

**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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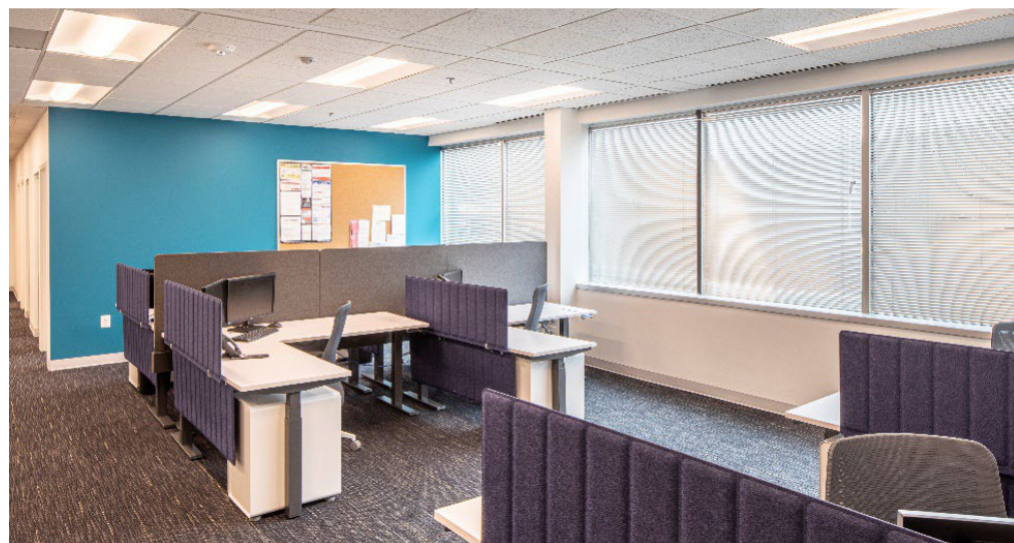
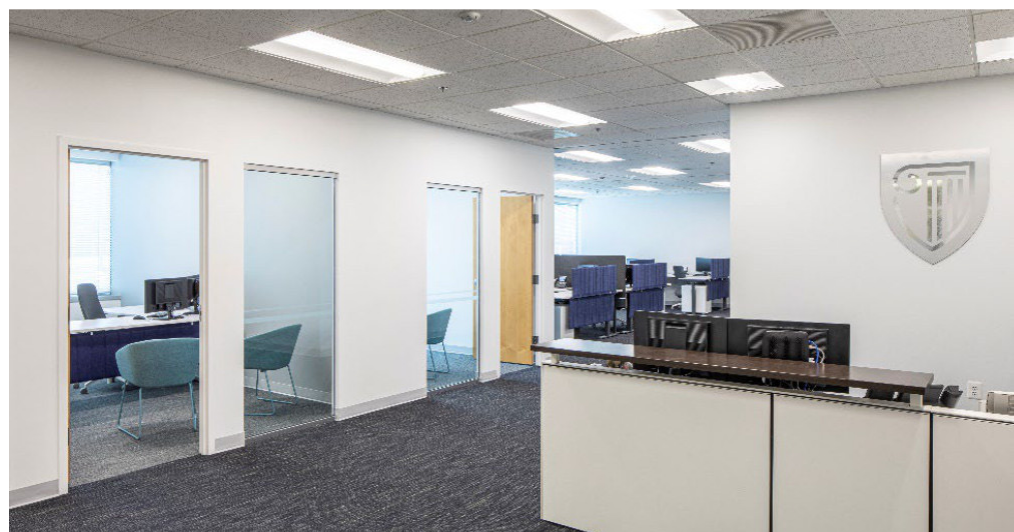
The Jefferson Building is a 75,300 SF Class A office building within Riverside Business Park in Fredericksburg, Virginia. The building features high-end interior finishes, double-height atrium lobbies and grand entrances with glass, granite, and pendant lighting. Generously landscaped setting with ample 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

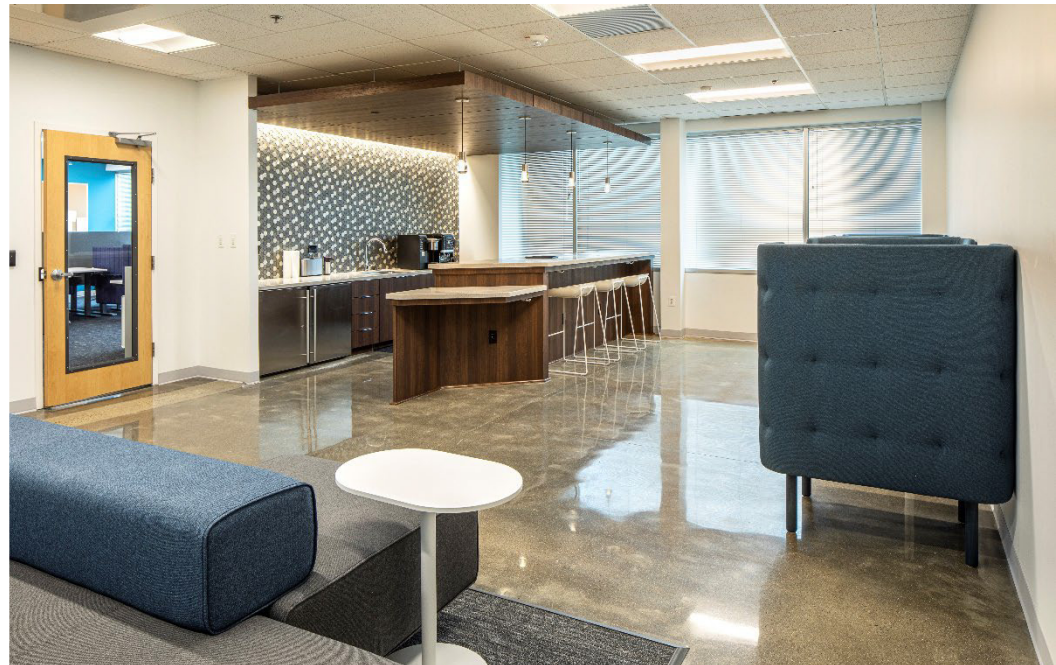
HIGHLIGHTS

- 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

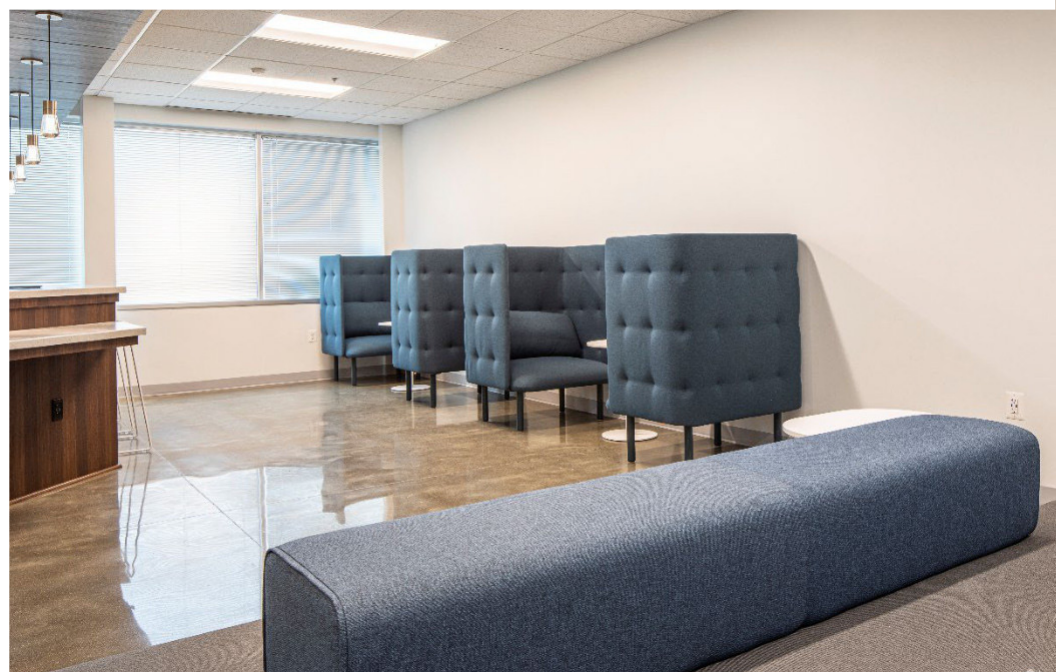


MILE RADIUS	5 MILE	10 MILES	15 MILES
POPULATION	76,111	232,975	322,198
HOUSEHOLDS	27,852	79,646	108,825
AVERAGE HH INCOME	\$81,970	\$92,487	\$94,556

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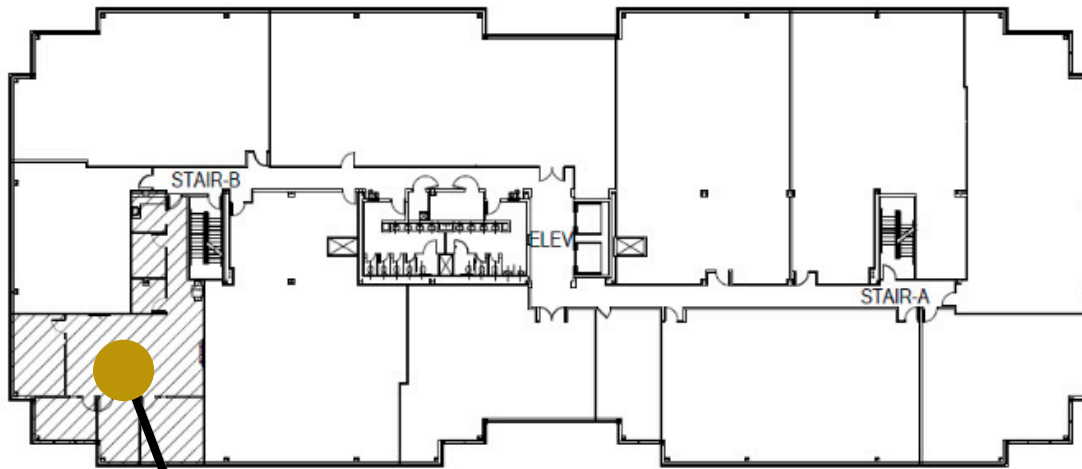


SUITE 217

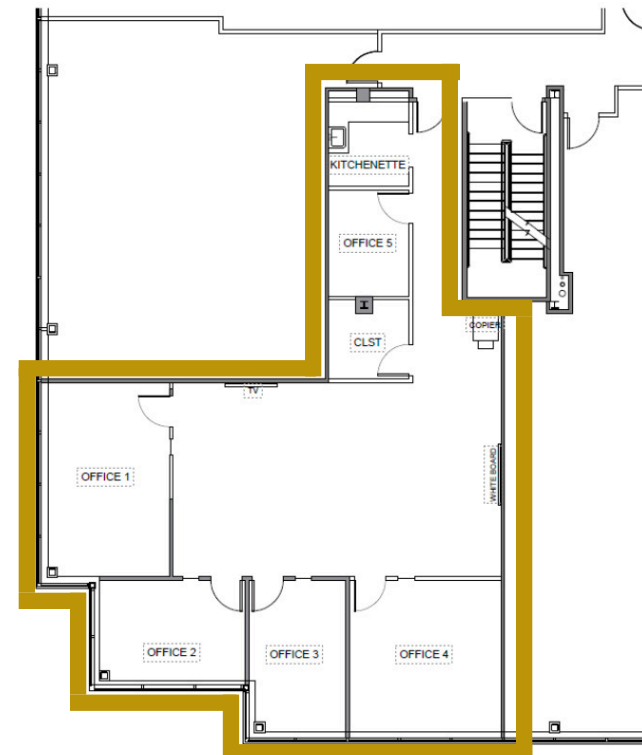


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SUITE 217
2,052 RSF



150 Riverside Pkwy, Fredericksburg, VA

LOCATION/AERIAL MAP



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