

FOR SALE OR LEASE

Professional Office Building



104 & 108 Candlewood Court, Lynchburg, VA 24502
10,000 Sq. Ft. on 1.6 Acres

Property Information

SF

10,000 ±

Sale Price

\$1,050,000

Rental Rate

\$12.00/Sq. Ft./Year
 (3% annual increases)

Features

- Ample Office Space
- Climate Controlled Server Room
- City Water & Sewer
- Fiber Optic Internet
- Recessed Fluorescent Lighting
- ADA Accessibility
- (4) Restrooms
- 79 Marked Parking Spaces
- Central Heating/Air
- Single Phase Power
- Frame Construction w/ Brick Facing

Zoning

B-3

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Property Features

This property features approximately 10,000 Sq. Ft. of Class A office space on 1.6 ± acres just off of the highly traveled (26,000 VPD) Timberlake Rd. at a Signalized Intersection. Ample parking and easy access to a major east/west four lane highway. This property is located in the heart of the Timberlake retail and dining district with plentiful restaurants and attractions within several minutes driving distance. Two additional .6 acre parcels are available for extra parking, expansion, or separate development.

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Professional Office Building & Commercial Lots - Area View

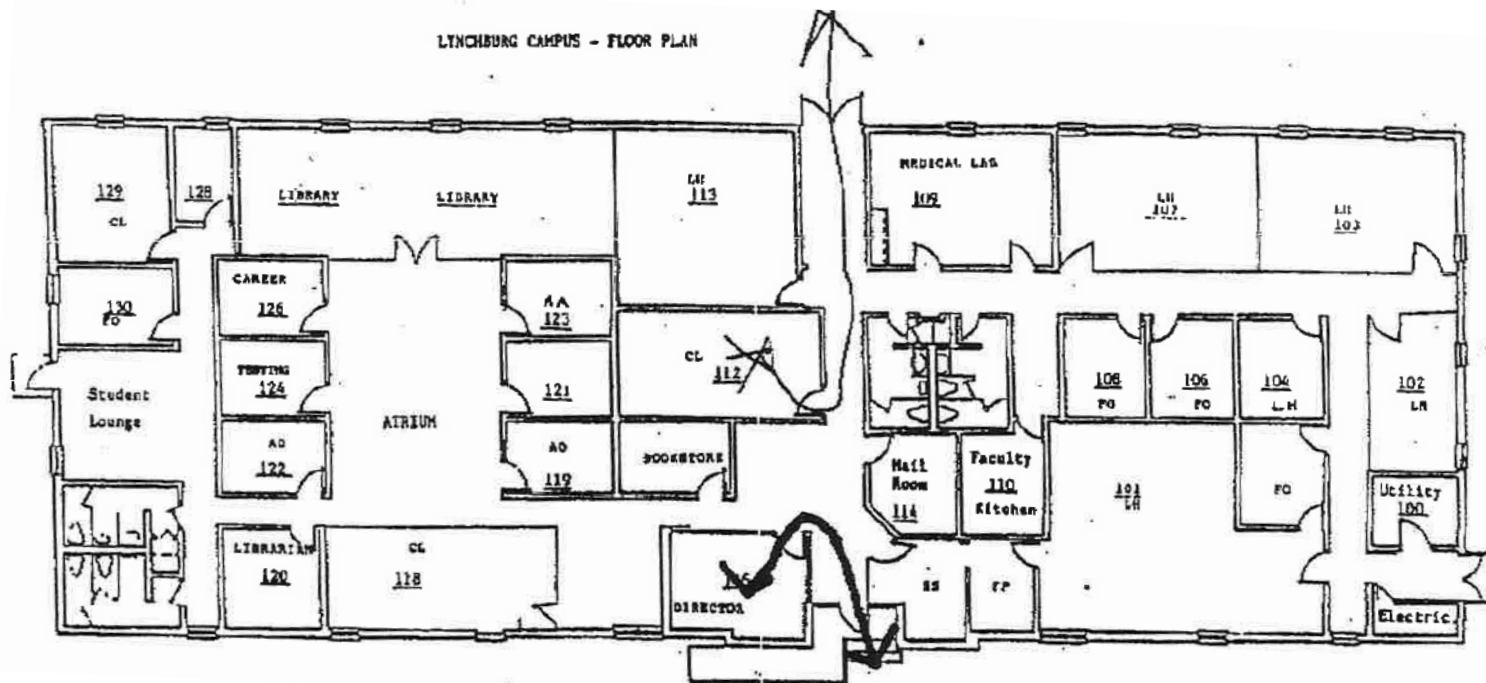


Professional Office Building & Commercial Lots

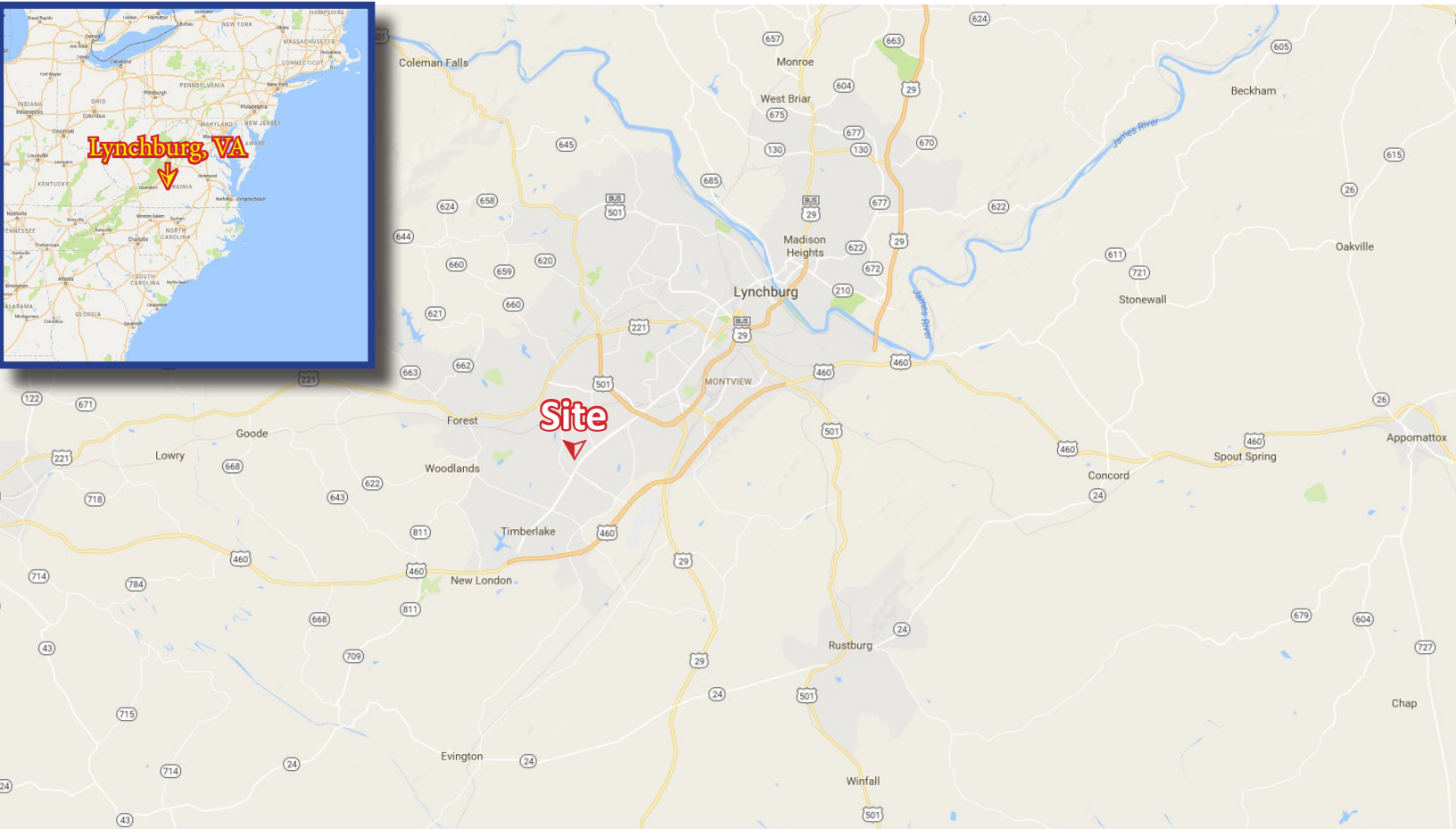


Professional Office Building & Commercial Lots - Floorplan

LYNCHBURG CAMPUS - FLOOR PLAN



Location Map



For more information, please contact:

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