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## STRATEGENT CENTER

185 Neff Avenue, Suite 104, Harrisonburg, VA 22801

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### CONVENIENTLY LOCATED CLASS A OFFICE SPACE



#### OFFERING SUMMARY

Available SF:	1,161 SF
Lease Rate:	\$1,800.00/mo (NNN)
OpEx (NNN)	\$2.25
Interior Layout	4 Offices, Reception, Kitchenette, Restroom
Year Built:	2015
Building Size:	5,520
Zoning:	B2

#### PROPERTY OVERVIEW

Newly constructed and fully built out Class A office unit conveniently located in the heart of Harrisonburg's primary office district. One 1,161sf unit is now available with four offices, break room, and reception area.

Located within Harrisonburg's primary office district with national retailers and high density residential surrounding while maintaining the convenient access afforded for customers and clients by Evelyn Byrd Avenue.

#### PROPERTY HIGHLIGHTS

- Fully built out 2015 construction
- Efficiently sized units with four office with break room, and reception area
- Conveniently located within Harrisonburg's primary office district In close proximity to amenities and high density residential

For More Information:

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540.271.7525  
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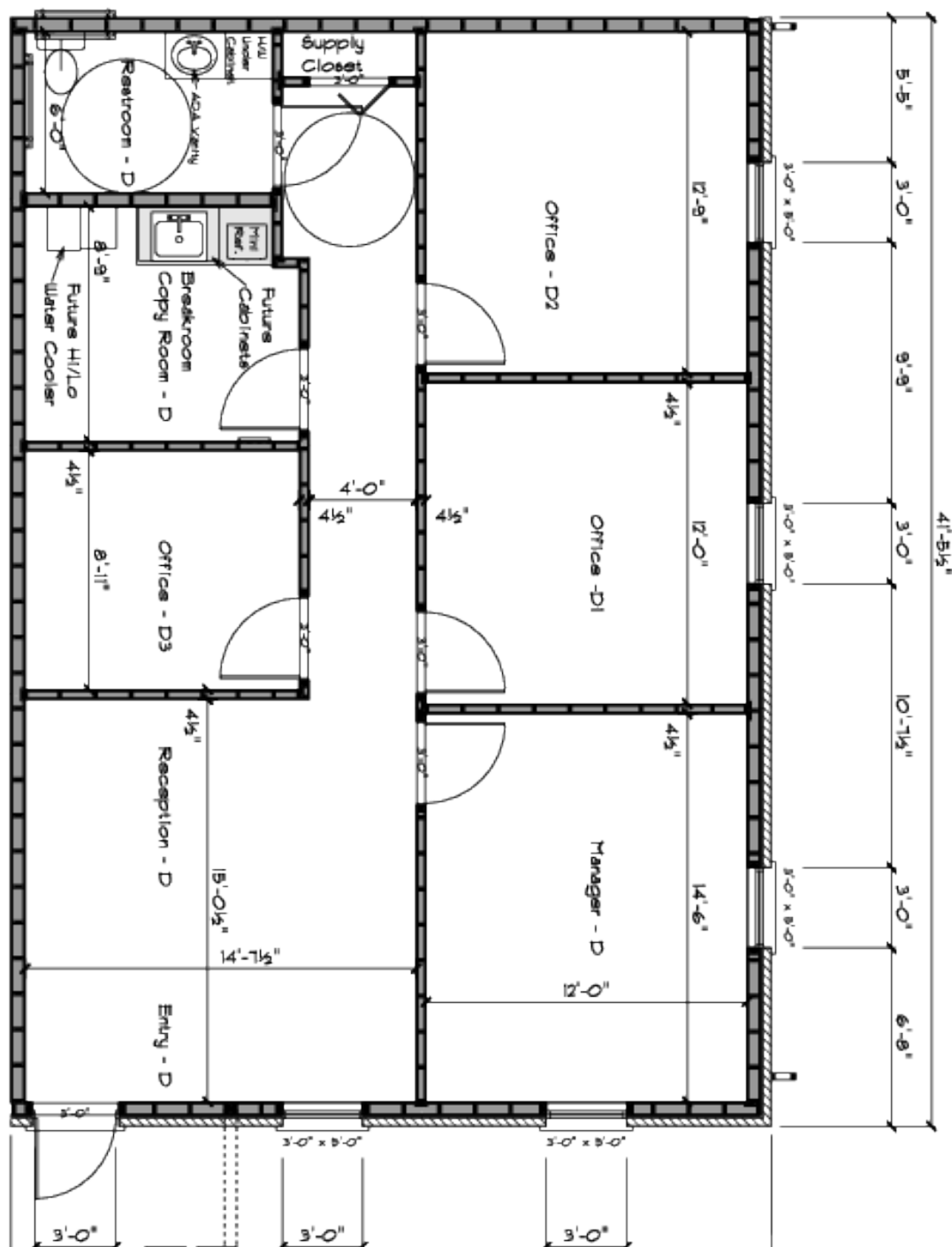
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Total Building Square Footage = 5577 sq. ft.

1161 Square Foot Unit



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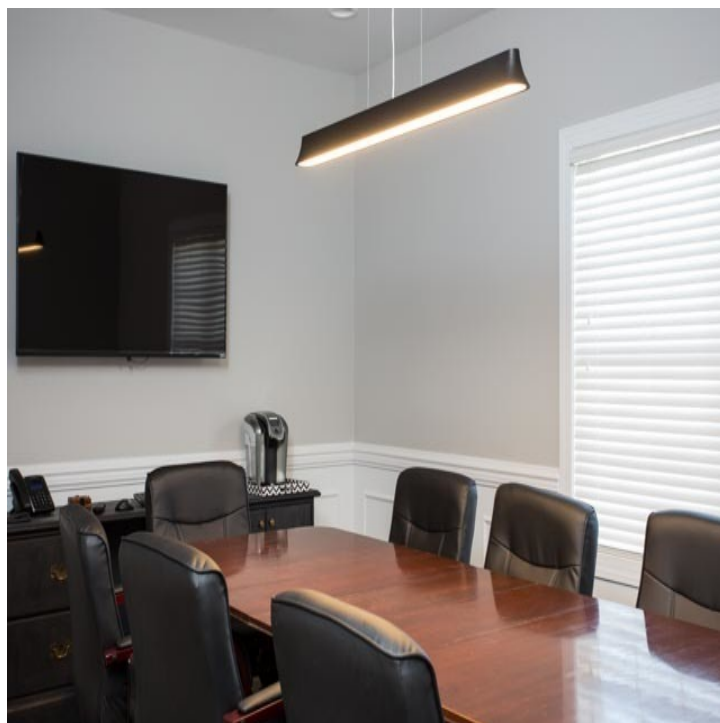
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### REPRESENTATIVE INTERIOR



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