

# FOR LEASE

## 1,875 Sq. Ft. ± & 6,572 Sq. Ft. ±



## 925 Main St. Lynchburg, VA

### Property Information

#### SF

1st Floor: 6,572 Sq. Ft. ±

4th Floor: 1,875 Sq. Ft. ±

#### Price

1st Floor - \$15.50/Sq. Ft./Year (3% Annual Increases)

4th Floor - \$10.00/Sq. Ft./Year (3% Annual Increases)

#### Features

- Elevator Access
- Utilities/Maintenance/Janitorial Included
- Client Parking (5 spaces included w/ 1st floor)
- Large On Building & Directory Signage
- Natural Light

#### Zoning

B-4

### Property Features

This property is located in a highly visible area, at the corner of Main St. & 10th St. in Downtown Lynchburg, VA. City Hall, Court, Market & numerous other office & retail establishments are located within walking distance. Landlord provides utilities & maintenance; tenant provides phone, internet, & janitorial. Rent is based on space as-is, tenant improvements are negotiable. 1st floor currently built out as branch bank location (vault & safety deposit boxes included.) 4th floor offices include: painted drywall, carpeting, lay-in ceiling w/ fluorescent lights, & two restrooms.

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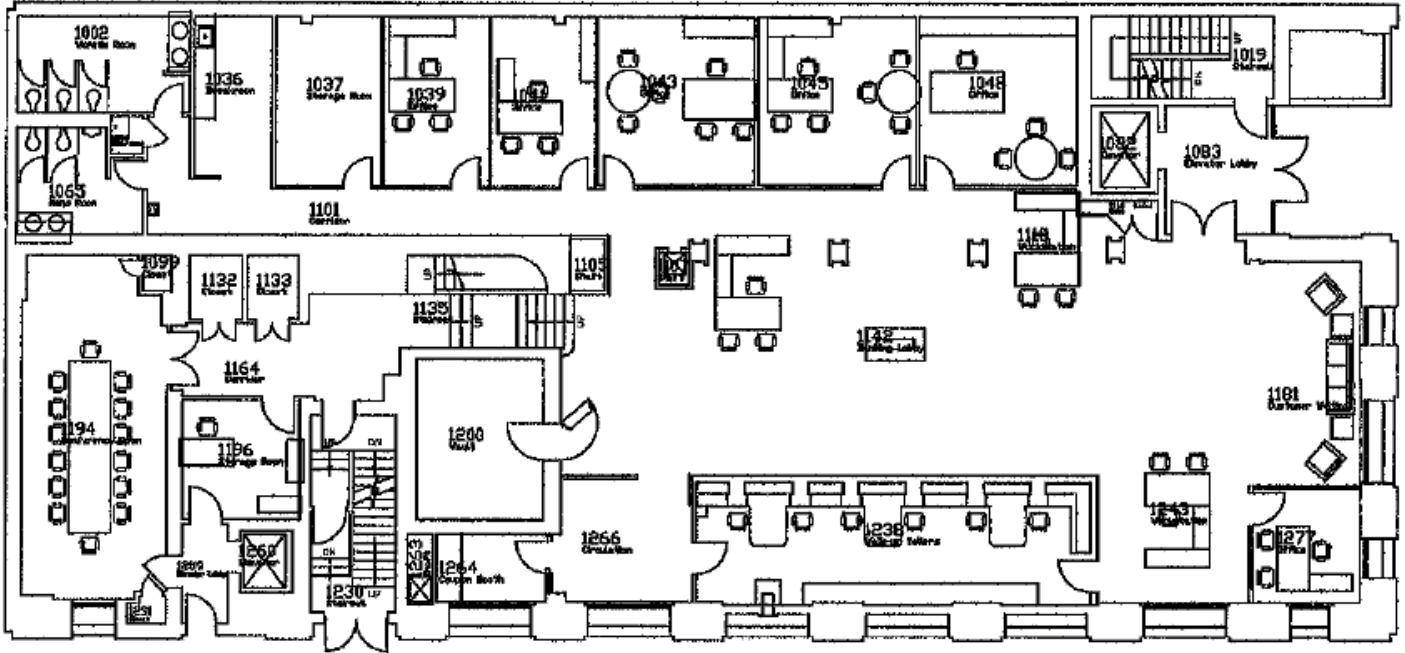
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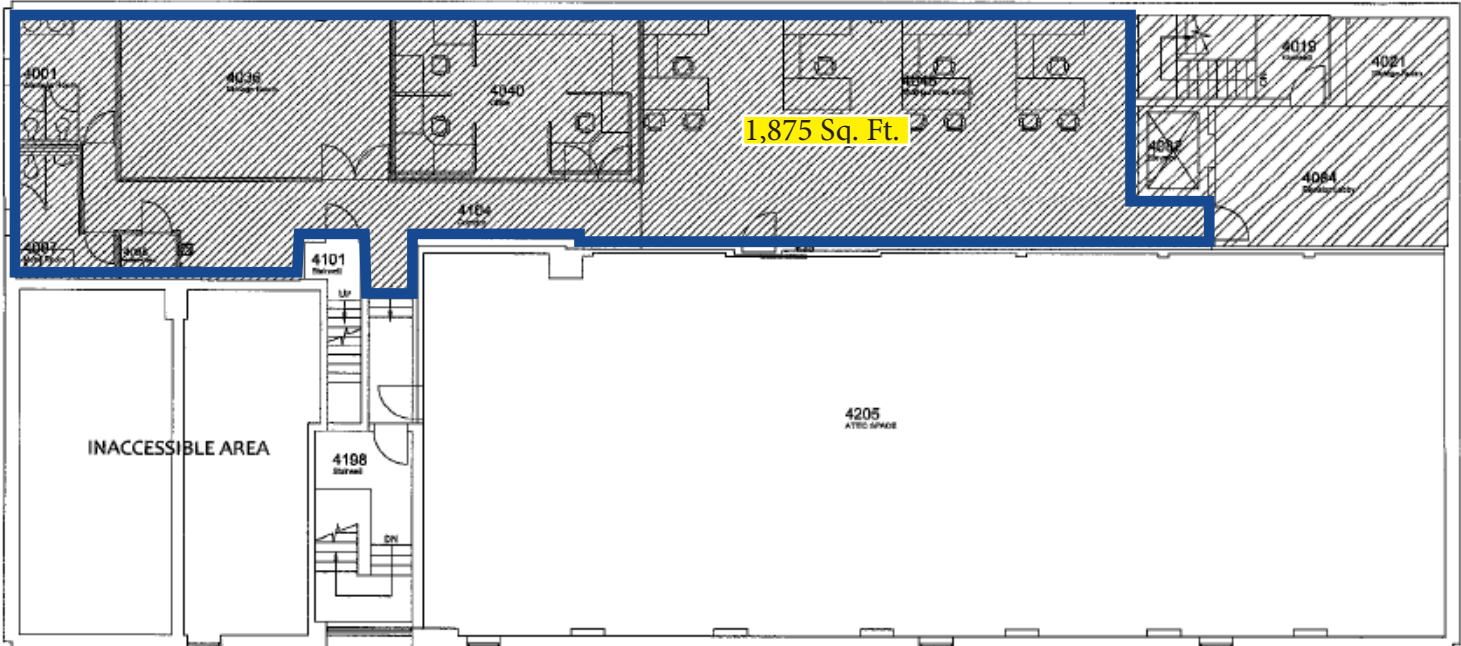
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### 1st Floor



### 4th Floor



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