

**2,084 SF OFFICE SPACE FOR LEASE**

**550 Broadview Ave  
Warrenton, VA 20186**



Stand out from the crowd with this elegant brick office building, complete with a cupola, that includes great visibility and signage off of Route 17 in Warrenton. Suite 202 is vacant and available for immediate occupancy with 2,084 SF with open office area, 1 private offices, and breakroom. This prestigious property includes three floors (approximately 5,000 sf each) with an elevator and ample parking. Located across from Warrenton Village Center and Highland School, this property is zoned commercial where potential uses could include a training center, medical, office or a church. Building is also available for sale.

Lease Rate for Suite 202: \$17.45 PSF or \$3,030.00 A Month includes Utilities

15,000 SF Building For Sale: \$1,975,000



Edward B. Wright, III

9009 Sudley Road  
Manassas, Virginia 20110

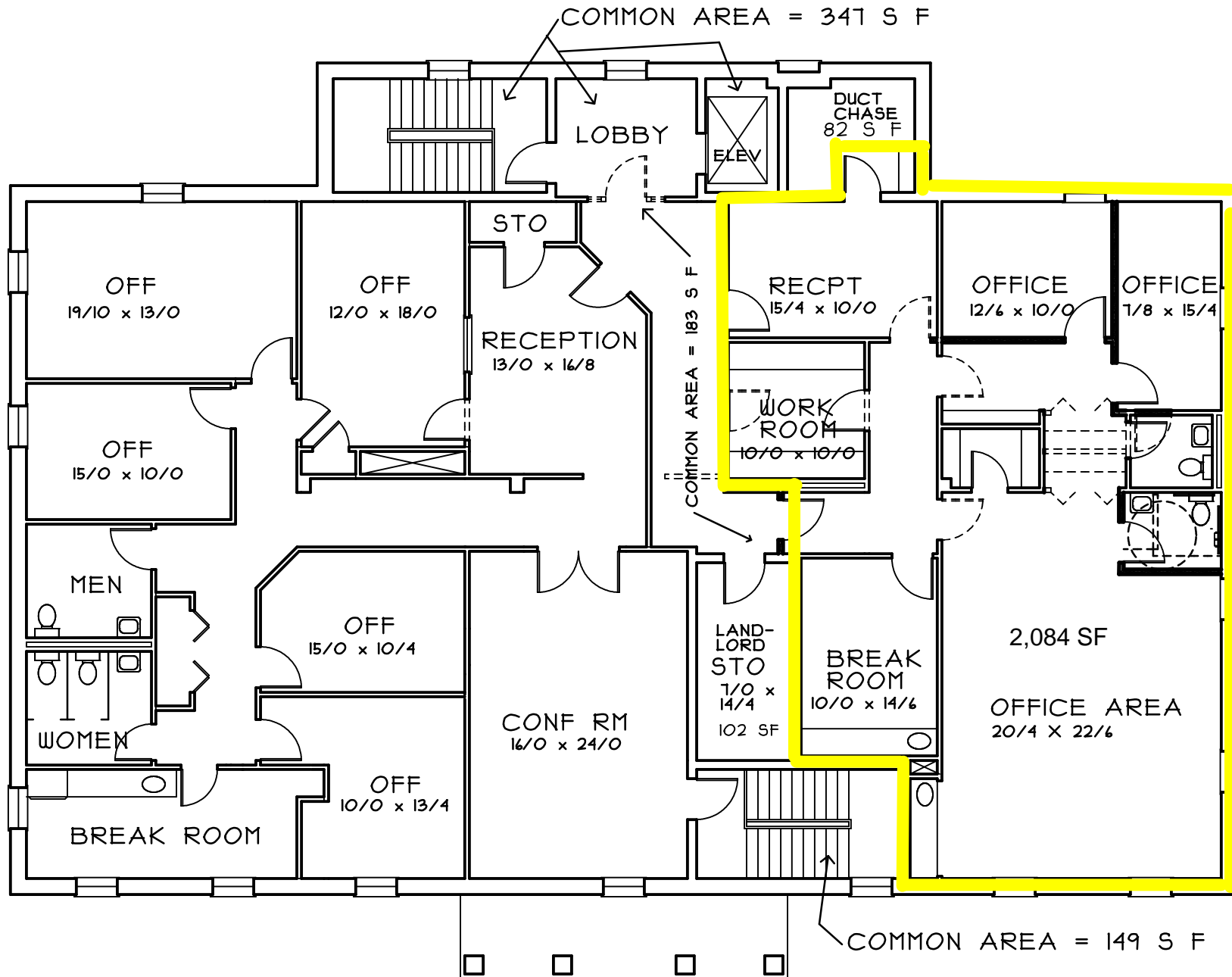
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*Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.*









**SECOND FLR PLAN**

0495L203

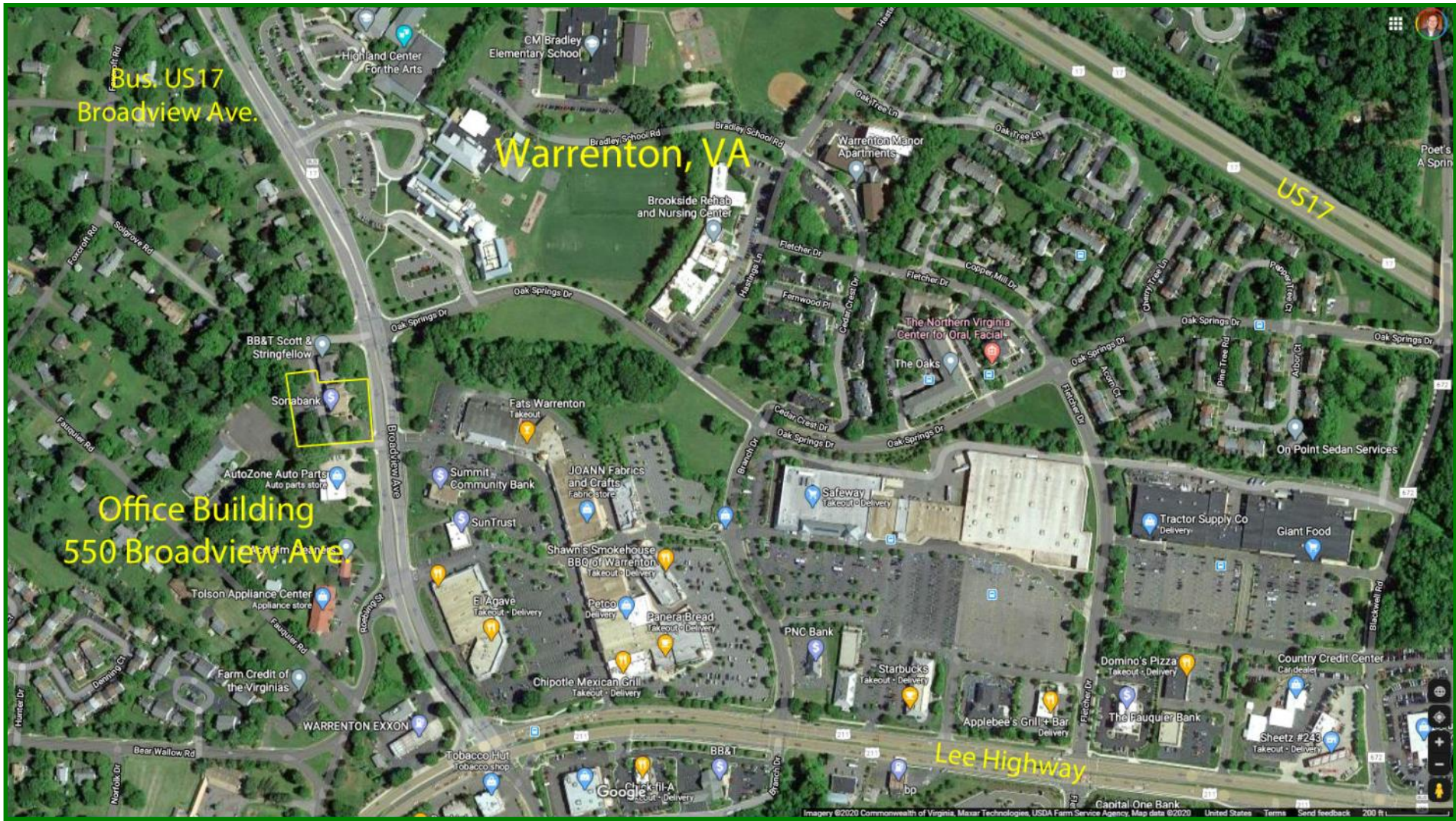
7-1-21



TOTAL FLOOR AREA = 5085 S F

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





Bus. US17  
Broadview Ave.

# Warrenton, VA

US17

Office Building  
550 Broadview Ave.

Lee Highway