



100 RIVERSIDE PARKWAY

FEATURES

Riverside Business Park is ideally located off Route 17 fronting Interstate 95. Our convenient location puts you minutes away from Historic Downtown Fredericksburg, in the heart of the area's retail and business district.

Tenants of the Washington Building enjoy a campus-like setting complete with lush landscaping and ample parking. Additionally, the open feel of our office space provides tenants with a wide variety of options to customize their work environment.

- As-is or build-to-suit
- 1,500-45K sq. ft. spaces
- Ideal for office, warehouse and R&D firms
- High quality architecture
- 200 amp generator
- T1 and T3 technology
- Dock-high loading
- Ample parking
- Granite and tile restrooms

LEASING INFORMATION:

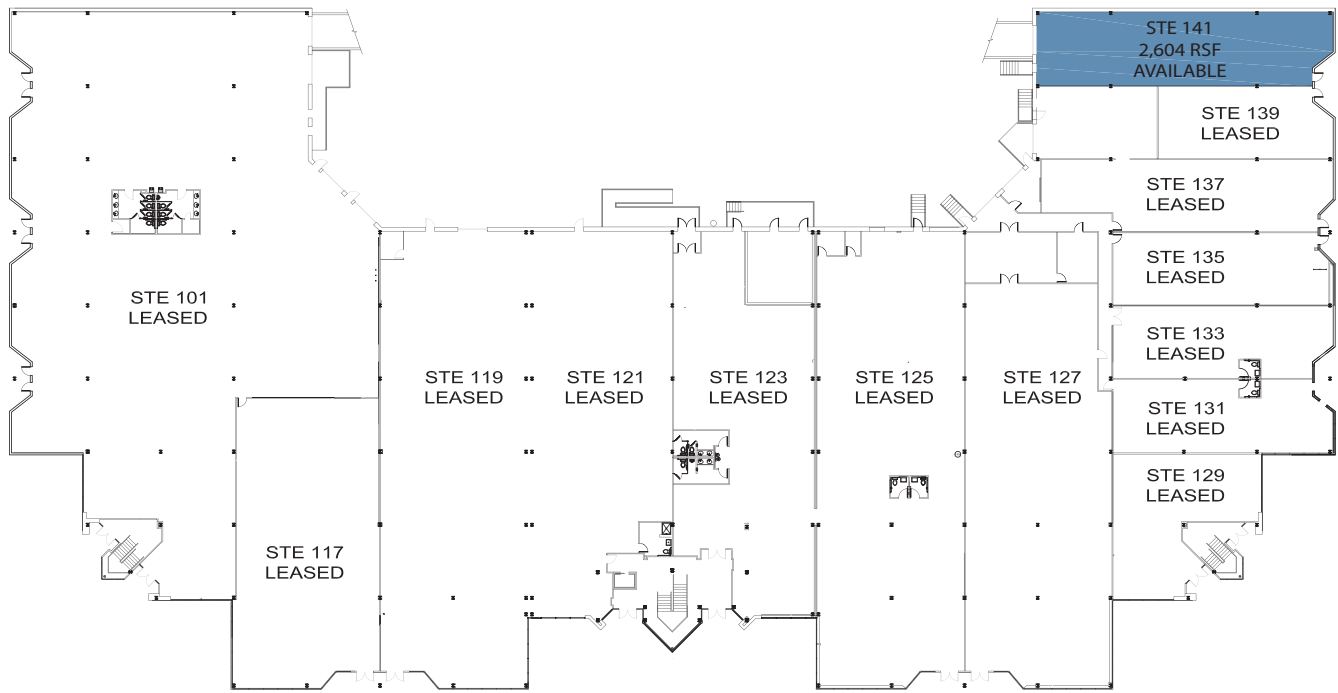
Anne Pates
540.836.5700
apates@piccardcommercial.com



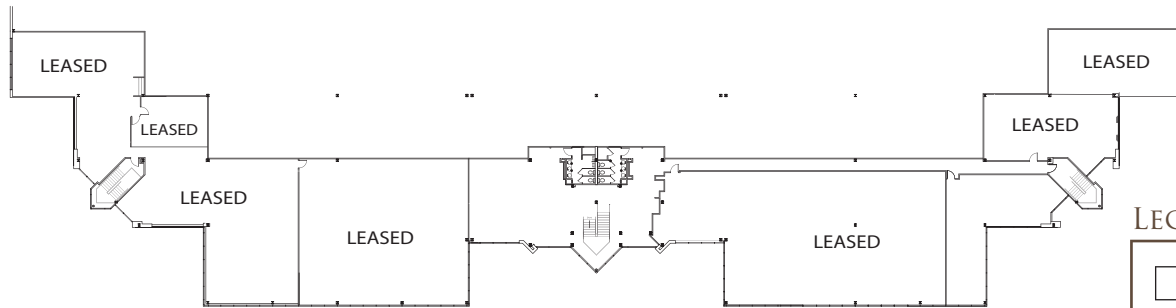
CORPORATE HEADQUARTERS:

Piccard Commercial, LLC
1300 Piccard Drive, Ste. 103
Rockville, MD 20850

www.100RiversideParkway.com



100 RIVERSIDE PARKWAY - 1ST FLOOR



100 RIVERSIDE PARKWAY - MEZZANINE

LEGEND



Note: Plan may not accurately reflect all existing Conditions. Verify existing conditions on site.

100 RIVERSIDE PARKWAY, FREDERICKSBURG, VA 22406
 LOCATED IN THE RIVERSIDE BUSINESS PARK



Currently there are two existing buildings in the Riverside Business Park with approved plans to develop and manage seven additional flex office buildings. Once complete, the additional buildings will add 300,000 square feet of additional office space to the park. Tenants can find spacious offices in a campus like setting at very affordable square footage rents at Riverside Business Park."