

Jackson Square Office Park

**Regional Access.
Co-Tenants.
Signage.**

For Sale/Lease | Building 2

4721 Carr Drive | Fredericksburg, VA 22408



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions

PROPERTY HIGHLIGHTS

- › **Regional Access:** Located just off Rt. 1 and Rt. 208 intersection; near I-95
- › **Parking:** Ample parking suitable for office and retail users
- › **Signage:** Prominent monument sign and facade just off Route 1
- › **Co-Tenants:** Positioned alongside well-established medical groups
- › **Available:** 10,000± SF of office space
- › **Lease Rate:** \$15.00/SF, NNN
Sale Price: \$2,000,000

FOR MORE INFORMATION:

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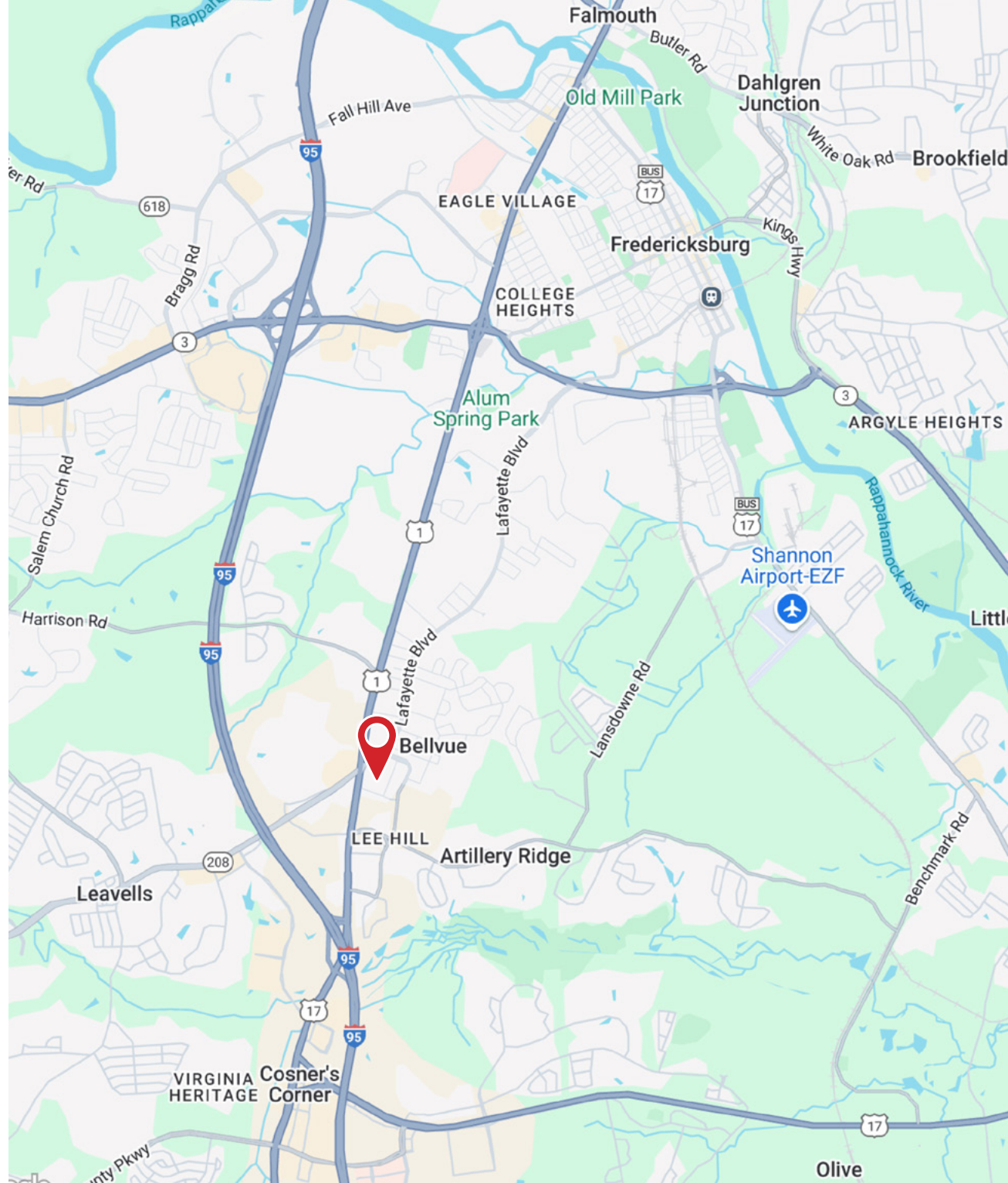


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FLOOR PLAN

10,000± SF



- › Efficient, flexible floor plan ideal for medical, professional, government, or corporate users
- › Multiple private office, conference rooms, and open work areas (configurable to tenant needs)
- › Professional exterior presence with strong curb appeal
- › Close proximity to retail, dining, and residential neighborhoods



CO-TENANTS OVERVIEW



Welcome to **K&D Contracting LLC**, where quality craftsmanship meets personalized service. As a Class A general contractor specializing in outdoor design and construction, we transform ordinary spaces into extraordinary outdoor living areas. Since 2004, we have proudly served Northern Virginia and the DC metro area, delivering custom pools, patios, decks, and concrete installations that are as functional as they are beautiful.

kdcontractingpro.com



At **Fresenius Kidney Care**, we're passionately committed to helping people with chronic kidney disease (CKD) and end stage kidney disease (ESKD), also known as end stage renal disease (ESRD), lead fuller and more active lives.

Fresenius Kidney Care, a division of Fresenius Medical Care, serves over 190,000 patients in more than 2,600 centers nationwide. As the worldwide leader in kidney disease, we strive to provide the highest-quality care to help people live longer, healthier lives.

freseniuskidneycare.com



RACSB is dedicated to education, recovery, treatment, and wellness of Planning District 16 residents affected by mental health and substance use disorders and developmental disabilities.

We are hope starters. If you live in the City of Fredericksburg or in one of the counties of Caroline, King George, Spotsylvania or Stafford, we're here to help you. Our goal is to serve the community by providing desperately needed services for people with behavioral health concerns. And when possible, we're committed to preventing behavioral health issues before they arise.

Tappahannockareacsb.org



The **U.S. Department of Agriculture (USDA)** is made up of 29 agencies and offices with nearly 100,000 employees who serve the American people at more than 4,500 locations across the country and abroad. We have a vision to provide economic opportunity through innovation, helping rural America to thrive; to promote agriculture production that better nourishes Americans while also helping feed others throughout the world; and to preserve our Nation's natural resources through conservation, restored forests, improved watersheds, and healthy private working lands.

Our strategic goals serve as a roadmap for the Department to help ensure we achieve our mission and implement our vision.

usda.gov

MARKET OVERVIEW

FREDERICKSBURG SNAPSHOT

A Prime Destination for Business Growth

Fredericksburg is a wonderful city to either move or expand your business. As one of the fastest-growing localities in Virginia, Fredericksburg is proud to provide first-rate healthcare, schools, and a skilled workforce to the community. The city's strategic location along I-95, State Route 3, and U.S. Route 1 ensures efficient accessibility for businesses and customers alike.

Business Expansion:

Fredericksburg has consistently ranked among Virginia's fastest-growing regions, with the Greater Fredericksburg area seeing **population growth and workforce expansion for five consecutive years**.

Retail Strength:

The retail market maintained a low vacancy rate of 2.6% in Q2 2025, **indicating strong demand and a thriving consumer base**.

Tourism Impact:

Visitor spending in Fredericksburg **increased by 12.9%** from 2023 to 2024, placing the city in the top ten for growth among Virginia localities.

Downtown Fredericksburg

where history meets modern in the heart of a vibrant community nestled along the Rappahannock River.





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