

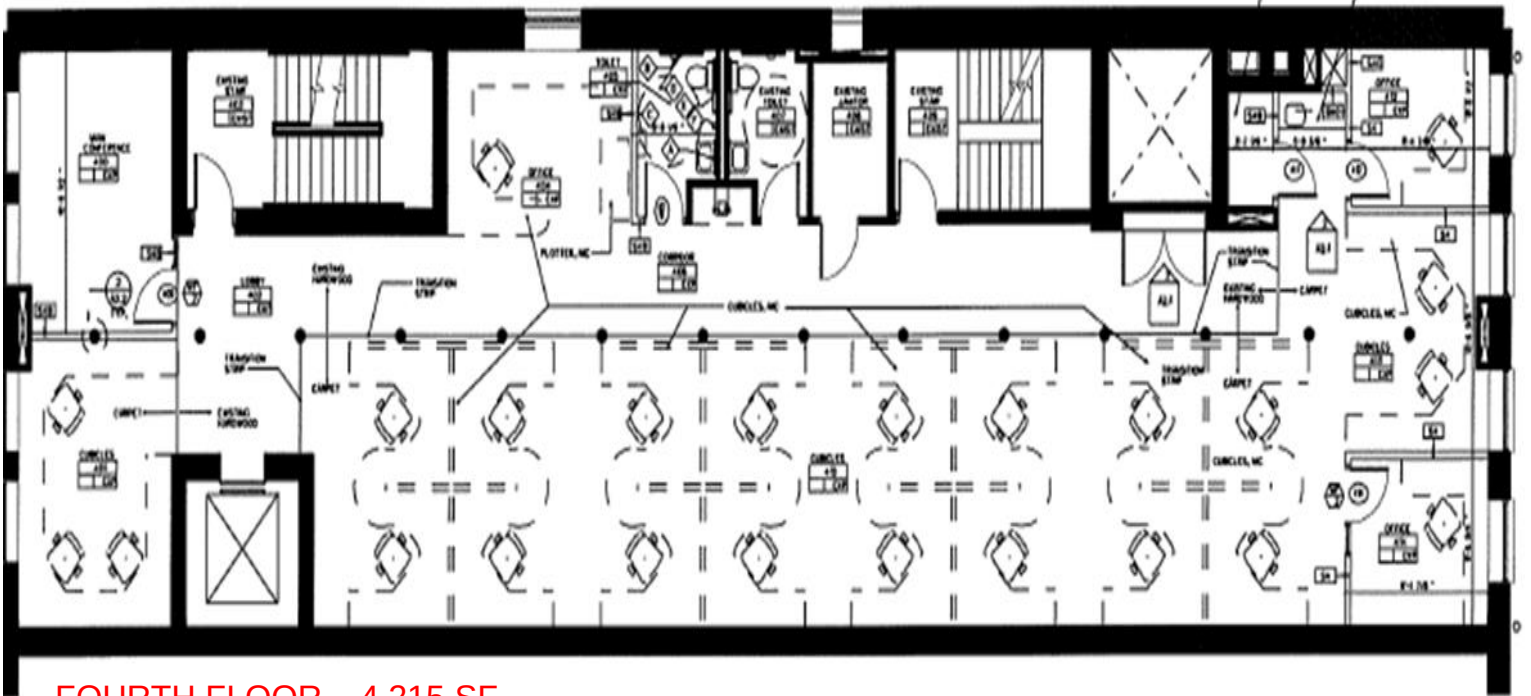


For more information, contact:

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Coffee Crossing
6000 Boonsboro Road, Suite A
Lynchburg, VA 24503
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FOURTH FLOOR – 4,215 SF

Property Features

- Recently renovated office space available on the fourth floor consisting of 4,215 SF (entire floor)
- Each floor has elevator access
- Building is located directly across the street from the City of Lynchburg's public parking deck
- Located in the Central Business District along the Bluff Walk and in close proximity to the City of Lynchburg's Riverfront park and event area on Jefferson Street
- Property is zoned B-6 (Riverfront Business)
- Rental Rate: \$16.00/psf full service (all utilities included in rental rate, tenant pays for their janitorial service)

Specifications

Total Size	25,200 SF
Available SF	4,215 SF
Timing	Available immediately
Rental Rate	\$16.00

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