

Office

316 BROOK PARK PLACE | Lynchburg, VA

FOR SALE or LEASE



**COLDWELL
BANKER
COMMERCIAL**

READ & CO., REALTORS



PROPERTY OVERVIEW

Nice main level office space with a wide open floor plan. Building is currently configured into several large rooms, two offices and two restrooms. The main level can be leased as a whole or separated into two 2,520 Sq. Ft. spaces. The lower level consists of one leased unit and three vacant units (1,500 sf, 1,020 sf and 535 sf) available for lease. Plenty of parking with 75 marked spaces. Easy access to Forest or Lynchburg. Building was built in 2001.

DETAILS

BUILDING SIZE: 10,080 Sq. Ft. total

PRICE: \$875,000

RENTAL RATE: \$13.66/Sq. Ft./Year – Main Level
\$1,000/month - 1500 SF Unit Lower Level
\$680/month - 1,020 SF Unit Lower Level
\$550/month - 535 SF Unit Lower Level

FEATURES:

- 75 Parking Spaces
- Brick and Drivite exterior finish
- Large offices and classrooms throughout
- Class A office space
- Zoned C-2

AREA DESCRIPTION: Located just off of Enterprise Dr. near Forest and Wyndhurst

FOR MORE DETAILS CONTACT:

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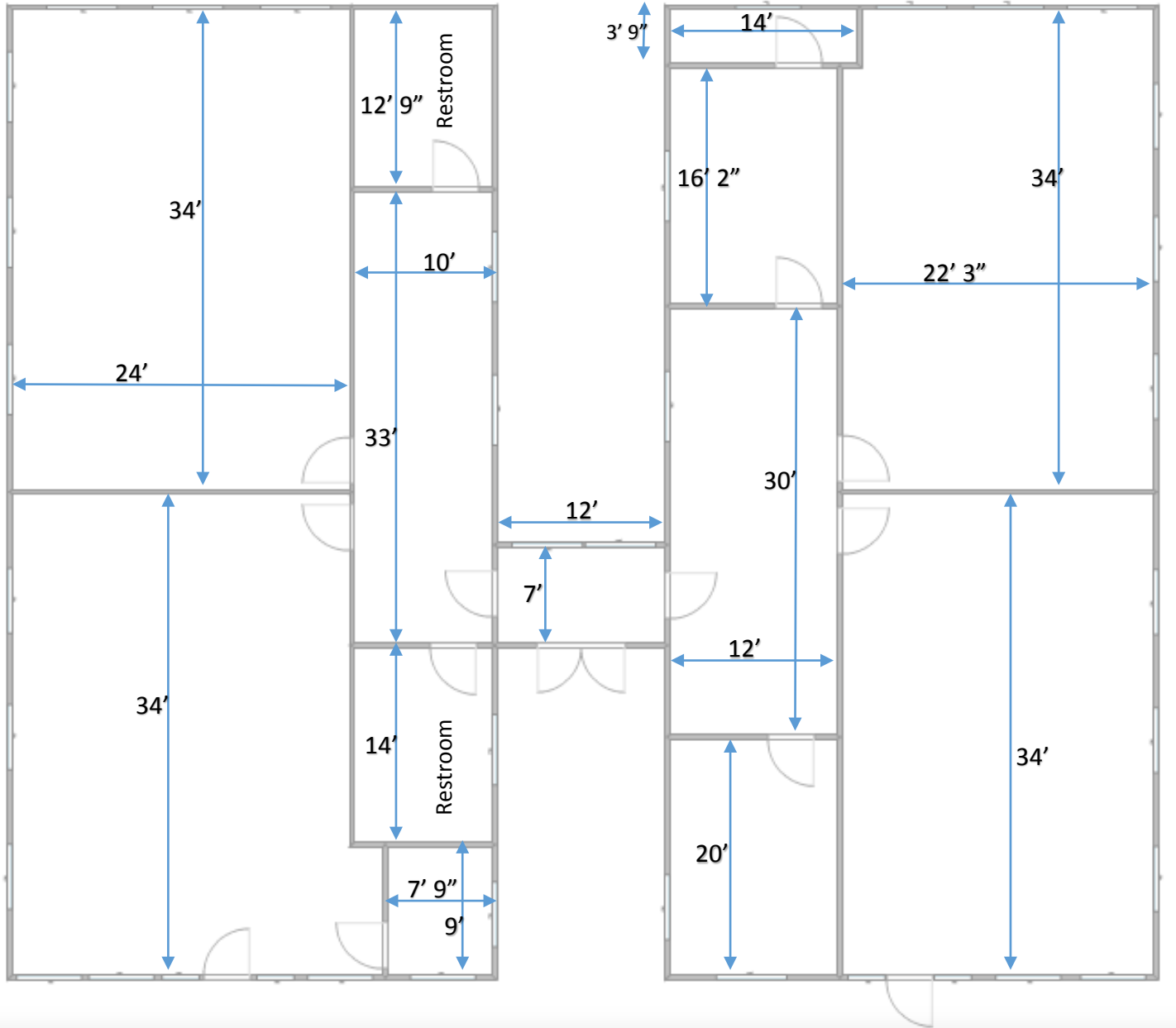
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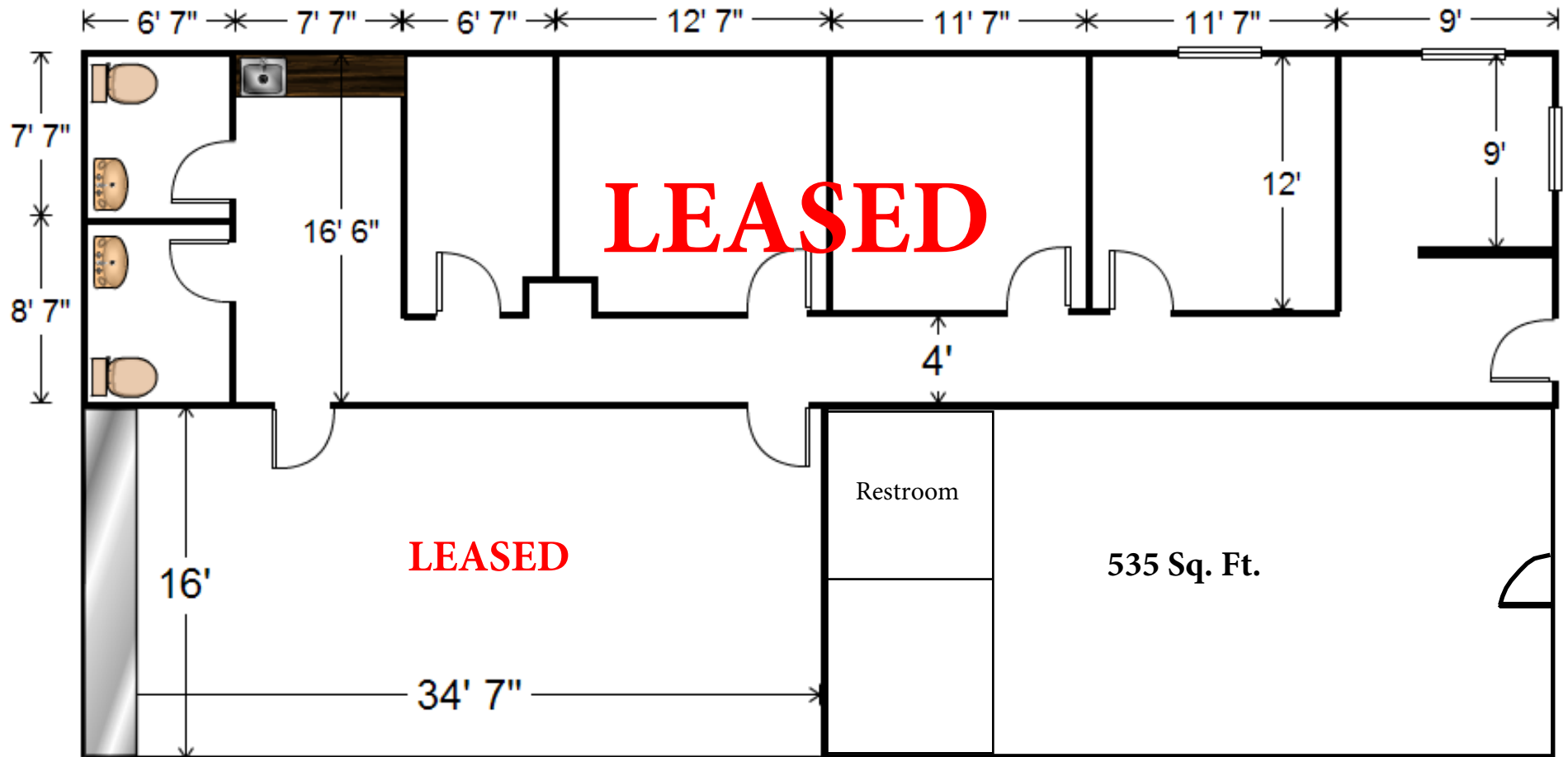
MAIN LEVEL
FLOOR PLAN

2,520 Sq. Ft.

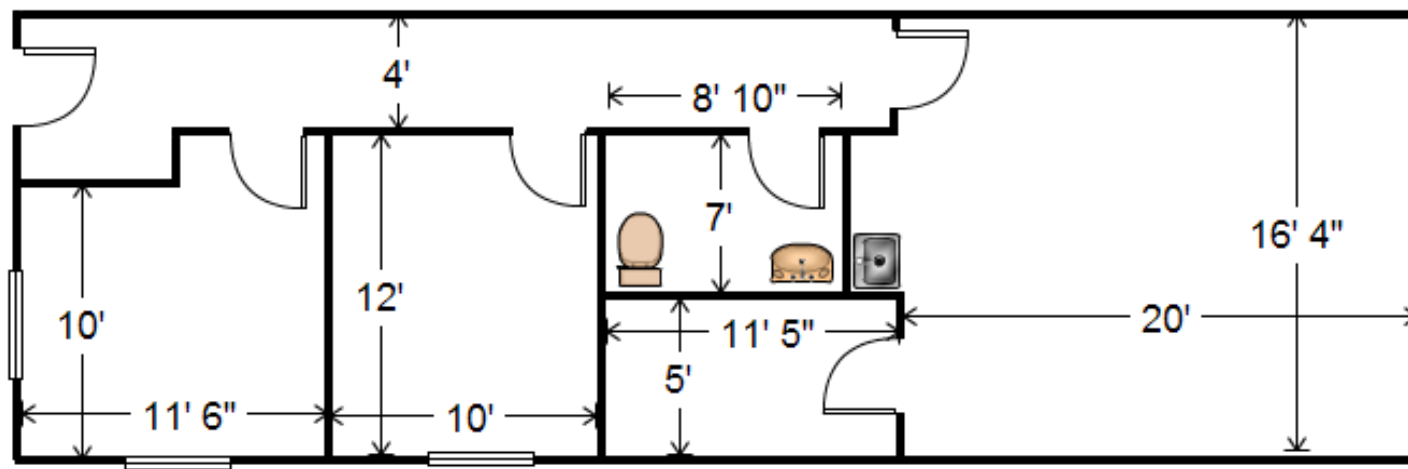
2,520 Sq. Ft.



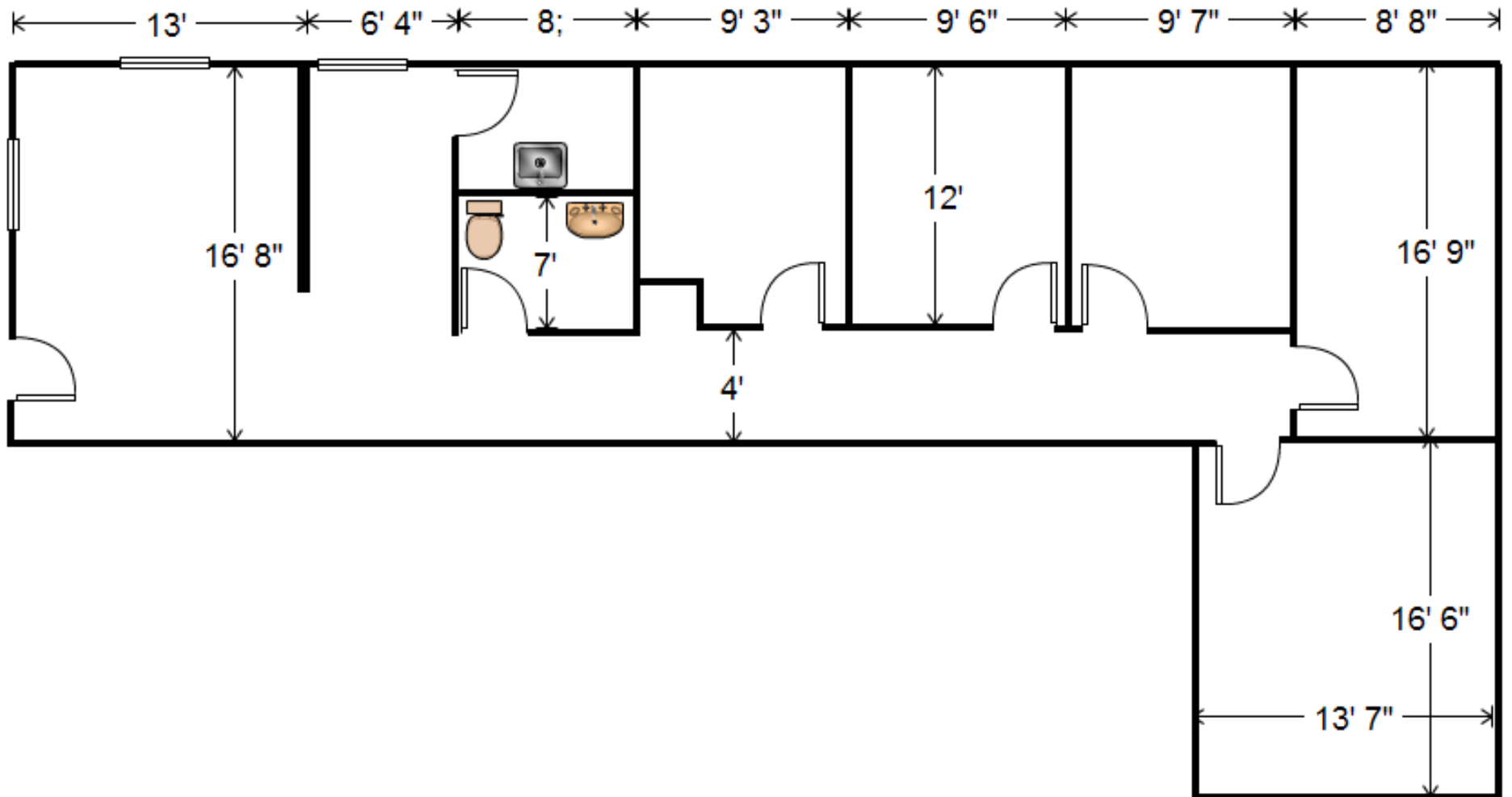
LOWER LEVEL
1,985 Sq. Ft. ±



Lower Level
1,020 Sq. Ft. ±



Lower Level
1,500 Sq. Ft. ±



All dimensions and square footages are approximate. Purchaser or Tenant is responsible for verifying the accuracy of this information. All information is subject to change or withdrawal without notice.