

**CENTRAL PARK CORPORATE CENTER**

Fredericksburg, VA

0 - 0 SF available



# 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.

## 2025 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





# Building 4 Professional Site Plan

● Space Available





# Ground Floor Site Plan

● Space Available



# Tenant List

Space #	Sq. Ft.	Tenant
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)

Space #	Sq. Ft.	Tenant
104	-	Available
104*	-	Available
104**	-	Available
105B	-	Available
106	-	Lifepoint Church
106*	-	Available
106**	-	Available
107	-	Available
108	-	The Barber Shop & Company

Space #	Sq. Ft.	Tenant
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

Space #	Sq. Ft.	Tenant
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

Space #	Sq. Ft.	Tenant
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

Space #	Sq. Ft.	Tenant
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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