

1,575- 5,388 SF OFFICE SPACE FOR LEASE

550 Broadview Ave  
Warrenton, VA 20186



1,575 SF- 5,388 SF office for lease or sale. Space Includes lobby/reception area 9 private offices, Conference Room, waiting room/ reception, large open area for 6-12 cubes. Located across the street from Highland School Rankins and Warrenton Village Shopping Center. Excellent Signage and traffic count on US 17 Business in Warrenton, VA. WILL SUBDIVIDE.

Options:

Main Floor Space: 1,575 SF: \$17.88 PSF or \$2,346.75/ month including utilities

Lower Level Office: 3,813 SF: \$12.44 PSF or \$3,952.81/month including utilities

Combined: 5,388 SF: \$15.55 PSF or \$6,981.95/ month including utilities

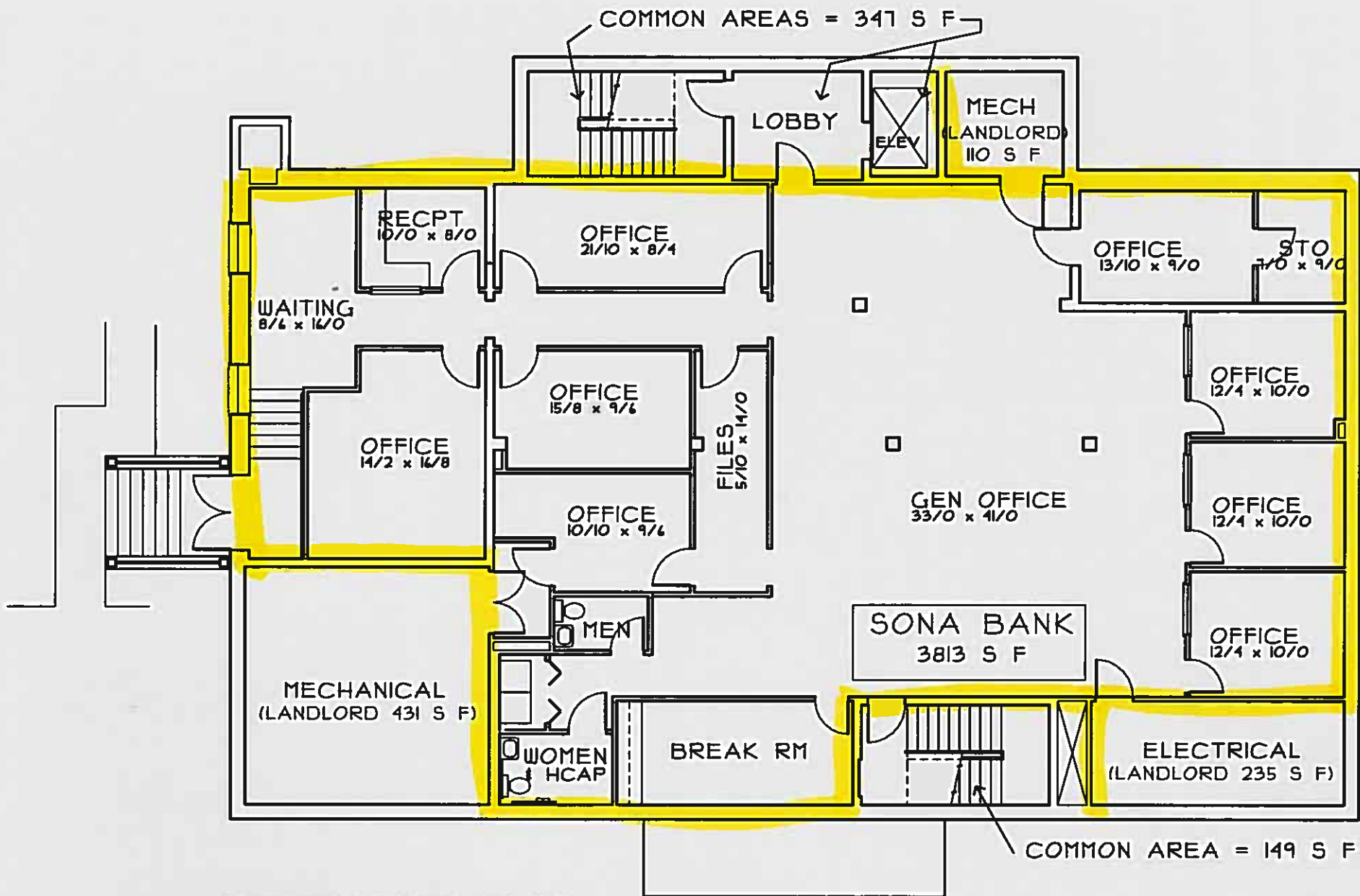



Edward B. Wright, III

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Manassas, Virginia 20110

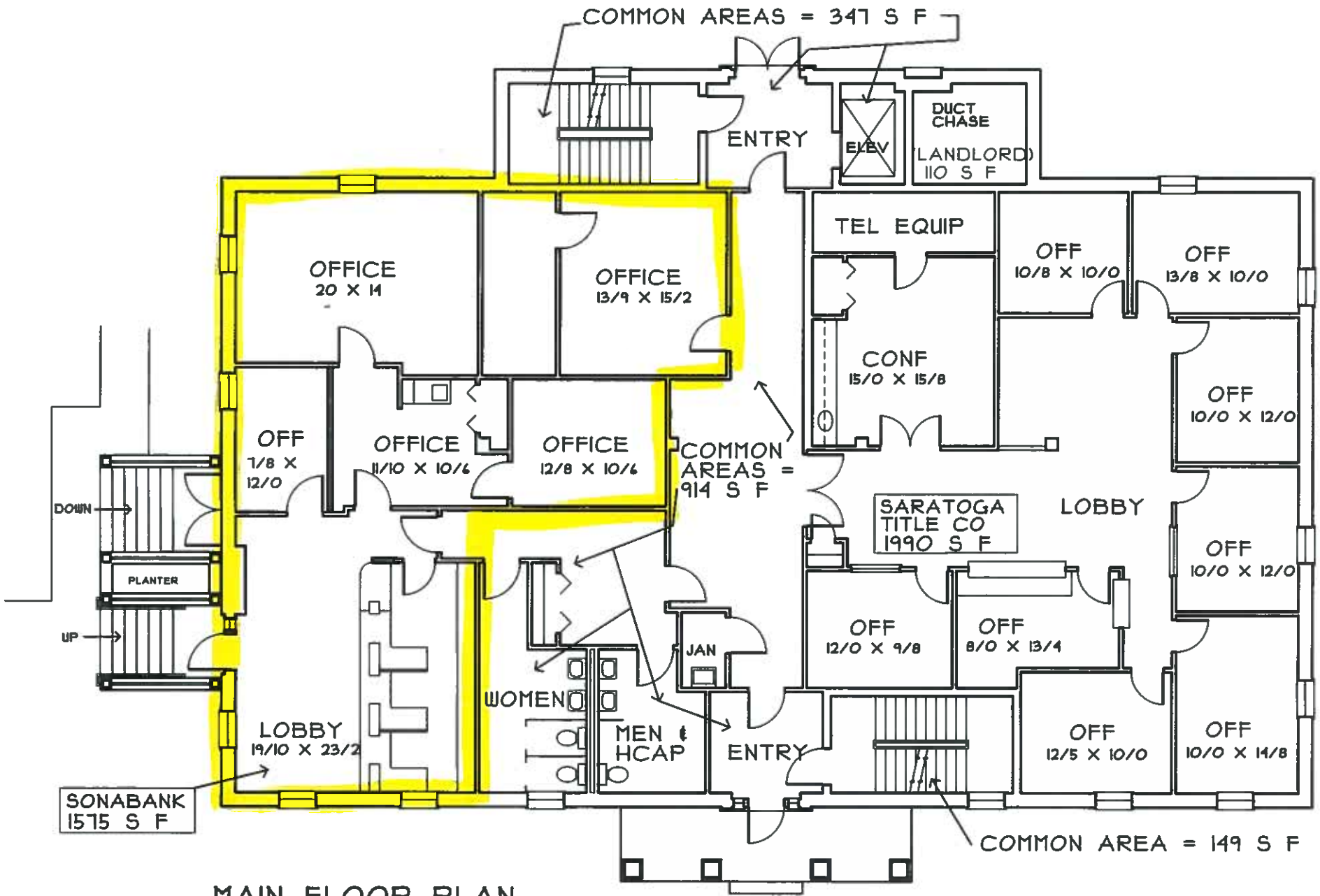
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*Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.*



**LOWER LEVEL PLAN**  
 RENTABLE SPACE = 3813 S F  
 0495A201 03-08-06  
  
 TOTAL FLOOR AREA = 5085 S F

**THE WARRENTON OFFICE BLDG**  
 550 BROADVIEW AVENUE WARRENTON, VIRGINIA



**MAIN FLOOR PLAN**



TOTAL FLOOR AREA = 5085 S F

**THE WARRENTON OFFICE BLDG**  
 550 BROADVIEW AVENUE WARRENTON, VIRGINIA



550 Broadview Avenue

Fats Warrenton

AutoZone Auto Parts

Warrenton Village Center

Safeway

Oak Springs Plaza

Panera Bread

Marshalls  
Temporarily closed

Starbucks

Chick-fil-A

Sheetz #243

Harris Teeter

CVS

Hot & Blue Warrenton

The UPS Store

Hampton Inn Warren

McDonald's

t-A-Car

U-Haul  
Neighborhood Dealer

Warrenton Dermatology  
& Skin Therapy Center



