

FOR LEASE

DOWNTOWN PROFESSIONAL CAMPUS

1701 | Fall Hill Ave.
FREDERICKSBURG, VA 22401



CAMPUS SPECS

Size:	48,000 SF	Lot Size:	4 Acres
Rent:	\$15.00-\$24.00 PSF	Parking:	6.00 Per 1,000 Ratio
CAM:	\$5.70 PSF	Zoning:	CD

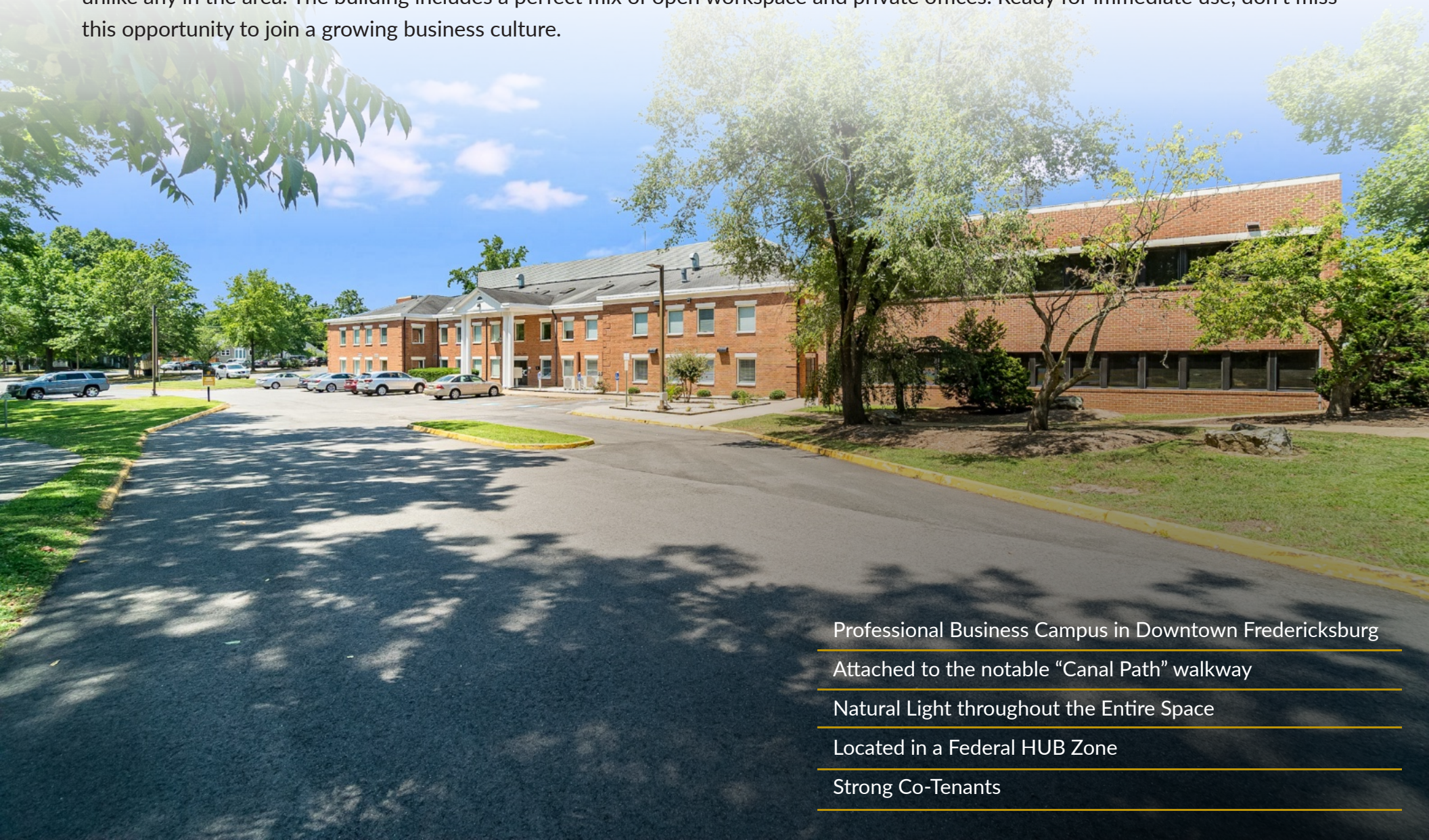
AROUND THE CAMPUS



PROPERTY HIGHLIGHTS



The Downtown Professional Campus offers varying suite sizes suitable for all kinds of business professionals. Stand out against the competition with a creative space where employment, teamwork, and synergy can thrive. The campus gives a professional appeal that is unlike any in the area. The building includes a perfect mix of open workspace and private offices. Ready for immediate use, don't miss this opportunity to join a growing business culture.



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

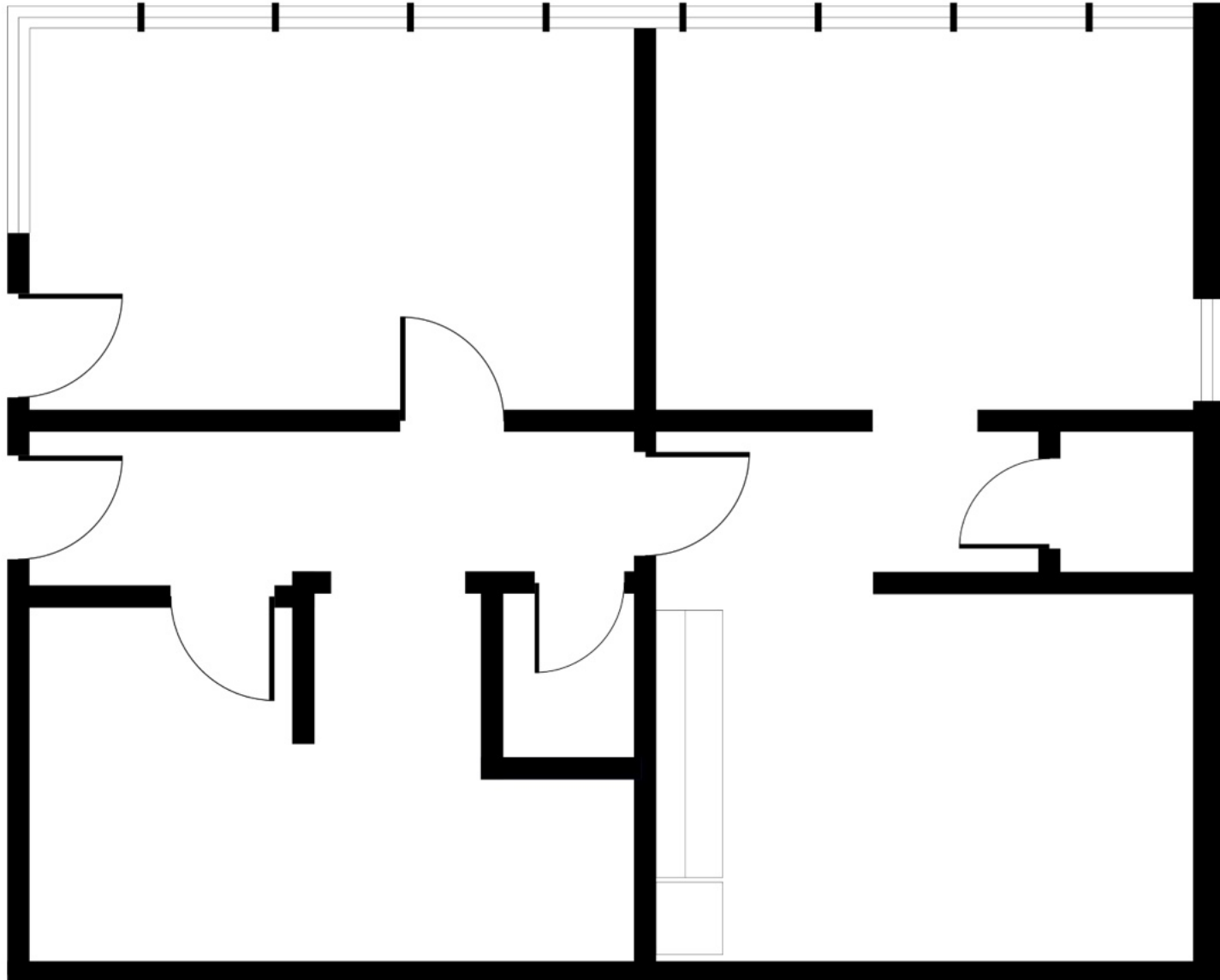
SUITE 104 FLOOR PLAN



J R A

SUITE 104 FLOOR PLAN

Size: 1,000 SF / Price: \$24.00 PSF / CAM: \$5.70



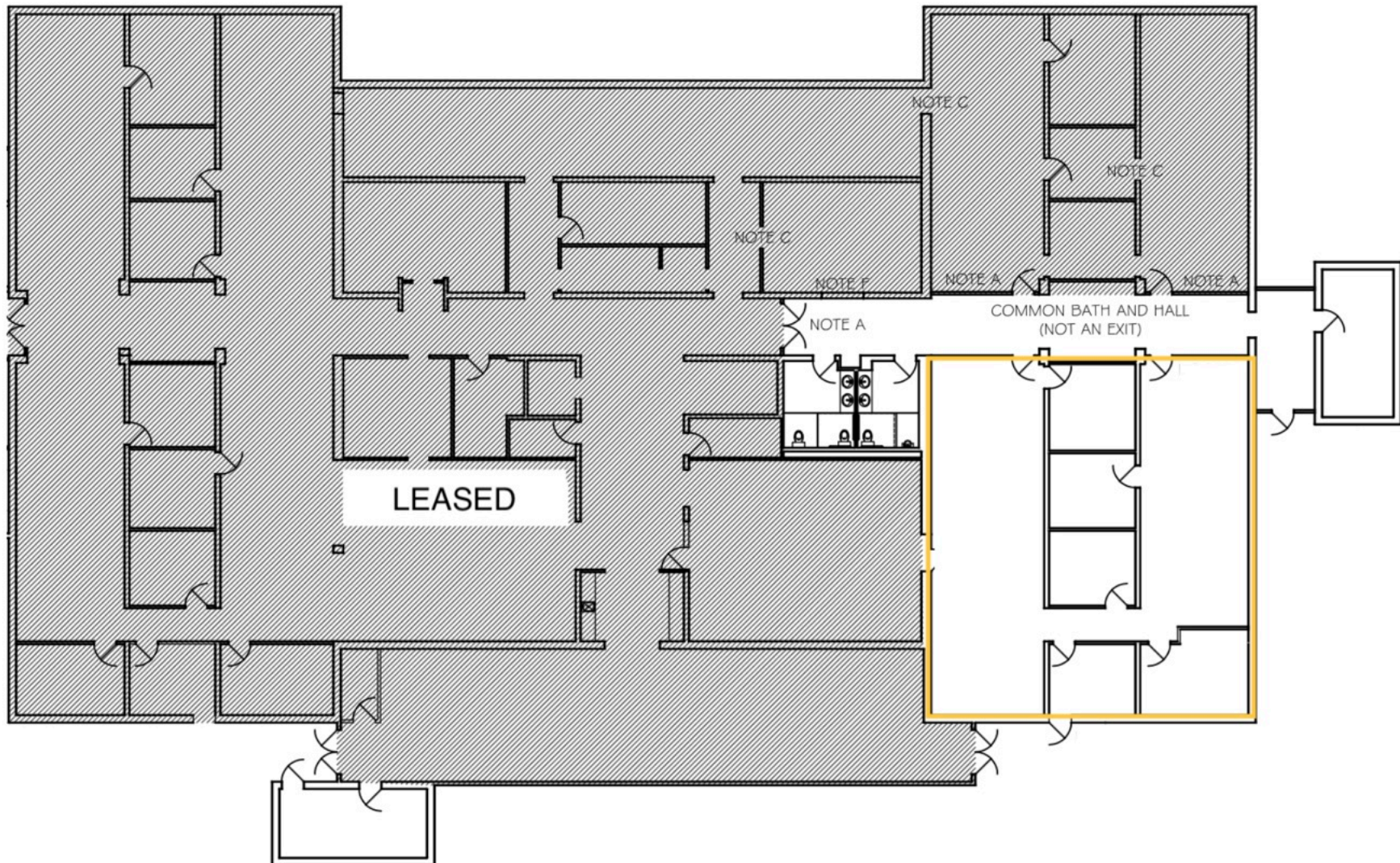
SUITE 203 FLOOR PLAN



J R A

SUITE 203 FLOOR PLAN

Size: 2,250 SF / Price: \$21.00 PSF / CAM: \$5.70



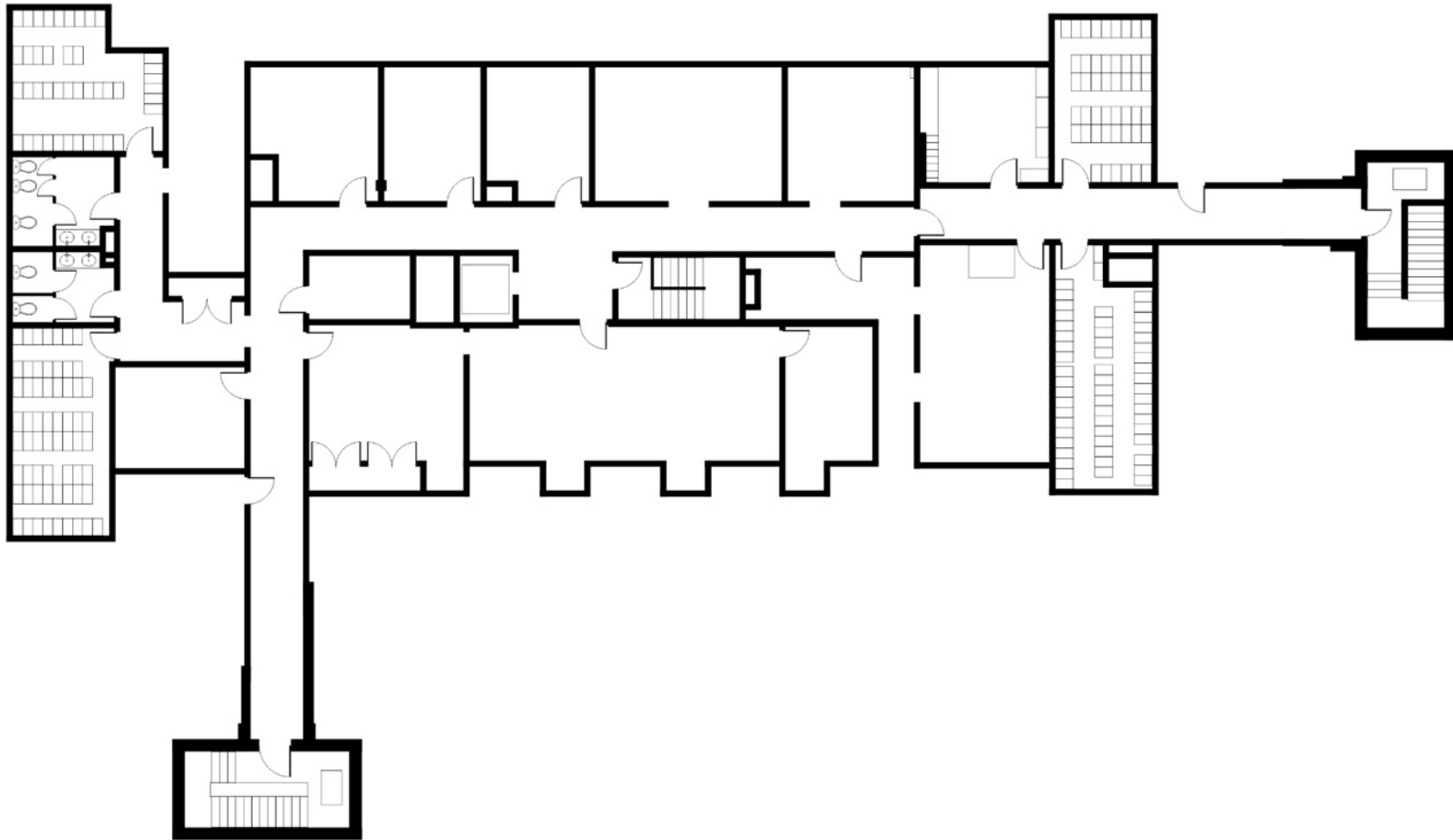
SUITE 301 FLOOR PLAN



J R A

SUITE 301 FLOOR PLAN

Size: 5,164 SF / Price: \$15.00 PSF / CAM: \$5.70



DOWNTOWN FREDERICKSBURG



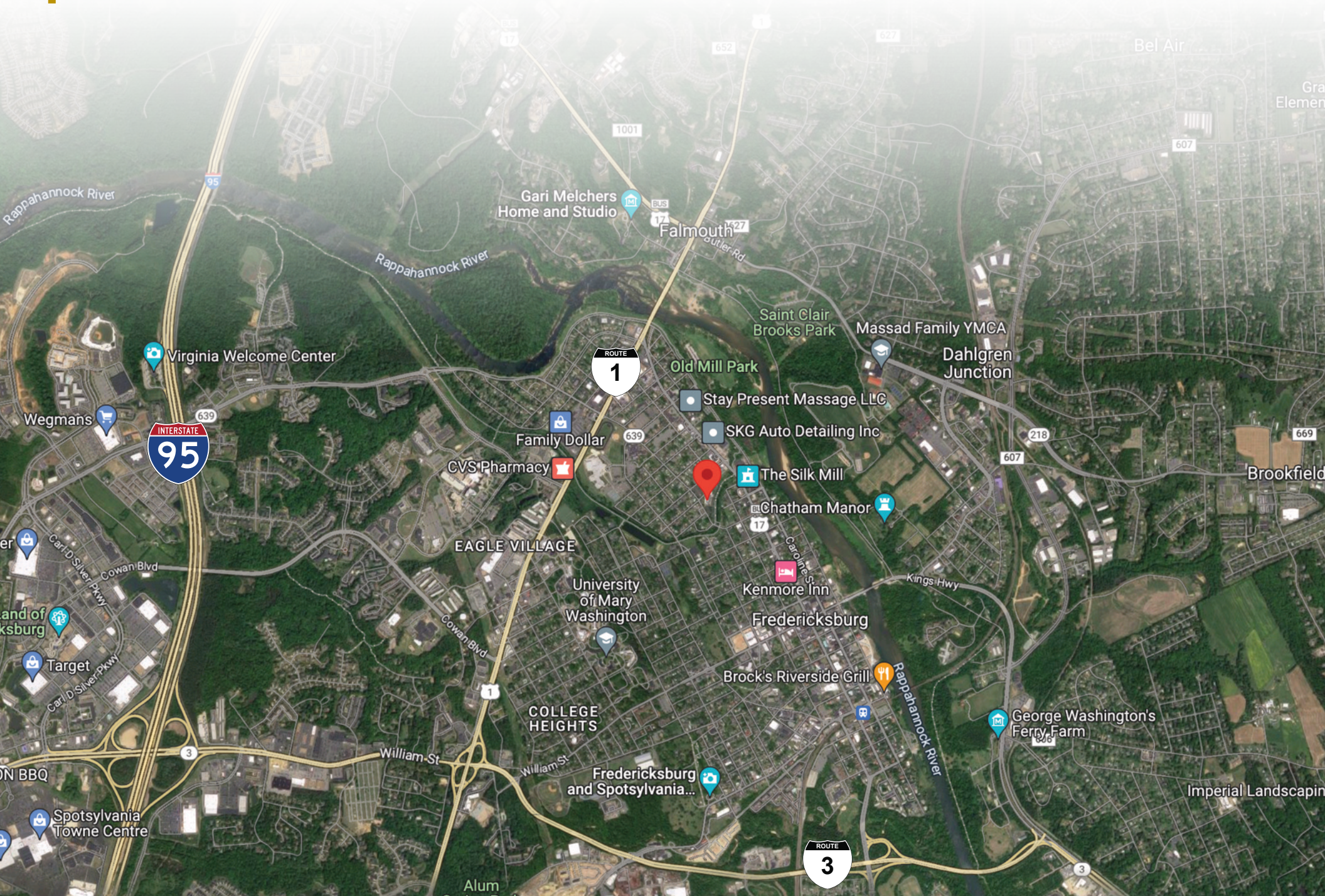
Downtown Fredericksburg is located in the northeastern part of the state, approximately halfway between Washington, D.C., and Richmond. Fredericksburg is a city rich in history, serving as a crucial location during the American Civil War. It was the site of several major battles and is home to well-preserved 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.



MAP VIEW



J R A



DEMOGRAPHIC/INCOME REPORT



J R A

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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JOHNSON

REALTY

ADVISORS

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