



Lease or shared income Summer camp and after school location

AVAILALBE IMMEDIATELY

- LOCATION:** Ksports, Pennsylvania Ave, Rt 28 behind McDonalds
- BUILDING:** Two story office/activity area adjacent to Ksports
- ZONING:** PBD zoning allowing many uses
- Bld size:** 9,000 s.f. air conditioned office fully restored and finished with ADA access.
- Lease Rate:** Landlord highly flexible. Lease can be \$14 psf plus utilities or shared income. **Most anxious to have summer camp, after school program that can interface with all the activities allowed at Ksports both in the 70,000 sports facility or outdoor fields.**
- PARKING:** Ample parking for all school and sports activities.
- COMMENTS:**
- . Beautiful, two story modern office/activity build out
 - . Great access to RT 28 Nokesville Rd. & PW Parkway.
 - . Newly renovated. Two restrooms on each floor.
 - . **Activity rooms, offices, study areas, kitchen, game rooms, ample space to separate age groups or activity groups.**
 - . Available immediately for this summer activities.

Exclusive Agent

KW Commercial

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Front of Building, Ksports facility and outdoor fields



Front of Building



Ksports entrance next door F

