

**FOR LEASE: MULTIPLE SUITES OF CLASS A  
OFFICE SPACE IN FREDERICKSBURG, VA**

**150**  
Riverside Parkway



Rates starting at

**\$25.00 FSG**

# OVERVIEW



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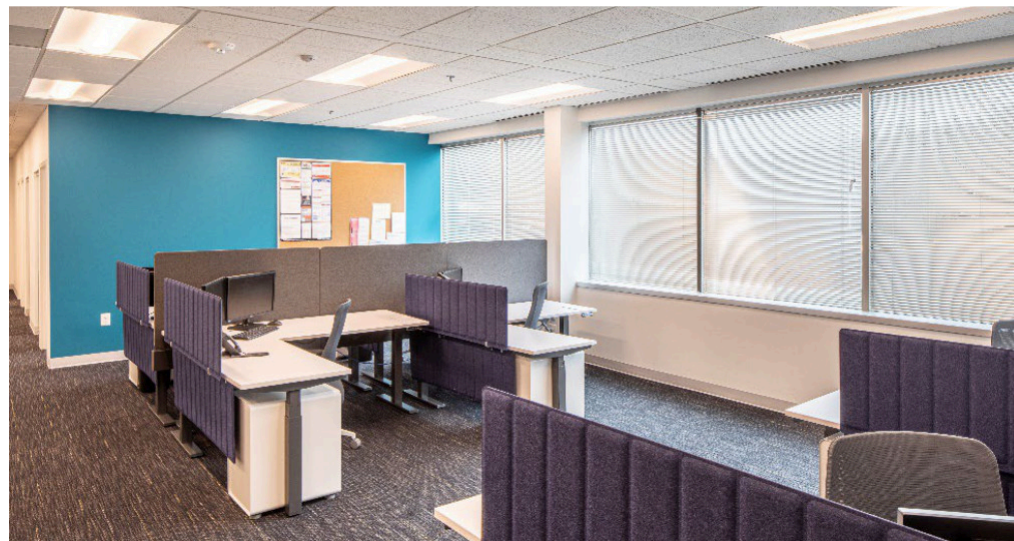
The Jefferson Building is a 75,300 SF Class A office building within Riverside Business Park in Fredericksburg, Virginia. The building features high-end interior finishes, double-height atrium lobbies and grand entrances with glass, granite, and pendant lighting. Generously landscaped setting with ample parking. Prime location with direct visibility from I-95. Located off Route 17 midway between Washington and Richmond on the Rappahannock River.



150 Riverside Pkwy, Fredericksburg, VA

# HIGHLIGHTS

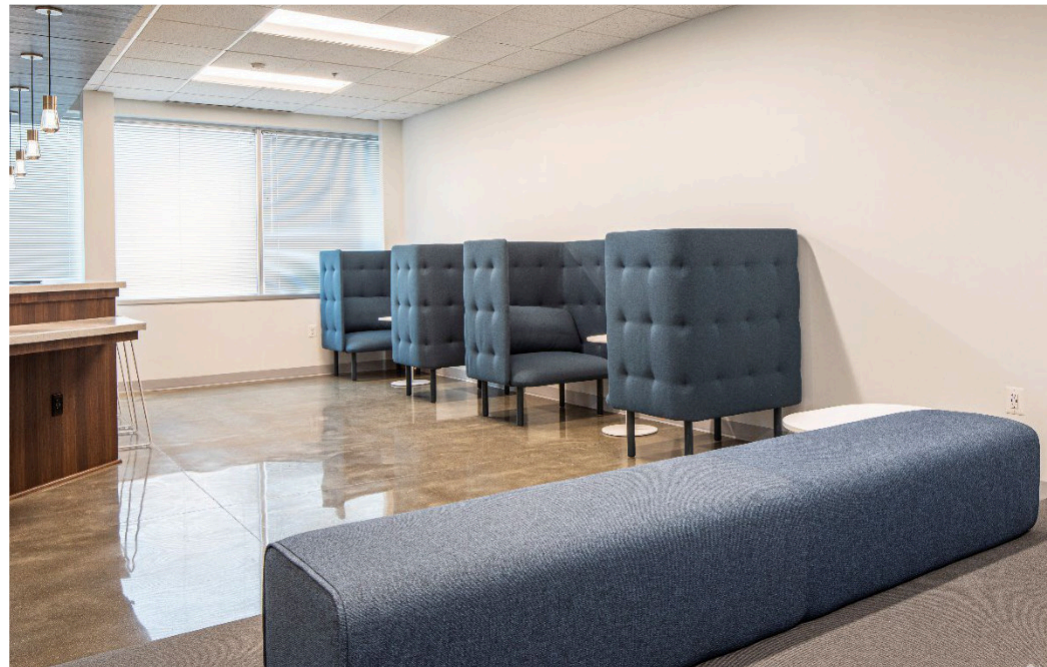
- Class A office available for lease
- Multiple Suites available on the first, second, and third floor
- Beautiful 3-story Class A office building
- Double height atrium lobbies and grand entrances
- Generously landscaped setting with ample parking
- Great visibility from Interstate 95
- Located in Stafford County
- Nearby retail amenities



MILE RADIUS	5 MILE	10 MILES	15 MILES
POPULATION	76,111	232,975	322,198
HOUSEHOLDS	27,852	79,646	108,825
AVERAGE HH INCOME	\$81,970	\$92,487	\$94,556

150 Riverside Pkwy, Fredericksburg, VA

# GALLERY



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# SUITE 203

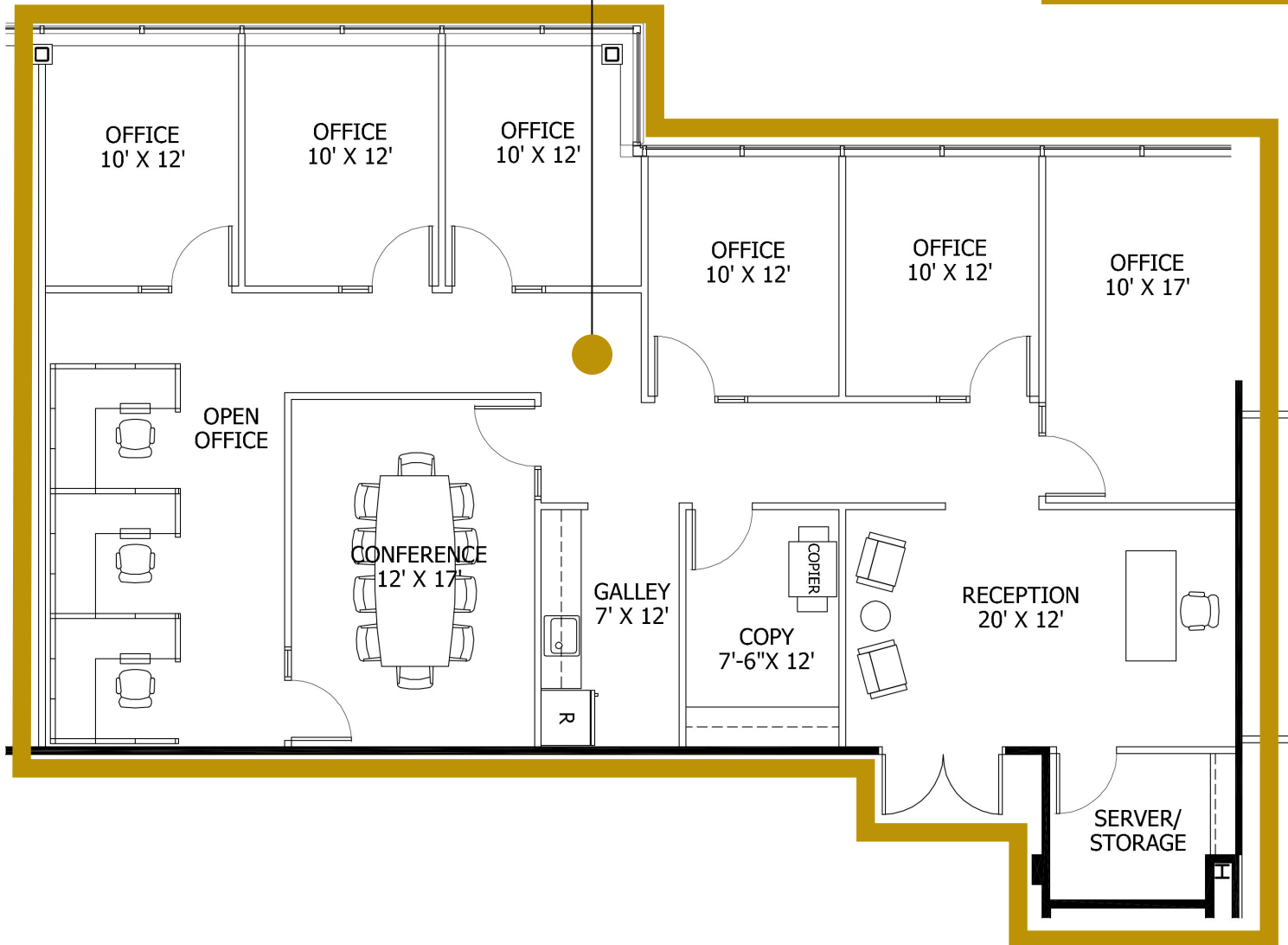


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## 3,139 RSF

### SUITE 203

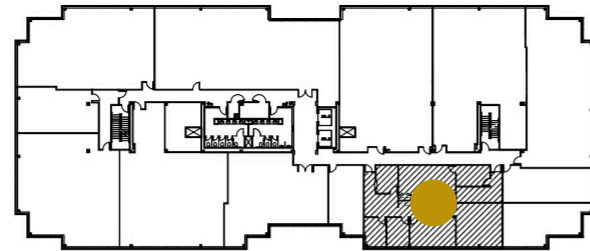


# SUITE 211



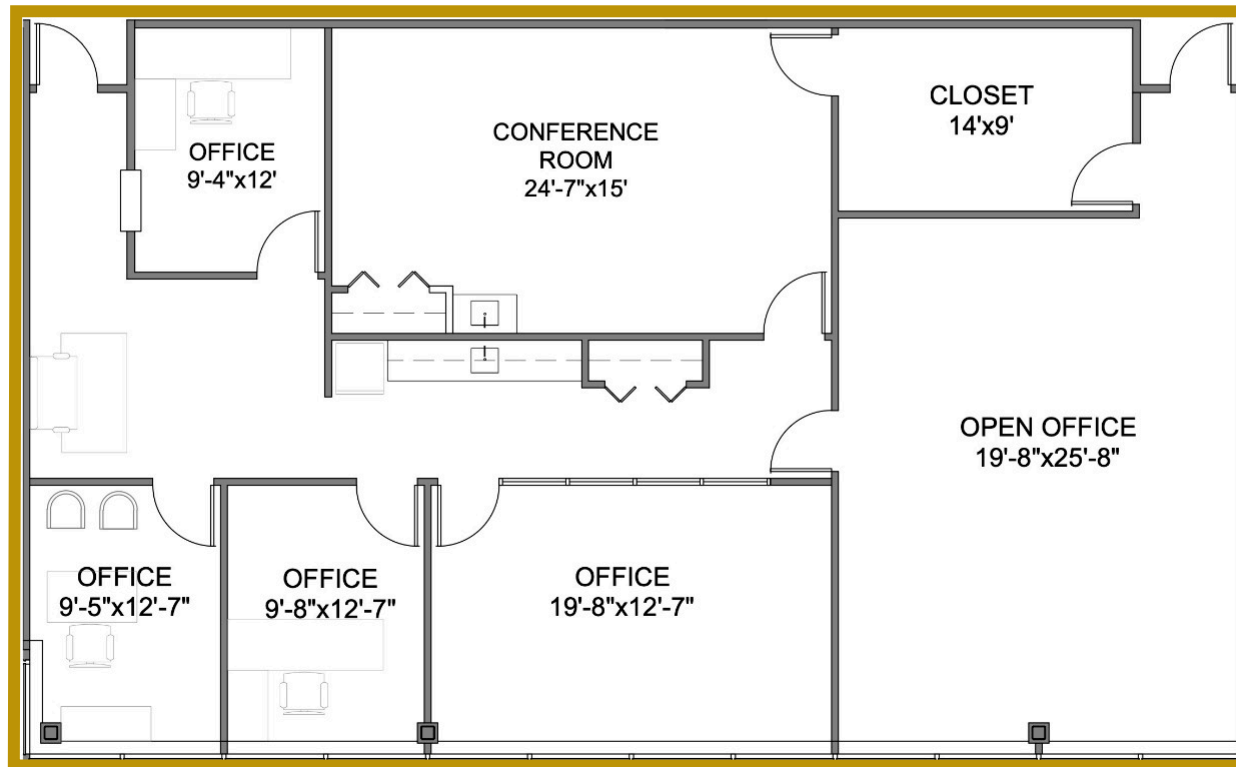
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SUITE 211  
2,442 RSF

2ND FLOOR



# FLOOR PLAN



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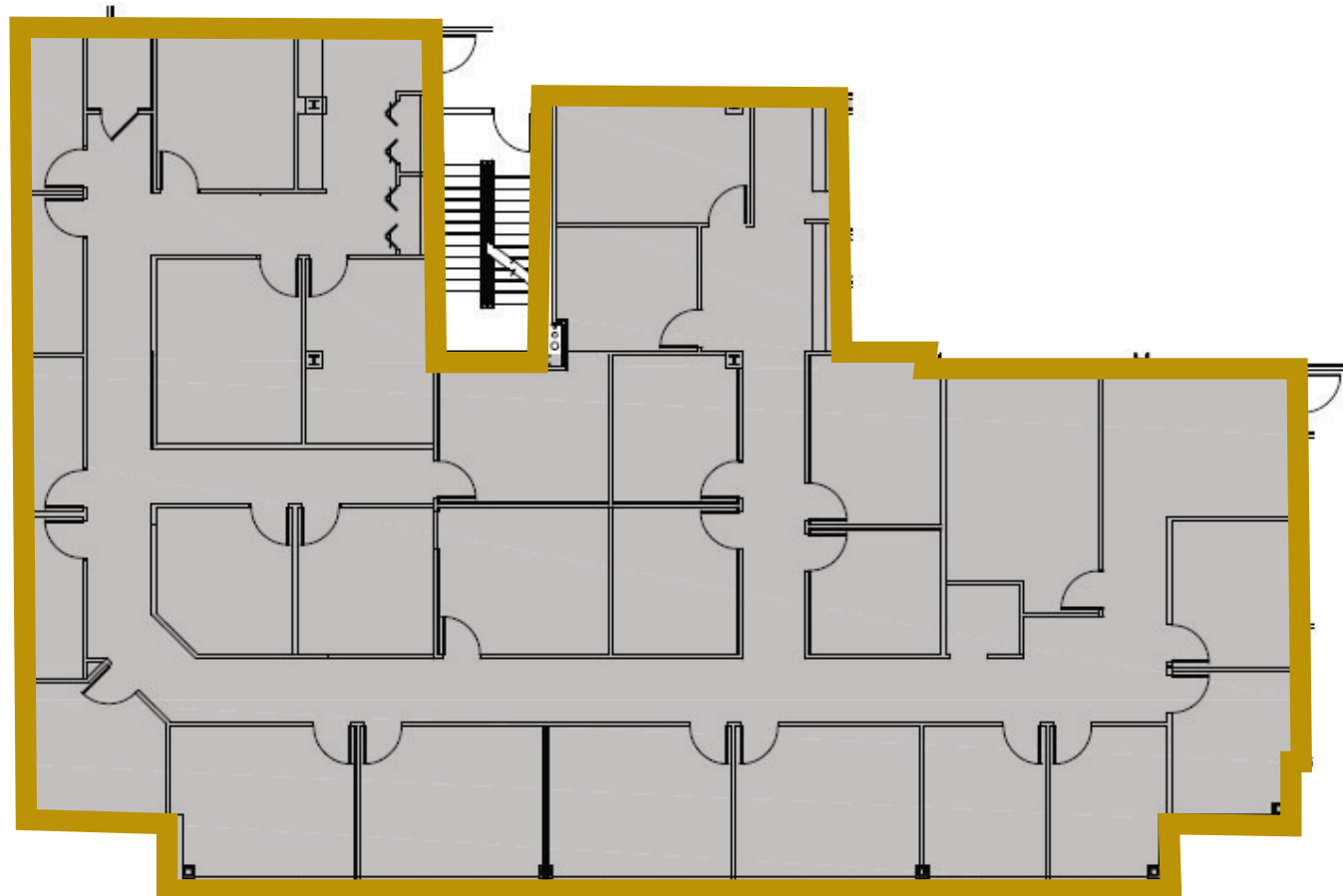
## SUITE 309

6,933 SF on the third floor  
with a reception area and  
28 private offices.

6,933 RSF



\*\*Can be demised  
into smaller suites\*\*



150 Riverside Pkwy, Fredericksburg, VA

# LOCATION/AERIAL MAP



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150 Riverside Pkwy, Fredericksburg, VA

SITE

EXIT 133A



FOR MORE INFORMATION  
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