



For Lease

## Centre Court Office Park

### 1671 Emancipation Highway Fredericksburg, VA

- Class A office finishes
- Located at Route 1 and Route 3
- 77,000 total vehicles per day visibility
- Convenient to downtown, Central Park and Mary Washington Hospital
- Close Proximity to Starbucks, CVS, Vocelli's Pizza, Freddy's and Chipotle
- Full service less interior janitorial
- Space available:
  - Suite 201 - 3,469 SF
  - Suite 202B - 1,467 SF available 3/1/2026
- \$28.00 PSF FS

**Contact us:**

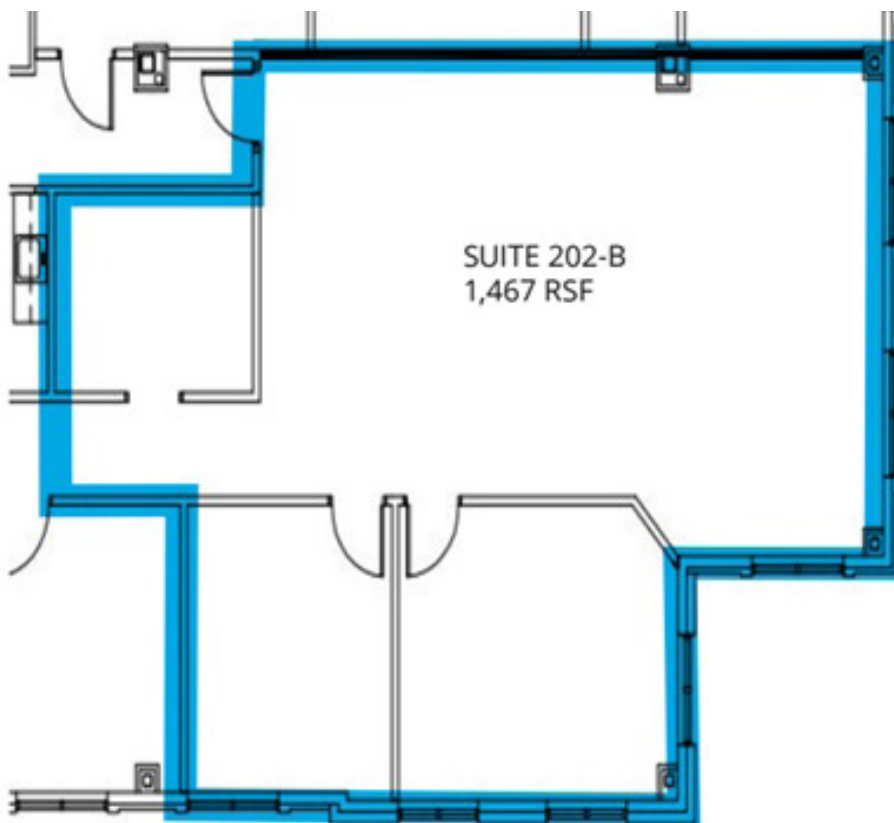
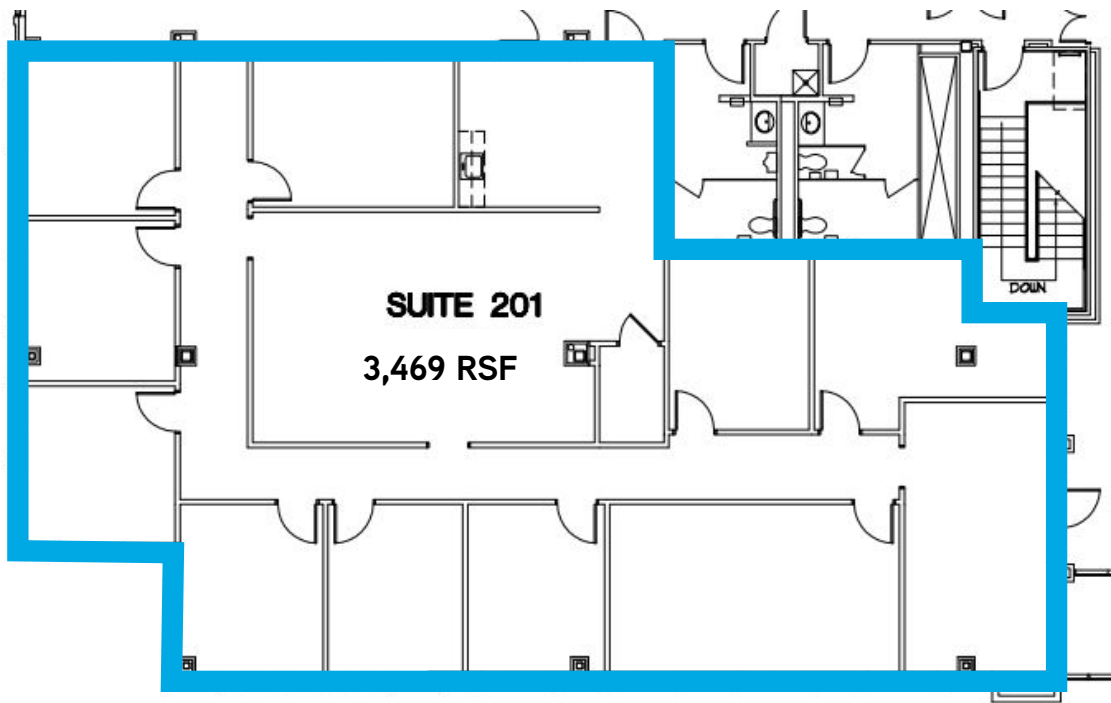
**Lee Cherwek**  
Vice President  
+1 540 373 3434  
lee.cherwek@colliers.com

**Richmond McDaniel**  
Associate  
+1 540 424 7286  
richmond.mcdaniel@colliers.com

**Colliers International**  
523 Sophia Street  
Fredericksburg, VA 22401  
P: +1 540 373 3434  
F: +1 540 373 8782

Copyright © 2025 Colliers International. Information herein has been obtained from sources deemed reliable, however its accuracy cannot be guaranteed. The user is required to conduct their own due diligence and verification.

# Centre Court



## Contact us:

### Lee Cherwek

Vice President

+1 540 373 3434

lee.cherwek@colliers.com

### Richmond McDaniel

Associate

+1 540 424 7286

richmond.mcdaniel@colliers.com

### Colliers International

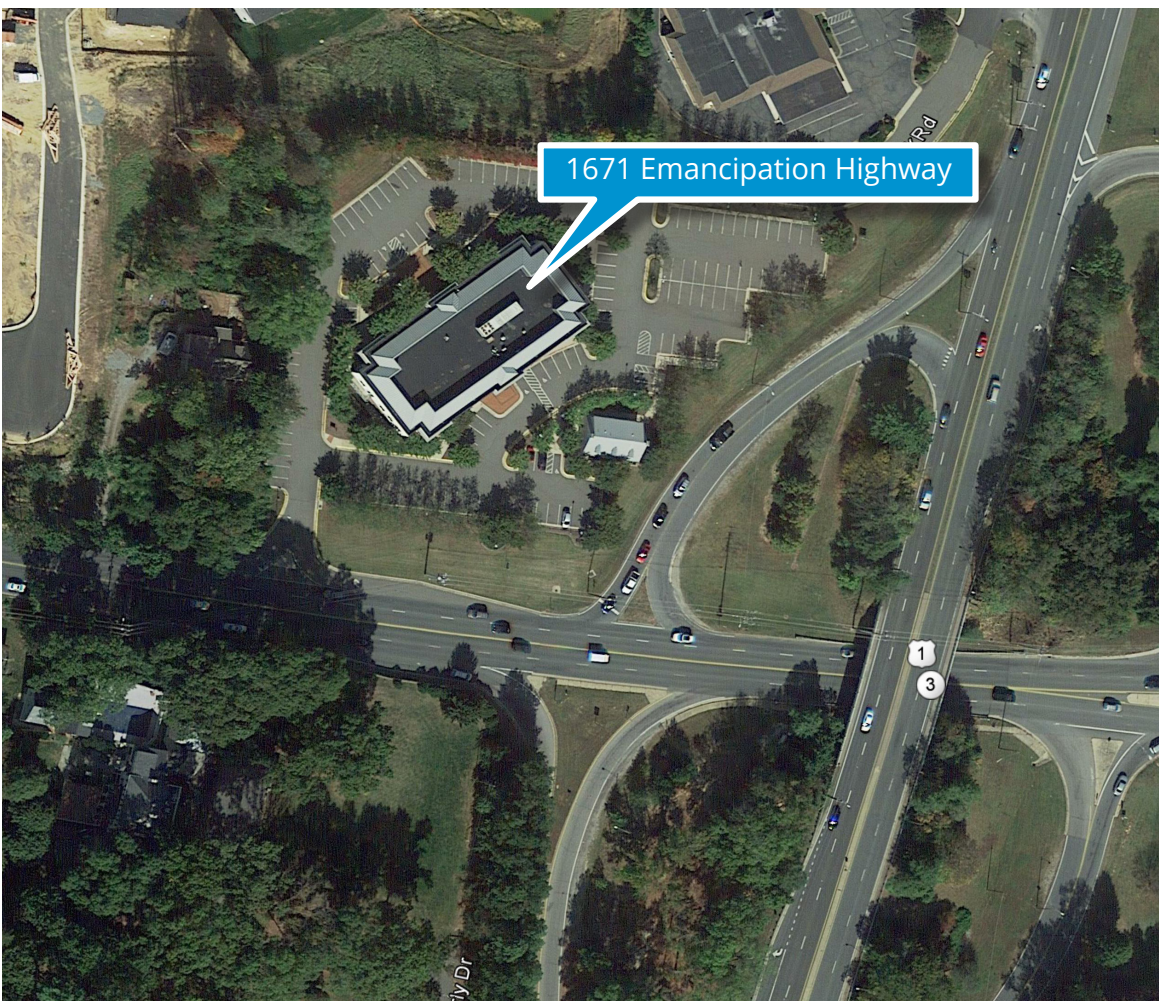
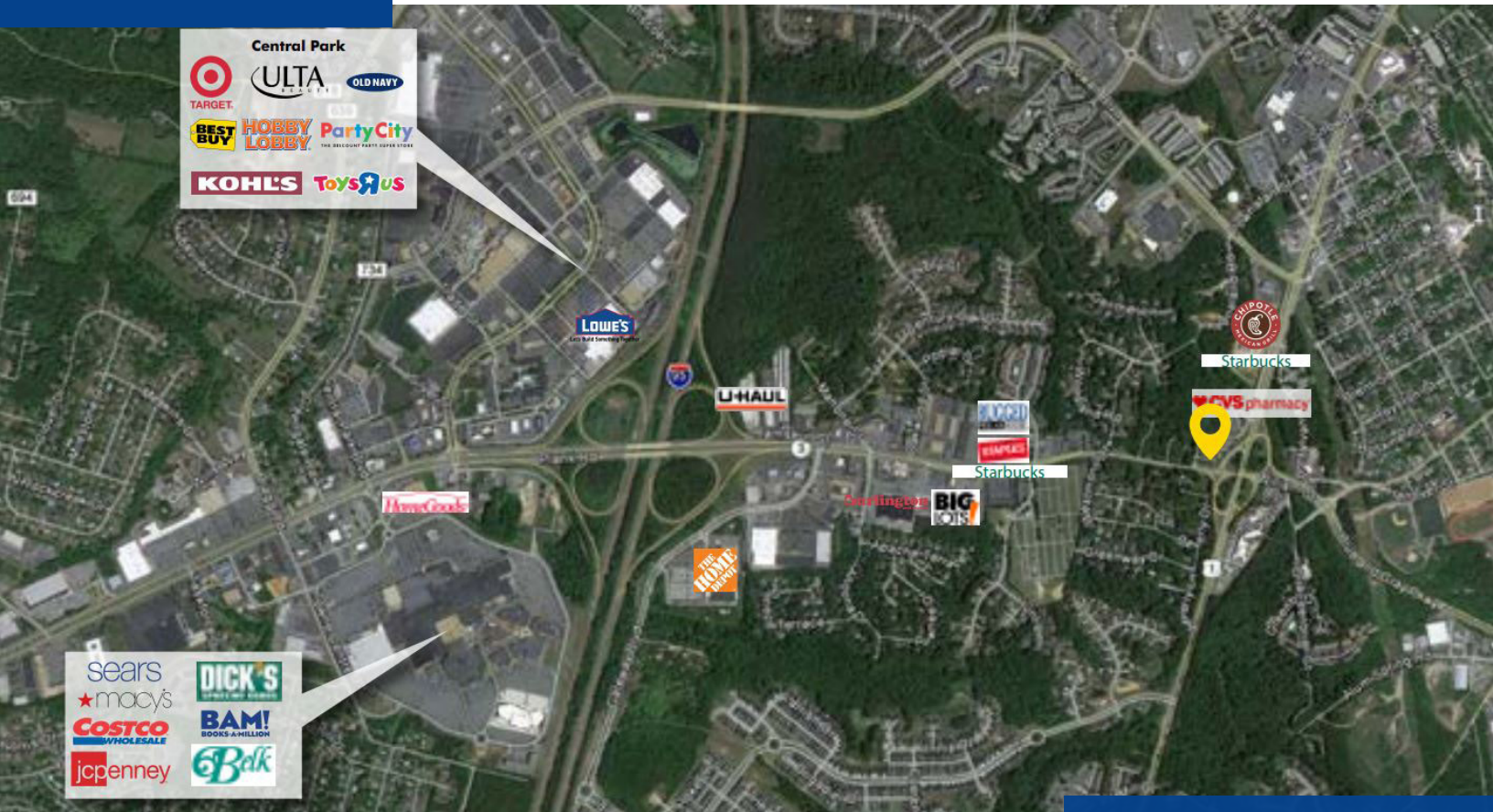
523 Sophia Street

Fredericksburg, VA 22401

P: +1 540 373 3434

F: +1 540 373 8782

# Centre Court



## Contact us:

**Lee Cherwek**

Vice President

+1 540 373 3434

lee.cherwek@colliers.com

**Richmond McDaniel**

Associate

+1 540 424 7286

richmond.mcdaniel@colliers.com

**Colliers International**

523 Sophia Street

Fredericksburg, VA 22401

P: +1 540 373 3434

F: +1 540 373 8782