

FOR LEASE

DOWNTOWN PROFESSIONAL CAMPUS

1701 | Fall Hill Ave.
FREDERICKSBURG, VA 22401



SPECIFICATIONS

Size:	10,637 SF	Timing:	Immediate
Rent:	\$20.00 PSF	Parking:	61 spaces
CAM:	\$5.70 PS	Zoning:	CD

OVERVIEW



This 10,637 SF office building provides everything for the new location of your business. Stand out against the competition with a creative space where employment, teamwork, and synergy can thrive. The entrance to the space gives a professional appeal that is unlike any in the area. The building includes a perfect mix of open workspace and private offices. Large group rooms and meeting rooms allow teamwork to be taken to the next level. The large kitchen with a walkout patio gives your team a reason to be back in the office.

- Professional Business Campus in Downtown Fredericksburg
- Attached to the notable “Canal Path” walkway
- Natural Light throughout the Entire Space
- Located in a Federal HUB Zone
- Strong Co-Tenants

INTERIOR PHOTOS



INTERIOR PHOTOS



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BREEZEWAY ENTRY



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PRIVATE OUTDOOR PATIO



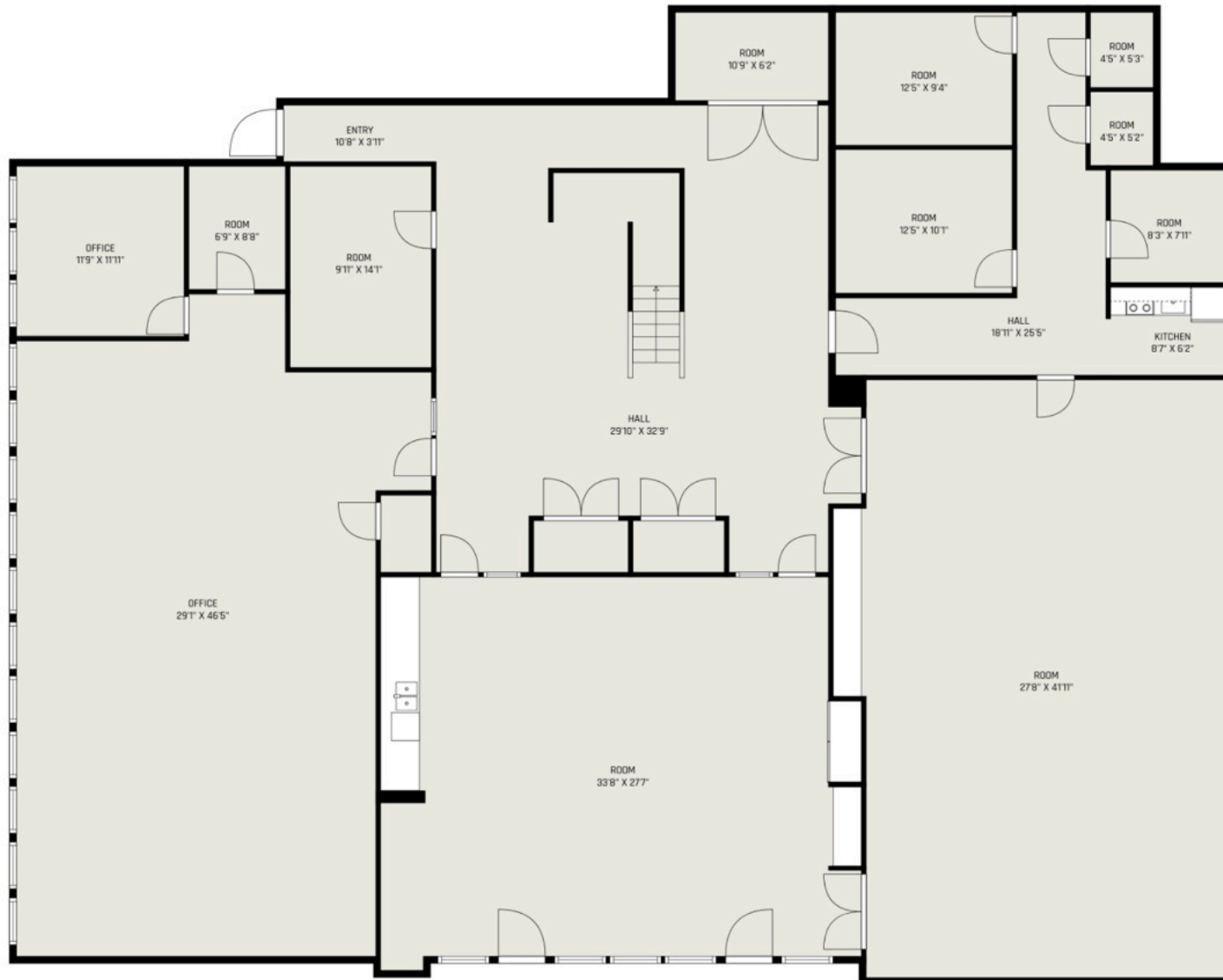
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FLOORPLAN FIRST FLOOR



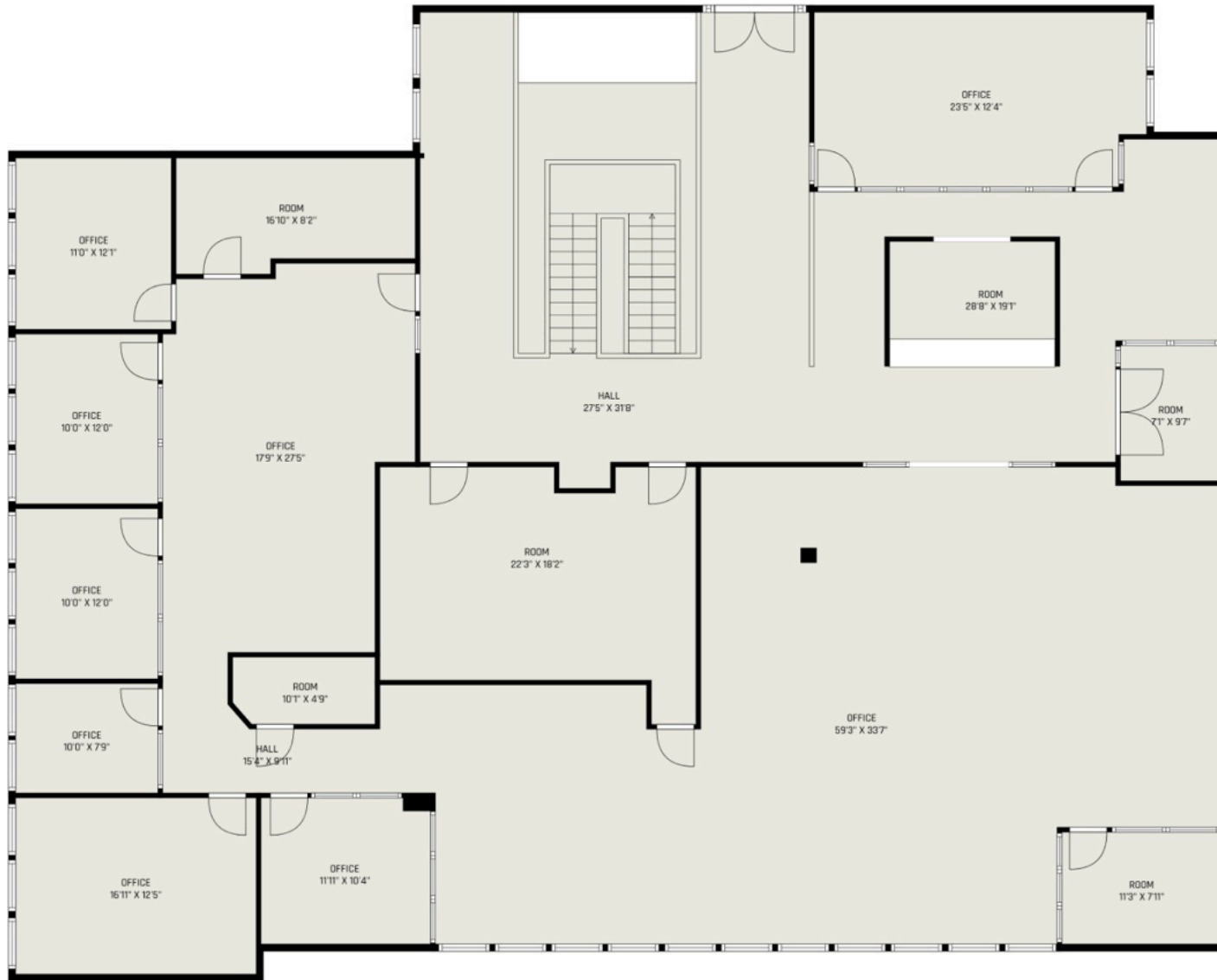
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FLOORPLAN SECOND FLOOR



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DOWNTOWN FREDERICKSBURG



Downtown Fredericksburg is located in the northeastern part of the state, approximately halfway between Washington, D.C., and Richmond. Fredericksburg is a city rich in history, serving as a crucial location during the American Civil War. It was the site of several major battles and is home to well-preserved historic landmarks, making it a popular destination for the curious. Today, Fredericksburg is known for its active commerce and array of entertainment for all ages. Fredericksburg has been named Virginia's fastest growing area for the past five consecutive years. The city boasts not only a high-quality workforce but an exceptional GDP per capita, it is for these reasons why this property should serve as your next Corporate Headquarters.



DEMOGRAPHIC/INCOME REPORT



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INCOME	2 mile	5 mile	10 mile
Avg Household Income	\$100,280	\$106,971	\$119,386
Median Household Income	\$78,467	\$84,548	\$98,848
< \$25,000	1,927	4,672	7,574
\$25,000 - 50,000	1,664	5,749	11,274
\$50,000 - 75,000	1,945	6,573	11,108
\$75,000 - 100,000	1,893	5,400	10,874
\$100,000 - 125,000	856	4,027	9,922
\$125,000 - 150,000	647	2,583	7,836
\$150,000 - 200,000	1,653	5,347	11,837
\$200,000+	1,012	3,762	10,234

POPULATION	2 mile	5 mile	10 mile
2010 Population	26,191	87,317	186,717
2022 Population	29,592	104,405	233,305
2027 Population Projection	29,561	108,311	246,178
Annual Growth 2010-2022	1.0%	1.5%	1.9%
Annual Growth 2022-2027	0%	0.7%	1.1%
Median Age	33.4	36	37
Bachelor's Degree or Higher	40%	36%	35%
U.S. Armed Forces	133	560	2,013

FOR MORE INFORMATION PLEASE CONTACT:



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REALTY

ADVISORS

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