
CORNER RETAIL ON HEAVILY TRAVELED CORRIDOR

130 University Boulevard, Harrisonburg, VA 22801

2100SF UPPER FLOOR OFFICE



OFFERING SUMMARY

Available SF: 2,100 SF

Lease Rate: \$10.00 SF/yr (NNN)

Lot Size: 0.42 Acres

Building Size: 4,514

Zoning: B2

Parking: 25 Stalls

PROPERTY OVERVIEW

Highly visible upper floor corner 2,300sf office location at the signalized intersection of University Boulevard (20,000ADT) and Evelyn Byrd Avenue.

Positioned between the primary retail district and primary office district in the market, the property provides excellent access to a trade area in excess of 200,000 consumers and 46,000 daytime employees within three miles. The structure is serviced by two entrances and twenty five parking stalls.

PROPERTY HIGHLIGHTS

- 2,100sf office space built out at only \$10/sf
- Located at signalized intersection between primary retail and office districts in the market.
- One of the most visible office spaces in the market. Signage rights on existing freestanding sign available.

For More Information:

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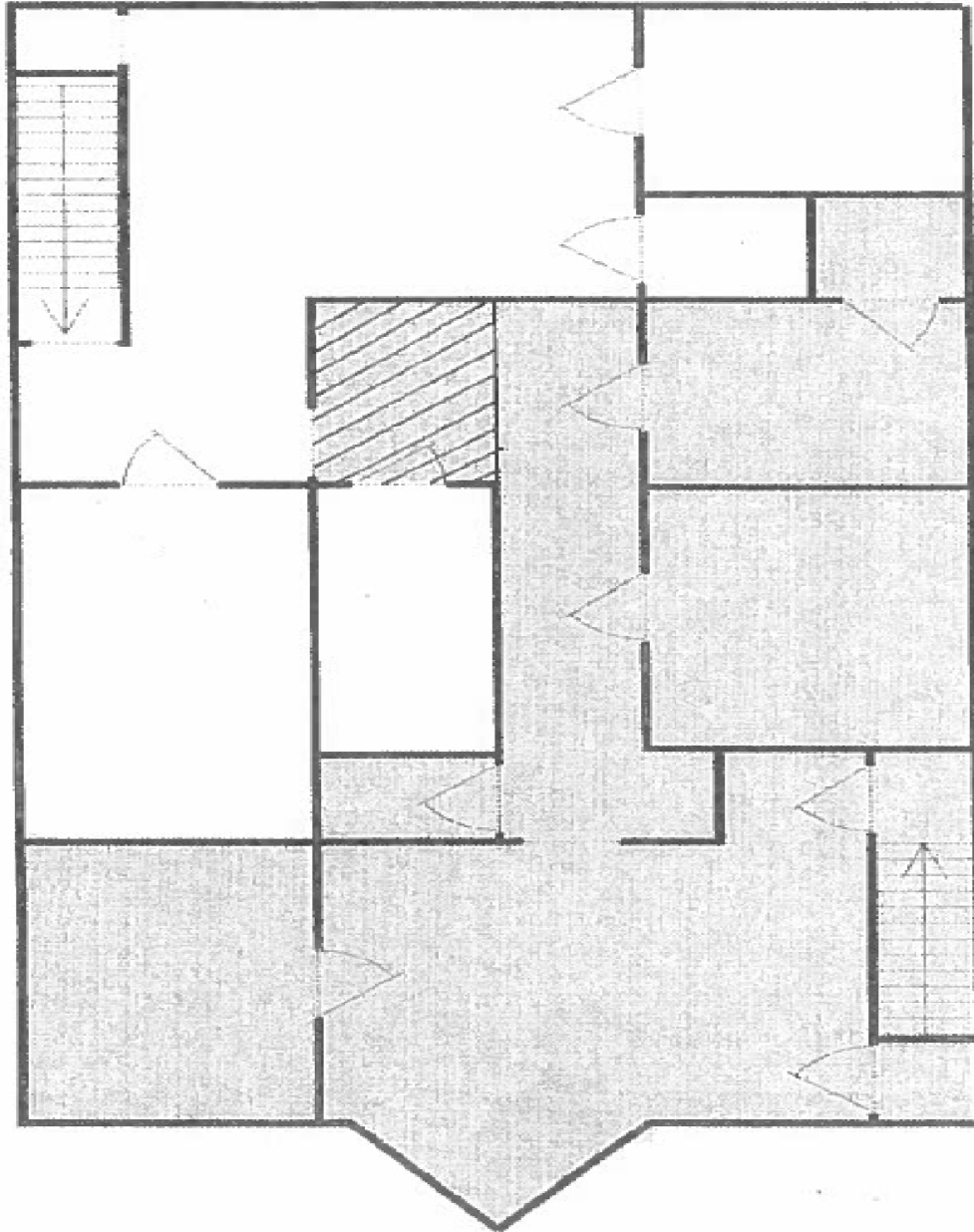
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FLOOR PLAN

EXHIBIT A

130 UNIVERSITY BLVD. (SECOND FLOOR)



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