

## HIGHLY VISIBLE 1ST FLOOR OFFICE FOR LEASE

560 Broadview Ave  
Warrenton, VA 20186



Stand out from the crowd with this elegant brick office building, that includes great visibility off of Route 17 in Warrenton. Suite 100 is vacant and available for immediate occupancy with 4,300 SF office area including 10 private offices, reception, conference and board room, kitchenette, and server room with racks. Located across from Warrenton Village Center and Highland School, this property is ideal for a law firm, accounting, real estate office, general office or medical uses. Subdivisible down to 1,000 SF. the walls have been freshly painted and Landlord is willing to install new flooring and move walls as needed. Comcast is the internet service provider.

Entire Space: \$7,166.66 A Month or \$20 PSF is full service less cleaning

3,300 SF Space: \$5,500 A Month or \$20 PSF is full service less cleaning

1,000 SF Space: \$1,666 A Month or \$20 PSF is full service less cleaning



Edward B. Wright, III

9009 Sudley Road  
Manassas, Virginia 20110

Phone: 703-368-8136  
Fax: 703-368-7238  
Email: [ebw@wright-realty.com](mailto:ebw@wright-realty.com)  
Website: [www.wright-realty.com](http://www.wright-realty.com)

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



ce...



11/2/21

11/2/21  
ton, VA  
delay. I  
of br...

9/8/21

nant -  
Renny...

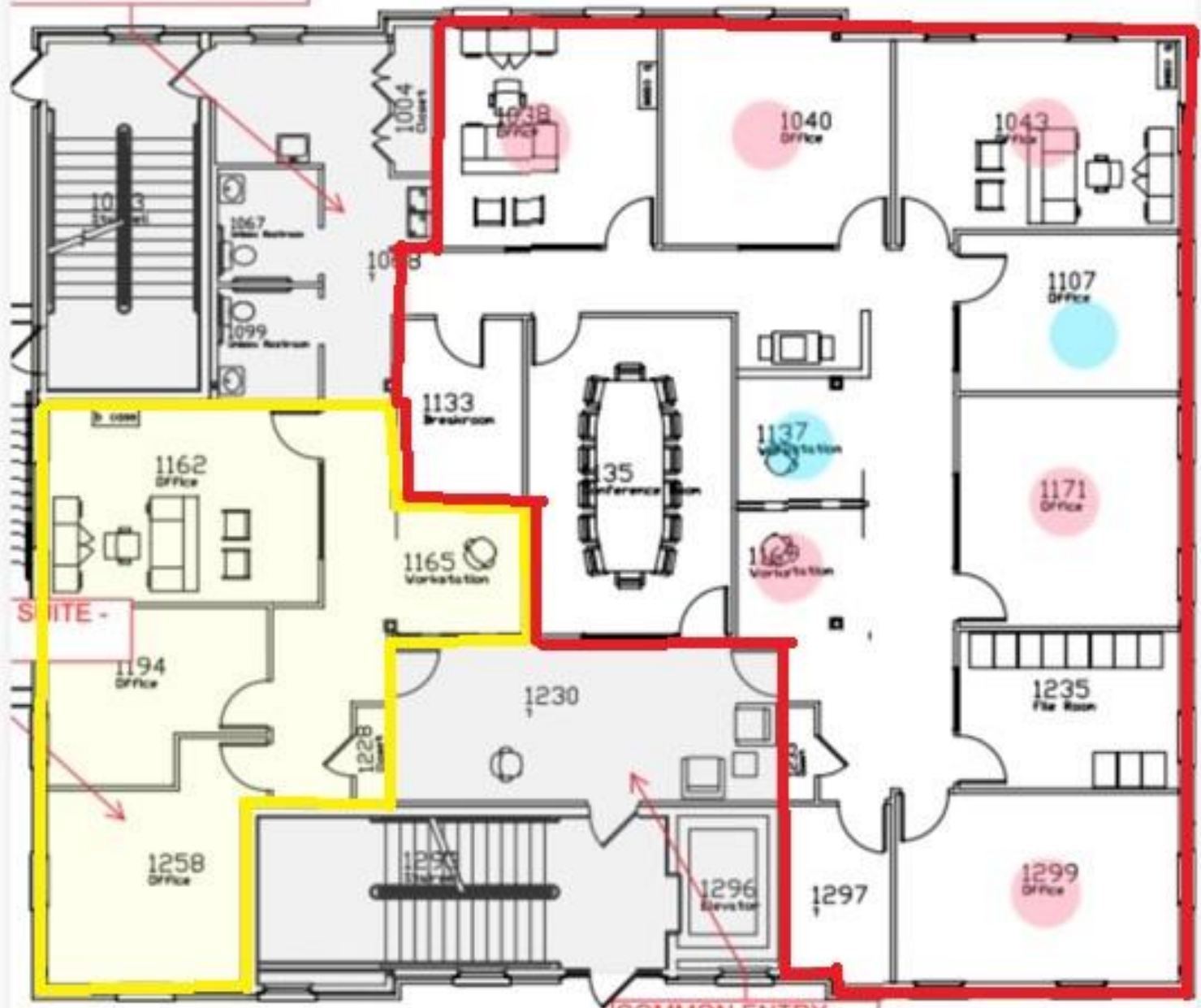
9/3/21

VA  
e  
cott an...

8/30/21

VA

RED FLOOR SERVICES



1000 SF

3000 SF

