



CENTRAL PARK CORPORATE CENTER |
Fredericksburg, VA



Fredericksburg, VA

Located at I-95 and Route 3 in Fredericksburg, Virginia, Central Park Corporate Center offers more than 227,444 square-feet of professional office space. Central Park Corporate Center is a well-established address for a variety of business users, including corporate executive offices, government contractors and agencies, medical providers and national insurance and lending establishments. With work and play amenities within walking distance and over 50 restaurants in Central Park, Corporate Center is the best location in Fredericksburg for today's professional.

2024 Demographics

5 mi.

Population 113,167

**Daytime
Population** 61,285

**Household
Income** \$85,136

**Traffic
Counts** 80,000 on Central Park Blvd at
Route 3

Co-Tenants

Fredericksburg, VA

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Co-Tenants

The Area

Building 4 Professional Site Plan

● Space Available



Ground Floor Site Plan

● Space Available



Tenant List

| | | |
|------|---|--------------------------------------|
| 100 | - | Free Lance-Star Publishing |
| 100* | - | Available |
| 100A | - | Available |
| 100B | - | Fidelity Bank Mortgage |
| 100C | - | New Century Hospice, Inc. |
| 101 | - | Atlantic Coast Mortgage |
| 102 | - | Available |
| 103 | - | Available |
| 103* | - | United States of America (GSA Union) |

| | | |
|-------|---|---------------------------|
| 104 | - | Available |
| 104* | - | Available |
| 104** | - | Available |
| 105B | - | Available |
| 106 | - | Lifepoint Church |
| 106* | - | Available |
| 106** | - | Available |
| 107 | - | Available |
| 108 | - | The Barber Shop & Company |

| | | |
|-------|---|----------------------------------|
| 108* | - | Available |
| 108** | - | Vascular Institute of Virginia |
| 109 | - | Fredericksburg Oral Surgery |
| 110 | - | Minnieland Private Daycare |
| 110* | - | Caldwell Thompson Companies Inc. |
| 110** | - | Available |
| 112 | - | Available |
| 114 | - | Available |
| 116 | - | Available |

Upper Floor Site Plan

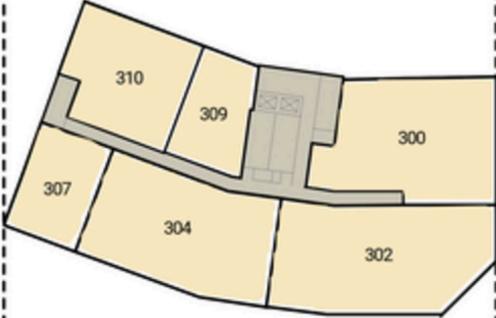


● Space Available

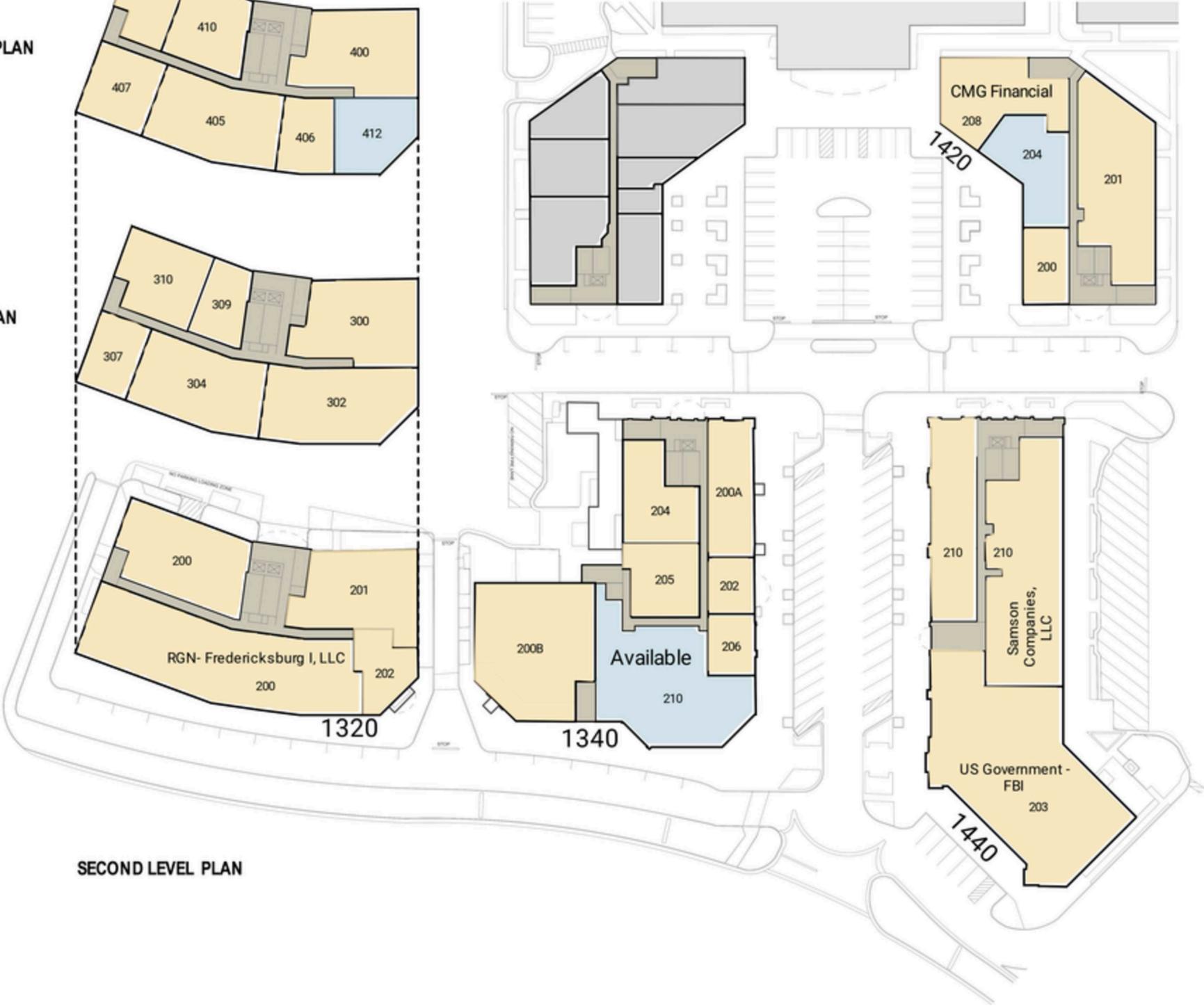
FOURTH LEVEL PLAN



THIRD LEVEL PLAN



SECOND LEVEL PLAN



Tenant List

| | | |
|-------|---|-------------------------------------|
| 200 | - | Family Foot and Ankle Center, LLC |
| 200* | - | RGN- Fredericksburg I, LLC |
| 200** | - | RGN- Fredericksburg I, LLC |
| 200A | - | Central Park Dental |
| 200B | - | Free Lance-Star Publishing |
| 201 | - | Roundtable Defense |
| 201* | - | Engineering For Kids |
| 201** | - | Virginia Dental & Anesthesia Assoc. |
| 202 | - | Eagle Security Group |
| 202* | - | Met Life |
| 202** | - | Available |
| 203 | - | SDS International |
| 203* | - | US Government - FBI |

| | | |
|-------|---|--------------------------------------|
| 204 | - | Seneca Holdings |
| 204* | - | Bowden Cooch & Meyer, PLLC |
| 204** | - | Liberty Mutual Insurance Company |
| 205 | - | Anchor HR Solutions, Inc. |
| 205* | - | Samson Companies, LLC |
| 205** | - | Available |
| 206 | - | Available |
| 206* | - | Fairway Independent Mortgage Company |
| 208 | - | Charles F. Day & Associates, LLC |
| 208* | - | Available |
| 210 | - | Samson Companies, LLC |
| 210* | - | Free Lance-Star Publishing |
| 212 | - | Perigean Technologies, LLC |

| | | |
|-----|---|----------------------------------|
| 300 | - | Commonwealth of Virginia, Dept. |
| 302 | - | McLean Mortgage Corporation |
| 304 | - | Obsidian Solutions Group, LLC |
| 307 | - | McCormick Group (The) |
| 309 | - | Available |
| 310 | - | United Methodist Family Services |
| 400 | - | IRS |
| 405 | - | Woodcock & Associates, P.C. |
| 406 | - | IRS |
| 407 | - | Nationwide Insurance |
| 408 | - | United Global Group, Inc. |
| 410 | - | Masego Inc. |
| 412 | - | United Global Group, Inc. |

The Property

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CENTRAL PARK CORPORATE CENTER | 1320 CENTRAL PARK BLVD, FREDERICKSBURG, VA

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