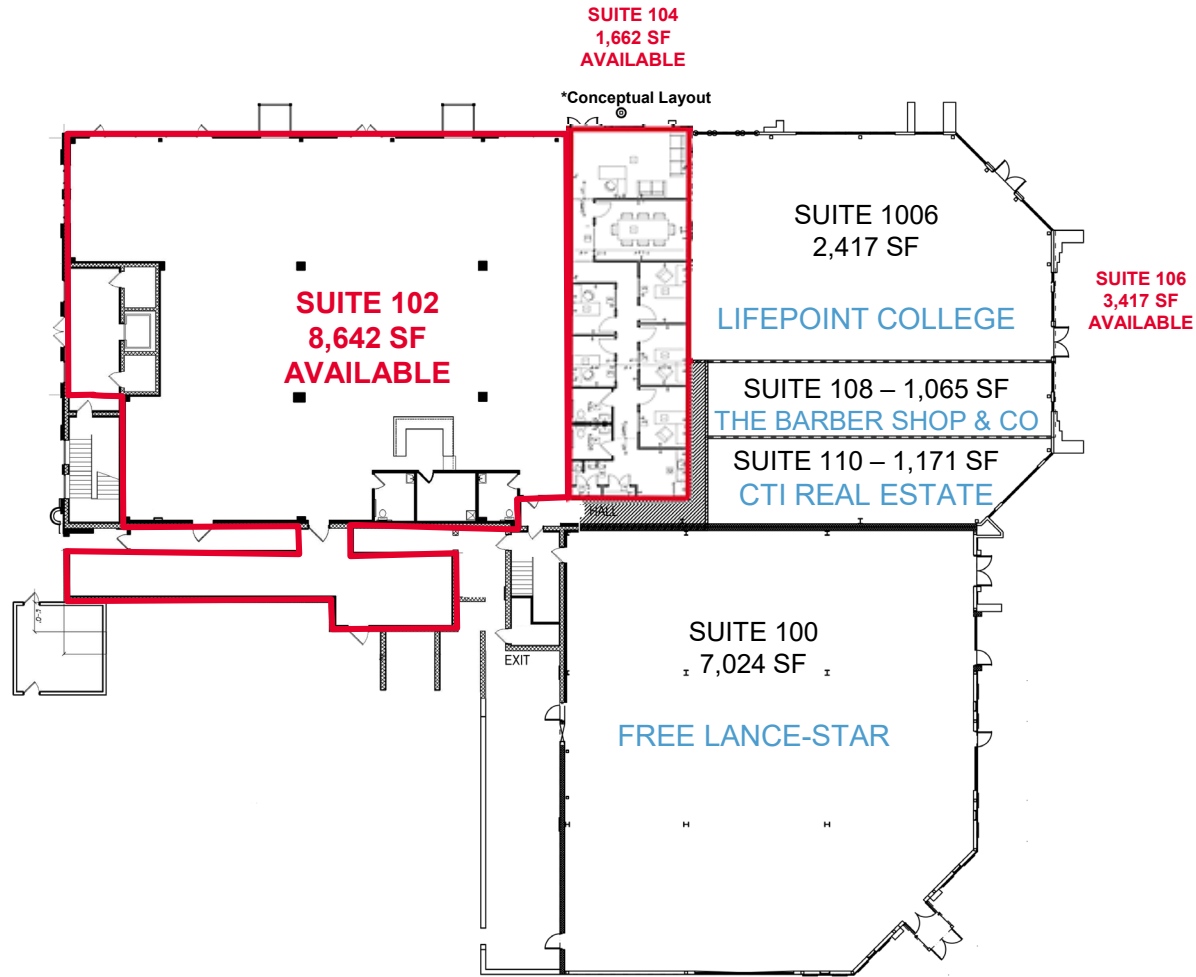
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BUILDING 1340 | FIRST FLOOR



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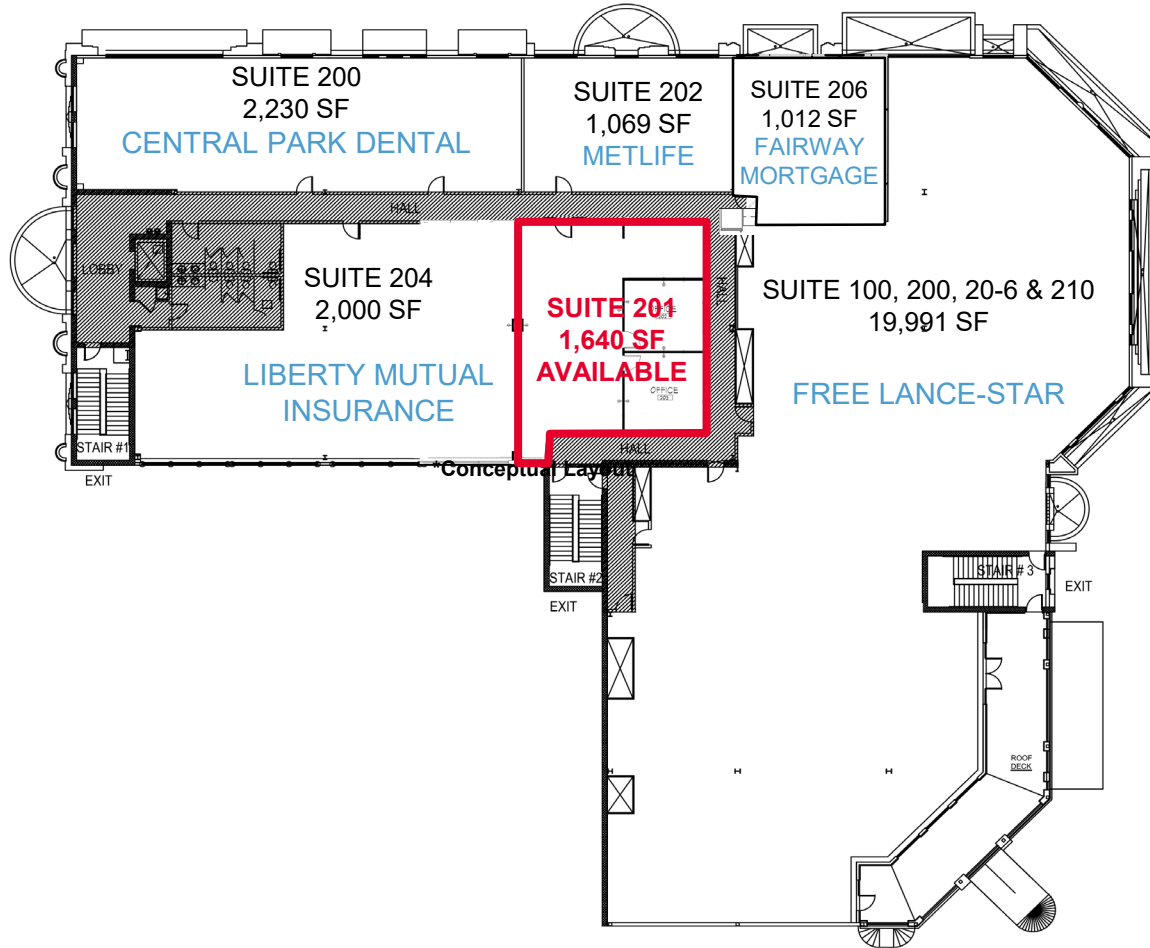
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BUILDING 1340 | SECOND FLOOR



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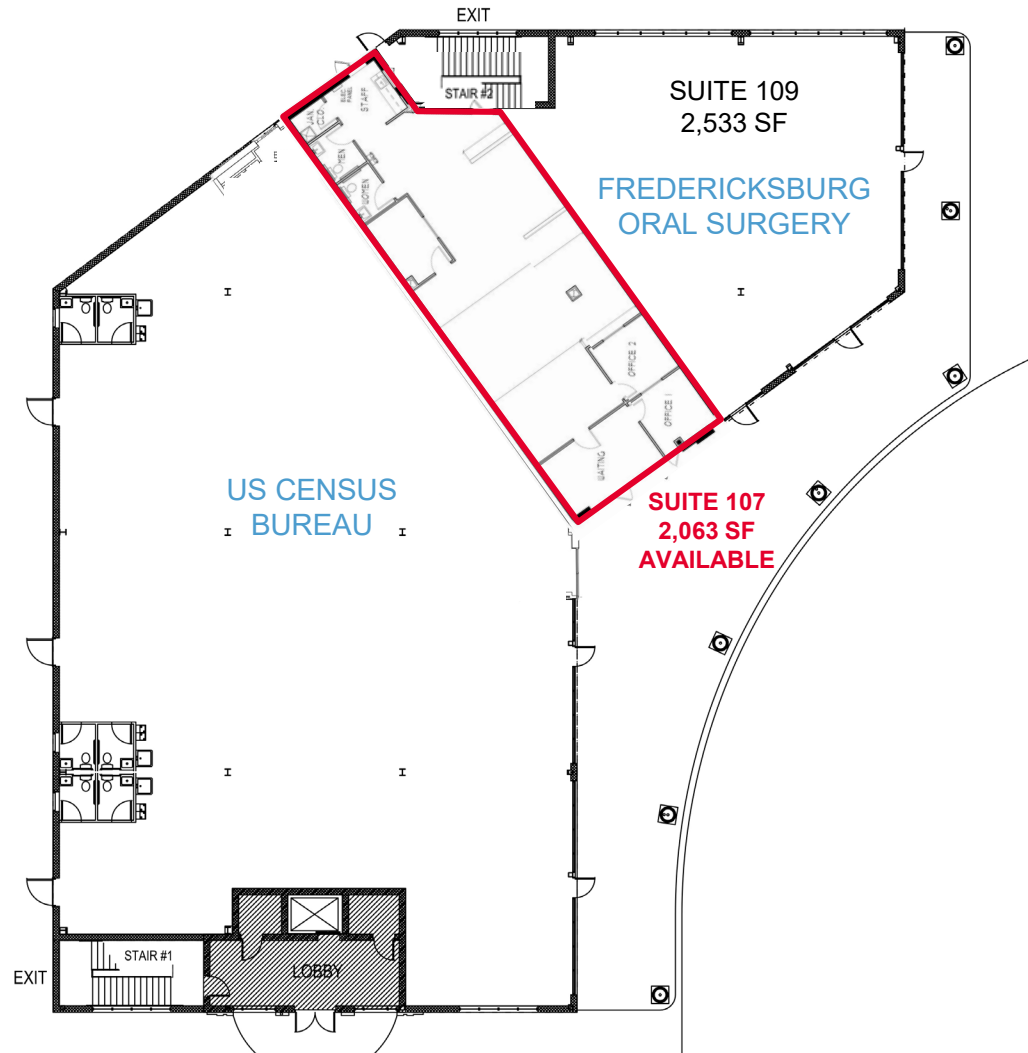
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BUILDING 1380 | FIRST FLOOR



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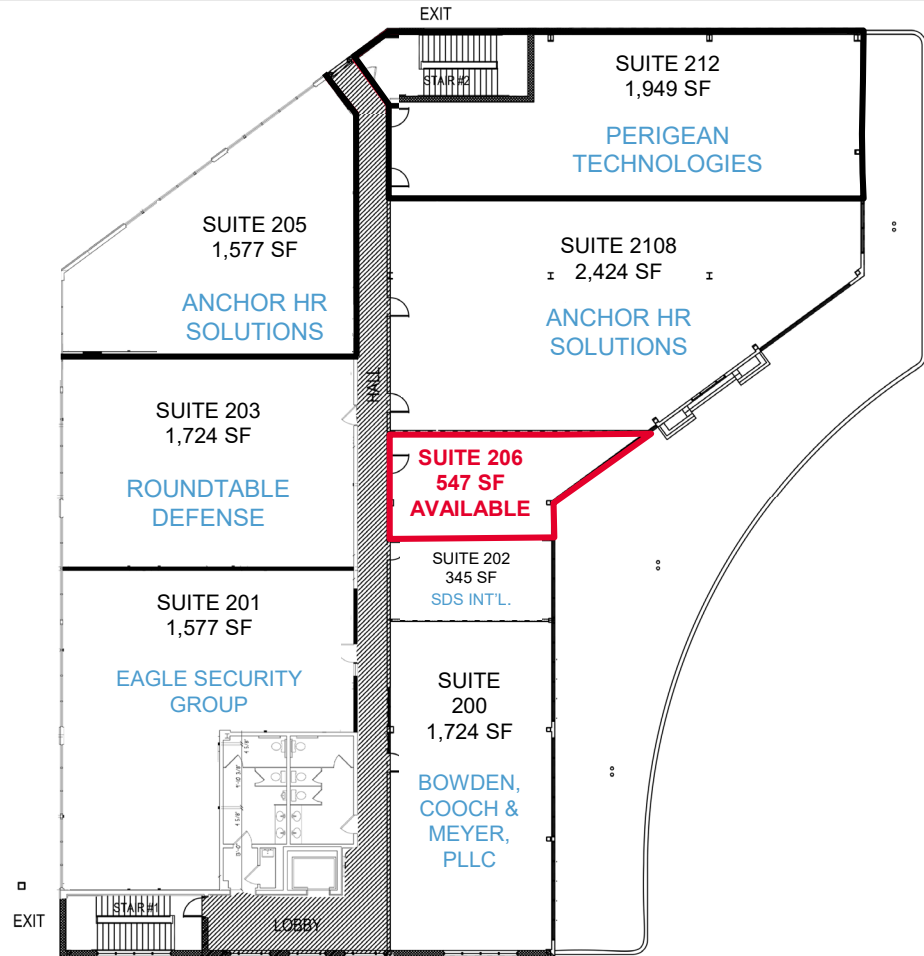
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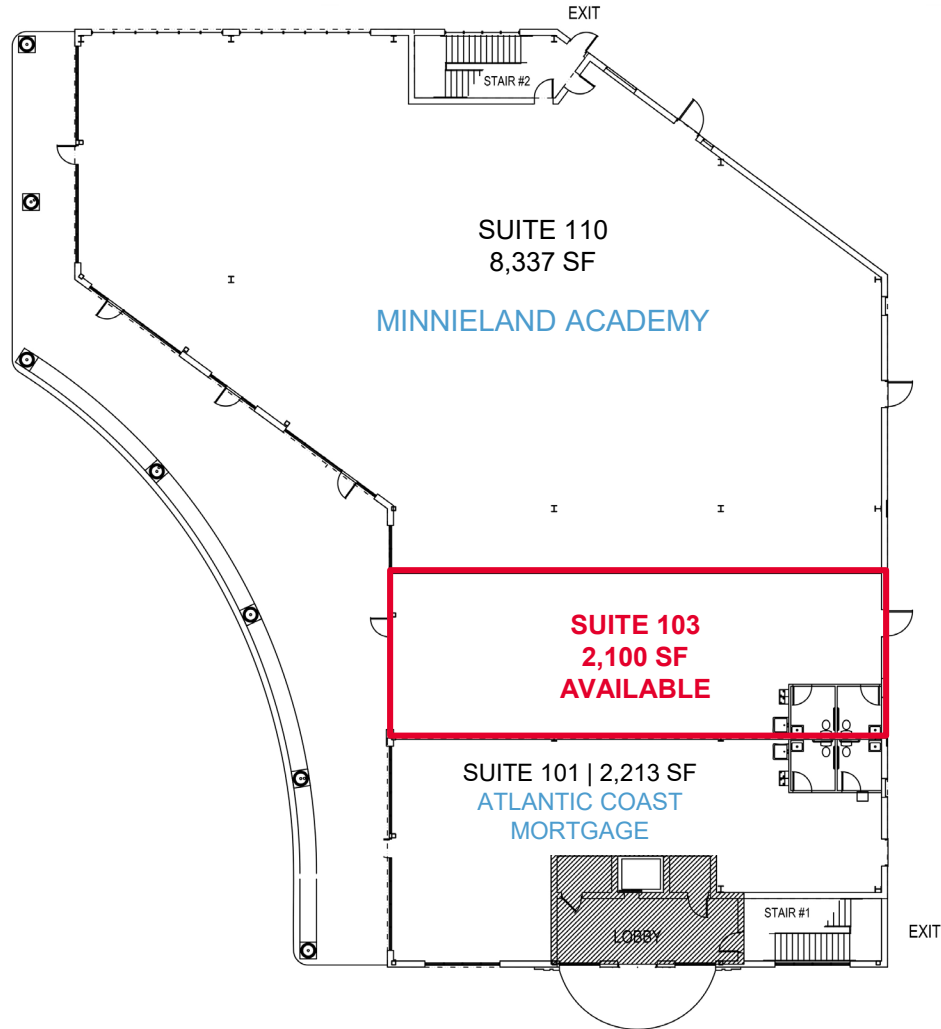
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BUILDING 1420 | FIRST FLOOR



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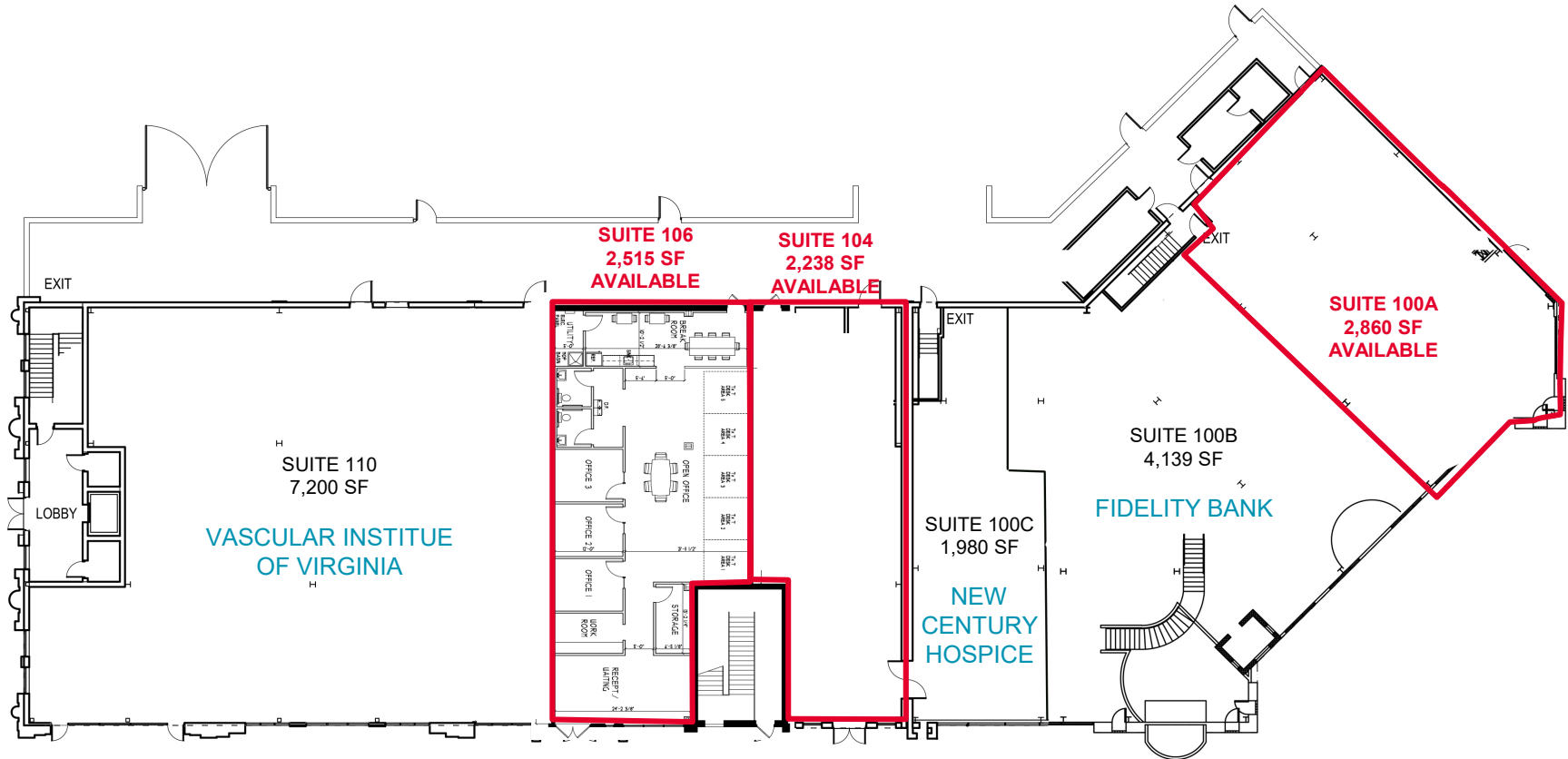
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BUILDING 1440 | FIRST FLOOR



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