

Office

18321 Forest Rd. | Lynchburg, VA

FOR LEASE



READ & CO. REALTORS



## PROPERTY OVERVIEW

Approximately 4,000 Sq. Ft. of office space fronting on Forest Rd. in Lynchburg, VA. Approximately .2 miles east of Forest Rd./Graves Mill Rd. intersection. Building features include: brick veneer, drywall walls & ceilings, fluorescent lighting, wood base, & commercial grade carpeting. Landlord provides roof & structural maintenance, HVAC repairs, & payment of real estate taxes & insurance. Tenant provides all utilities, janitorial, phone, grounds & parking lot maintenance including snow removal, HVAC filter changes every quarter, & liability insurance.

## FOR MORE DETAILS CONTACT:

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Rick Read | [rread@realestatelynchburg.com](mailto:rread@realestatelynchburg.com)

Luke Dykeman | [lukedykeman@realestatelynchburg.com](mailto:lukedykeman@realestatelynchburg.com)

## DETAILS

**SIZE:** 4,000 Sq. Ft. ±

**PRICE:** \$13/Sq. Ft/Year  
3% Annual Increases

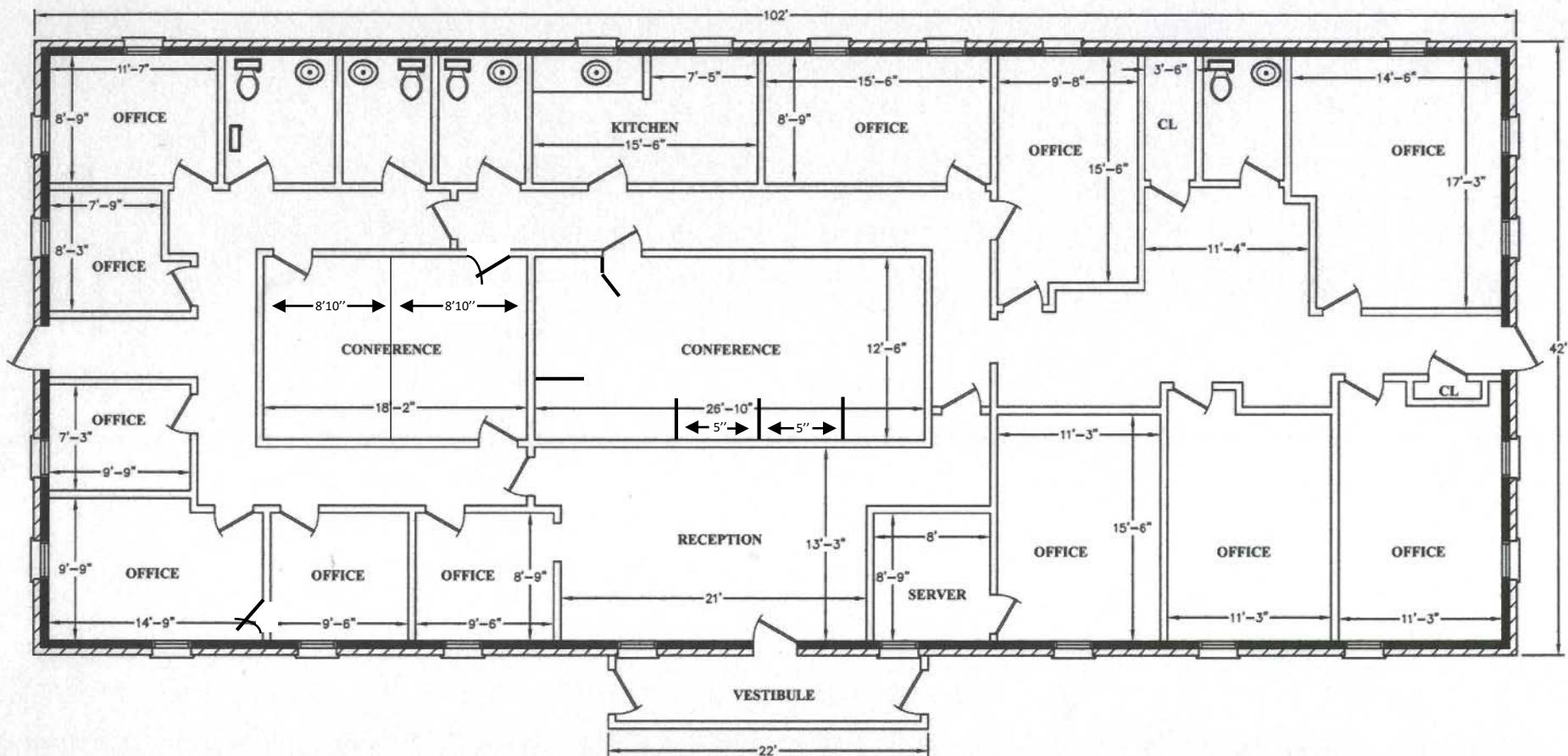
**FEATURES:** -Eleven Offices  
-Four Restrooms  
-Two Conference Rooms  
-Vestibule  
-Large Reception Area  
-Kitchenette  
-19 Marked Parking Spaces  
-Septic System

**ZONING:** C-2 (General Commercial)

|      |                       |      |              |                  |
|------|-----------------------|------|--------------|------------------|
| Main | 434-455-2285 ext. 101 | Cell | 434-841-3659 | 101 Annjo Court  |
| Main | 434-455-3618          |      |              | Forest, VA 24551 |
| Main | 434-455-2285 ext. 107 | Cell | 434-944-3920 |                  |

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**4000 Square Feet**

COLDWELL BANKER FOREHAND & CO. REALTORS  
2508 LANGHORNE RD  
LYNCHBURG, VA 24501

18321 FOREST RD  
FLOOR PLAN

*Note: All dimensions are approximate and should be verified.*

DRAWN BY

MKT

DATE

05/01/08



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