

FOR LEASE

MULTIPLE OFFICE SPACES

150

Riverside Pky.

FREDERICKSBURG, VA 22406



SPECIFICATIONS

Size: 1,800 SF - 4,372 SF

Lease Rate: \$26.00 PSF FSG

Available: Immediate

Class: A

PROPERTY OVERVIEW



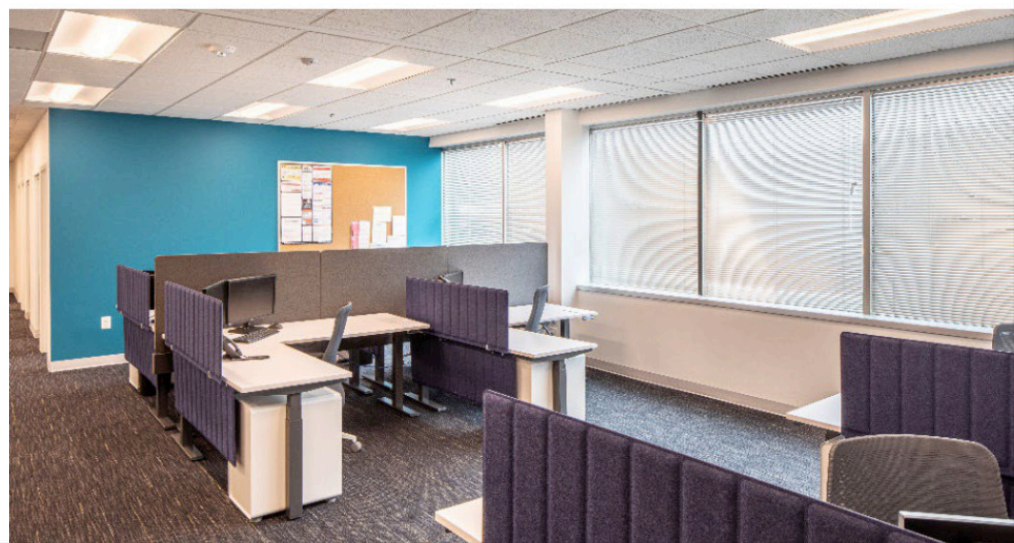
The Jefferson Building is a 75,300 SF Class A office building within Riverside Business Park in Fredericksburg, Virginia. The building features high-end interior finishes, double-height atrium lobbies and grand entrances with glass, granite, and pendant lighting. Generously landscaped setting with ample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

150 Riverside Pkwy, Fredericksburg, VA

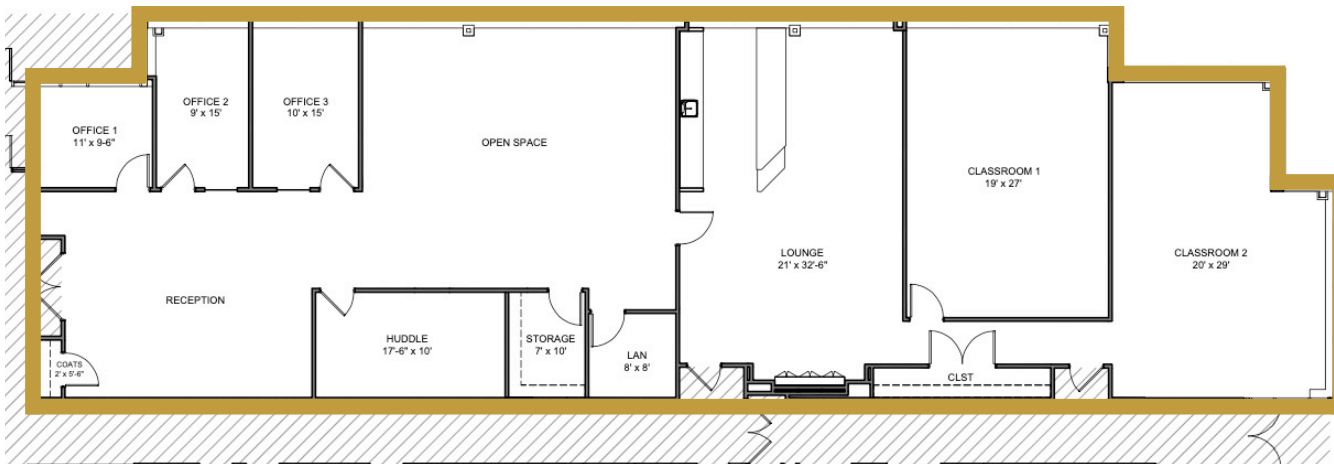
PHOTOS



150 Riverside Pkwy, Fredericksburg, VA



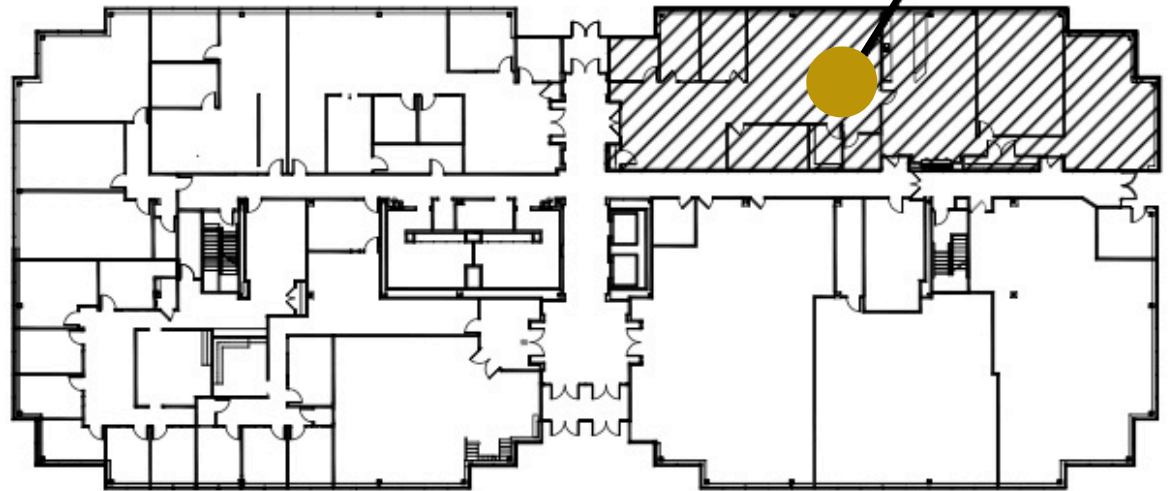
SUITE 100



SPECIFICATIONS

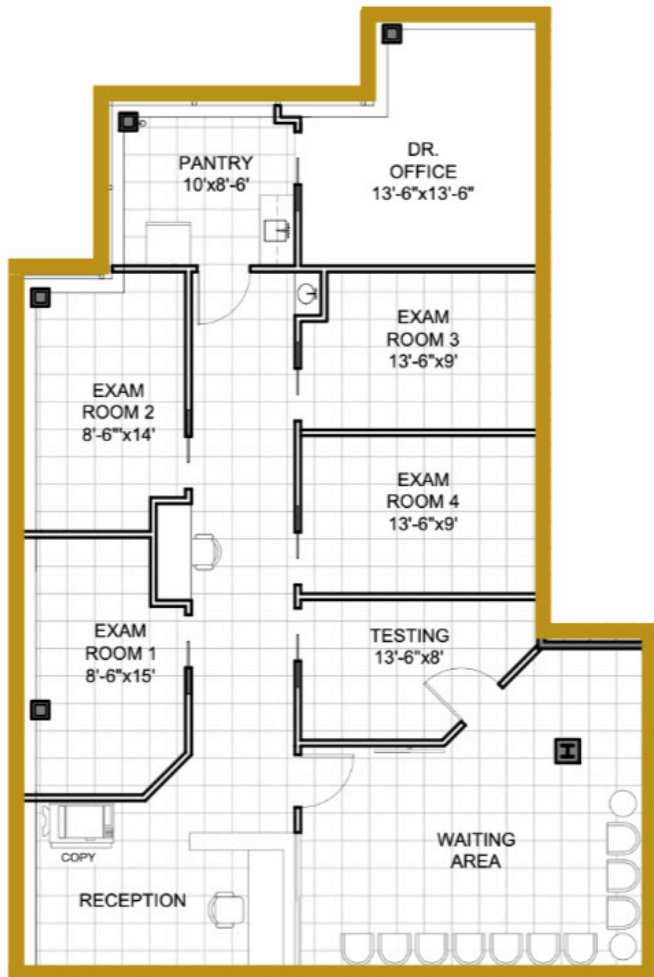
Size: 4,372 RSF

Rent: \$26.00 FSG



150 Riverside Pkwy, Fredericksburg, VA

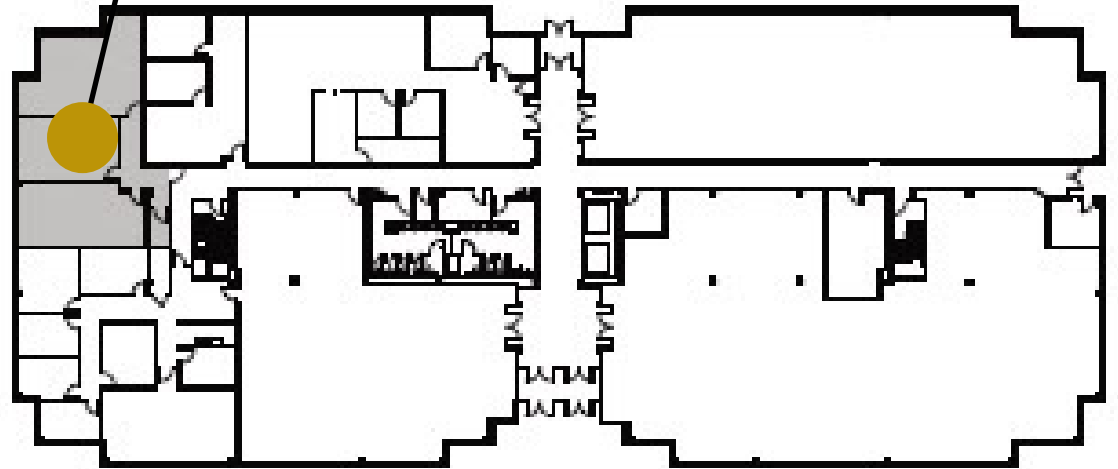
SUITE 103



SPECIFICATIONS

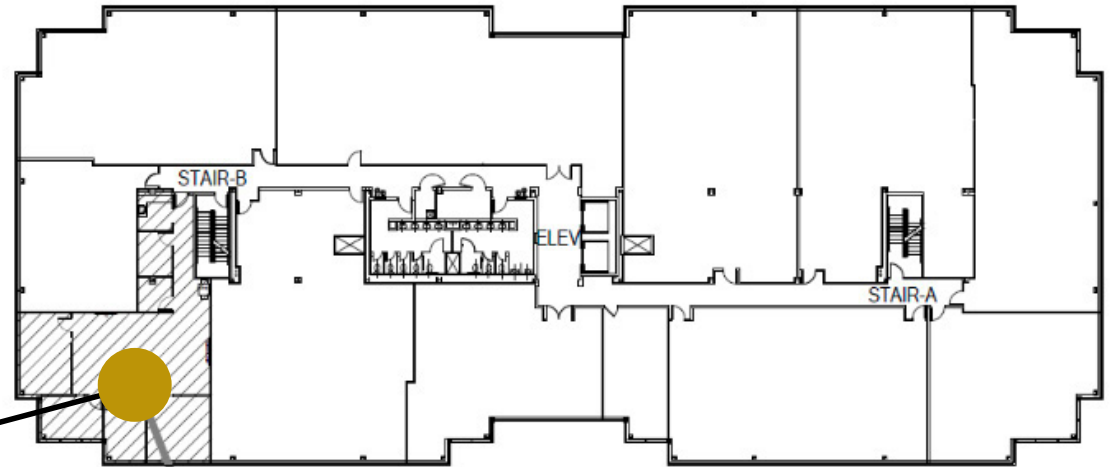
Size: 1,800 RSF

Rent: \$26.00 FSG



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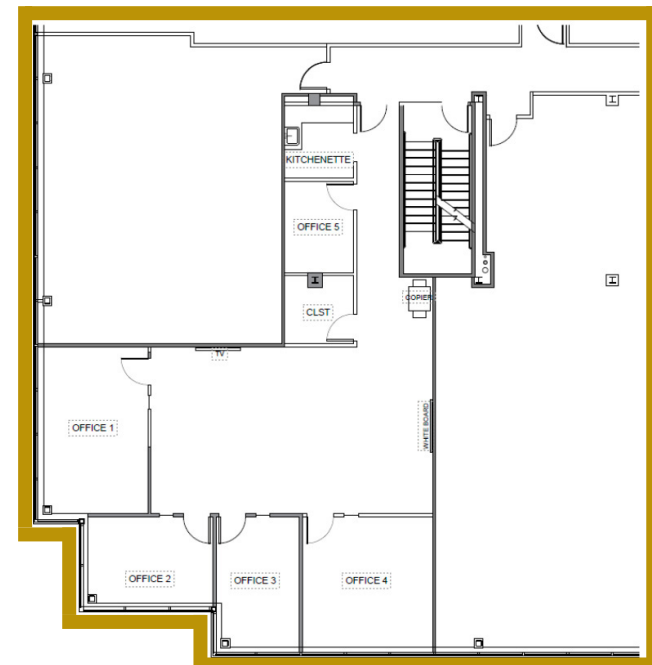
SUITE 217



SPECIFICATIONS

Size: 2,052 RSF

Rent: \$26.00 FSG



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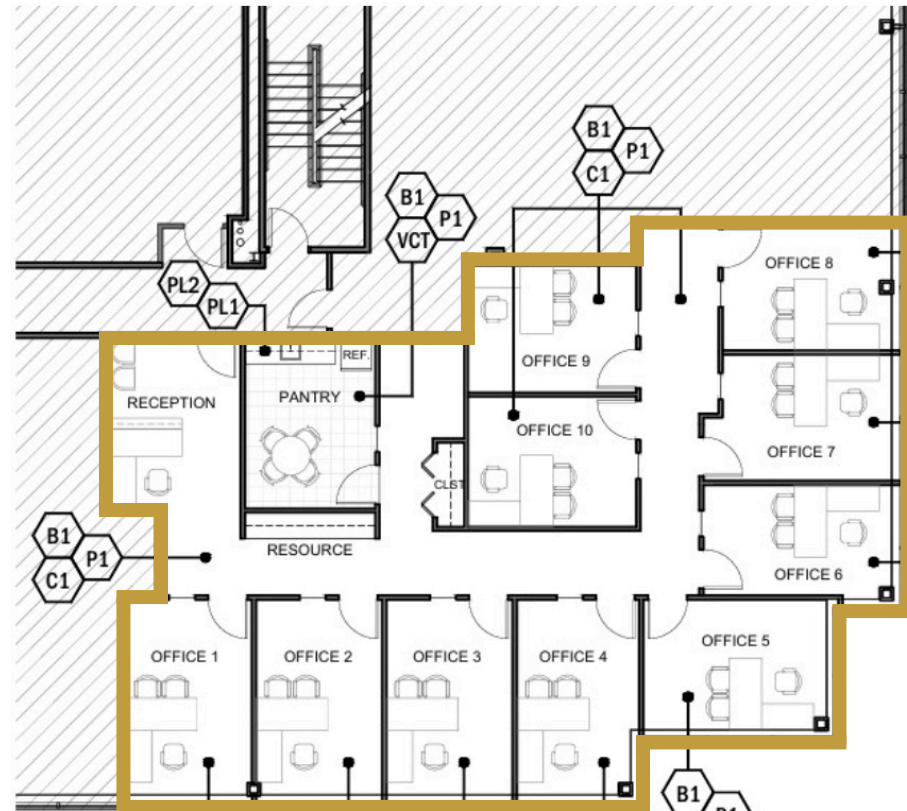
SUITE 312



SPECIFICATIONS

Size: 2,549 RSF

Rent: \$26.00 FSG



LOCAL MAP VIEW



150 Riverside Pkwy, Fredericksburg, VA

FOR MORE INFORMATION PLEASE CONTACT:



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REALTY

ADVISORS

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