

**FOR LEASE**

THE CHAMBER BUILDING



**1701**

Fall Hill Avenue

FREDERICKSBURG, VA 22401



### SPECIFICATIONS

Size: 974 - 2,686 SF

Timing: May 1, 2026

Rent: \$18.00 - \$30.00 PSF

Parking: 5.79 / 1000 SF

NNN: \$5.70 PSF

Zoning: CD

## OVERVIEW

The Chamber Building at 1701 Fall Hill Avenue is a premier office property in Downtown Fredericksburg, situated within a Federal HUB Zone. The West Wing is currently undergoing a full renovation, with delivery expected January 2026, offering modernized suites with exceptional natural light and upgraded finishes. Available spaces range from 974–2,686 RSF, supported by an outstanding 5.79/1,000 SF parking ratio. With strong walkability, established co-tenancy, and direct access to the Canal Path trail system, the property delivers a highly attractive and functional workplace environment suited for a broad range of professional tenants.

## PROPERTY HIGHLIGHTS

Newly renovated West Wing delivering modern office space in May 2026.

Flexible suite sizes up to 2,686 SF accommodating a variety of tenants.

Located in a Federal HUB Zone in the heart of Downtown Fredericksburg.

Direct access to the Canal Path Trail supporting walkability and workplace appeal.

Exceptional parking ratio of 5.79 spaces per 1,000 SF.

# FIRST FLOOR FLOORPLAN



J R A

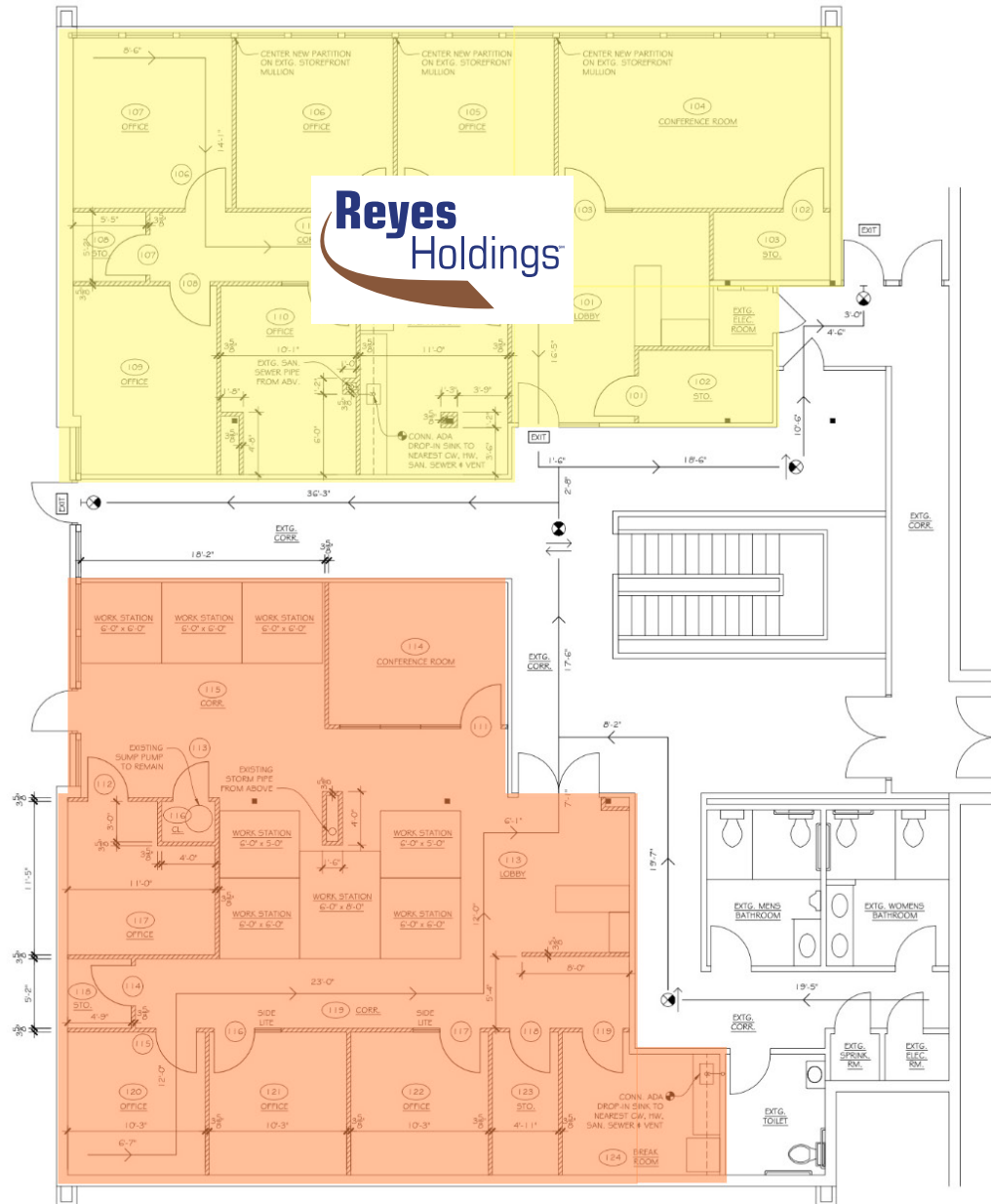
**LEASED**

**Suite D**  
**2,567 RSF**

**Reyes**  
Holdings

**\$18.00 PSF + NNN**

**Suite E**  
**2,686 RSF**



# SECOND FLOOR FLOORPLAN



J R A

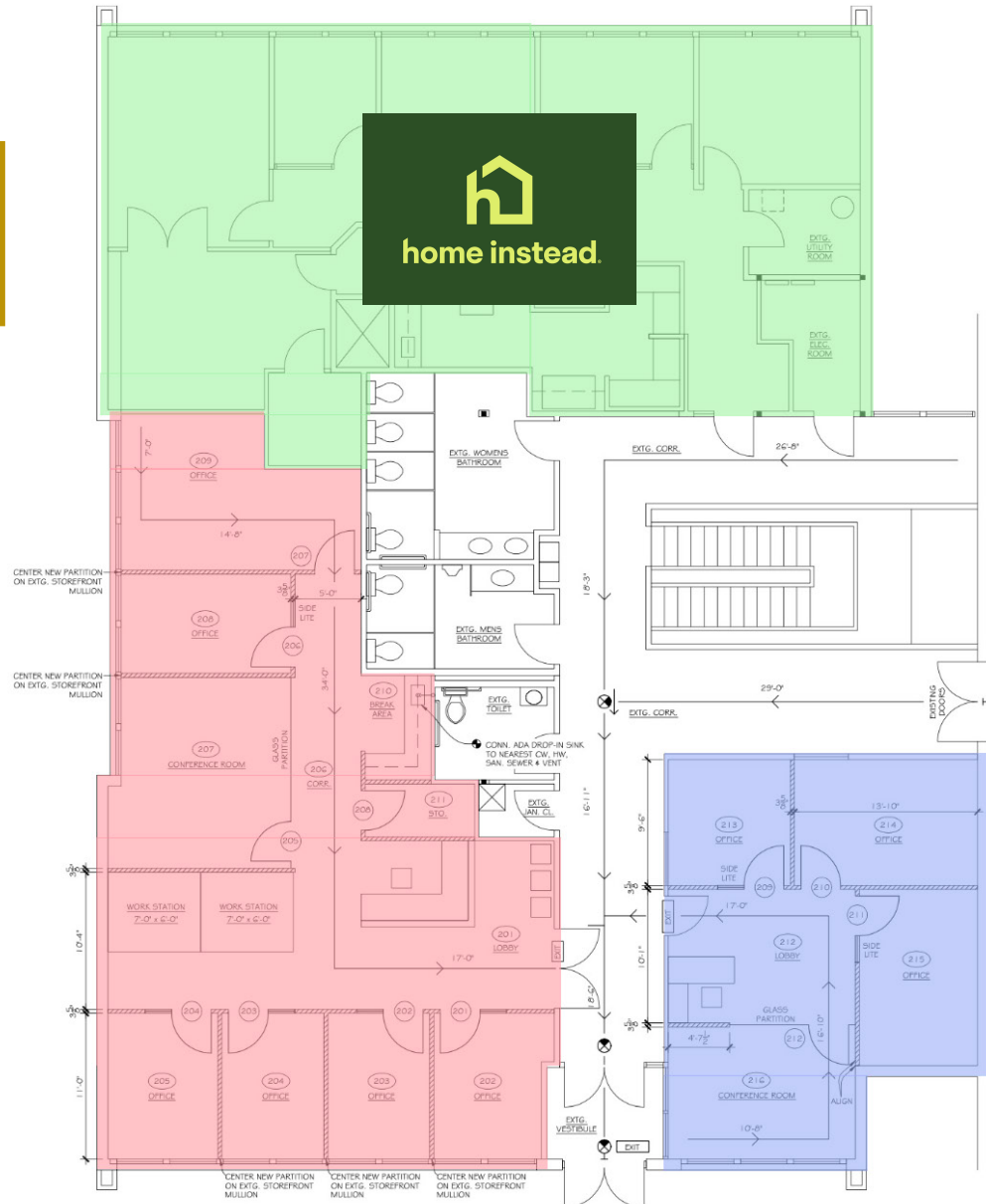
**LEASED**

**Suite C**  
**2,414 RSF**



**\$28.00 PSF + NNN**

**Suite B**  
**2,293 RSF**



**\$30.00 PSF + NNN**

**Suite A**  
**974 RSF**

## BREEZEWAY ENTRY



J R A



## PRIVATE OUTDOOR PATIO



J R A



# DOWNTOWN FREDERICKSBURG



J R A

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



J R A

| INCOME                  | 1 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                  | 1 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:



**Heather Hagerman**

📞 540-429-2429 (Cell)

📞 540-372-7675 (Office)

✉️ [hagerman@johnsonrealtyadvisors.com](mailto:hagerman@johnsonrealtyadvisors.com)



**Fitzhugh Johnson III**

📞 540-623-4565 (Cell)

📞 540-372-7675 (Office)

✉️ [fitzhugh@johnsonrealtyadvisors.com](mailto:fitzhugh@johnsonrealtyadvisors.com)



**Kingston Simmons**

📞 540-842-5585 (Cell)

📞 540-372-7675 (Office)

✉️ [kingston@johnsonrealtyadvisors.com](mailto:kingston@johnsonrealtyadvisors.com)



**Andrew Hall**

📞 540-656-3515 (Cell)

📞 540-372-7675 (Office)

✉️ [andrew@johnsonrealtyadvisors.com](mailto:andrew@johnsonrealtyadvisors.com)



JOHNSON

REALTY

ADVISORS

All information contained herein was made based upon information furnished to us by the owner or from sources we believe are reliable. While we do not doubt its accuracy, we have not verified it and we do not make any guarantee, warranty or representation about it. The property offered is subject to prior sale, lease, change of price or withdrawal from the market without notice.