



THALHIMER

OFFICE FOR LEASE

RE | Fifth

403 5th Street | Lynchburg, VA 24504



Lynchburg's Most Premier Office Property

For more information, contact:

GEORGE LUPTON, CCIM

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NORMAN MOON, CRE, CIOR, CCIM

First Vice President

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Coffee Crossing
6000 Boonsboro Road, Suite A
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434 39 4058
www.thalhimer.com

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Property Features

- Completely remodeled office property – space available from 4,058 SF up to 9,326 SF
- Move in ready
- Building is equipped with an indoor clean air system – GPS auto-cleaning needlepoint bipolar ionization system
- Kitchens and bathrooms have motion activated fixtures and lighting
- Temperature screening in common area
- Building is equipped with fiber optic service
- Each office suite has separately metered utilities and each is equipped with a kitchenette
- Outdoor patio break area
- Seven on-site parking spaces in addition to the City of Lynchburg's free parking area within 200 ft from the lease premise
- Zoned B-4
- The most unique and technologically advanced office property in the City of Lynchburg

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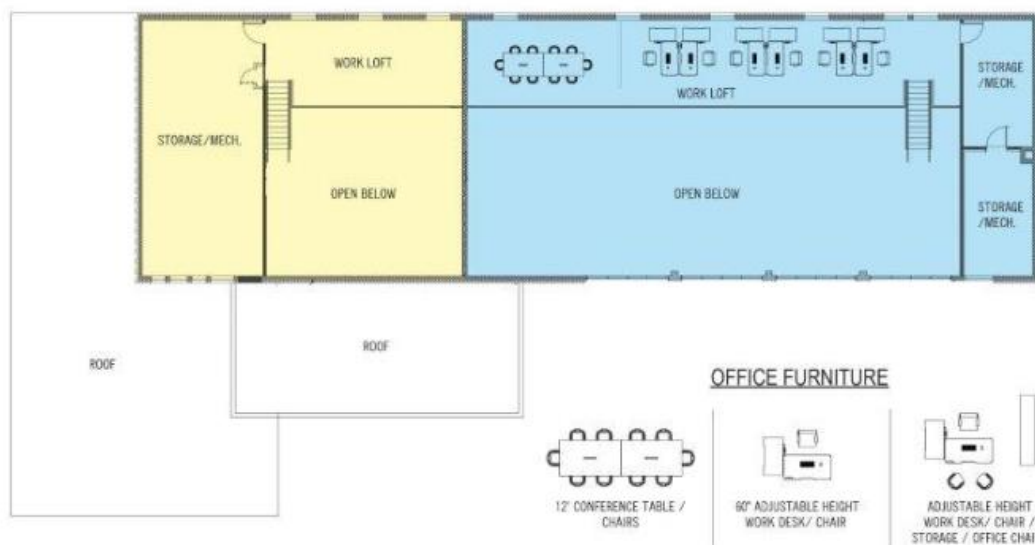
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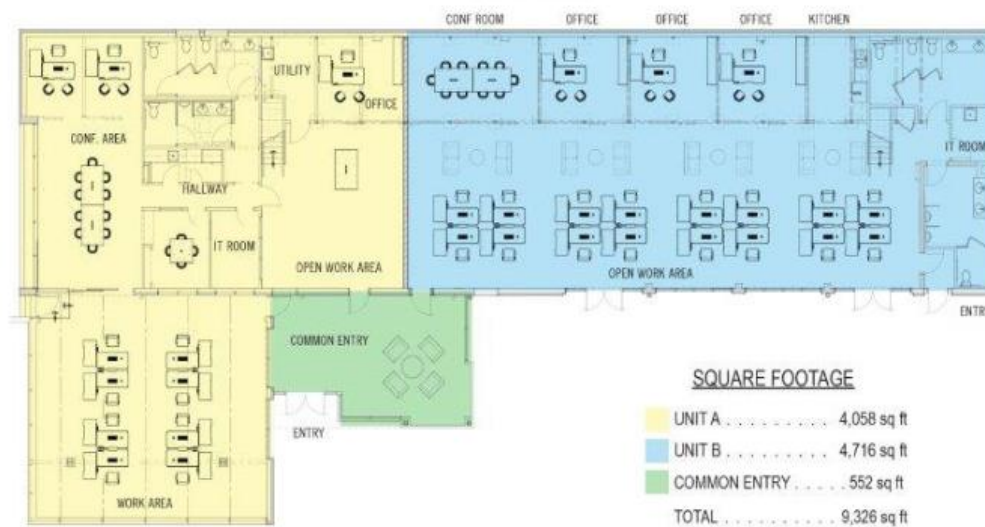
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FLOOR PLAN

UPPER LEVEL



MAIN LEVEL



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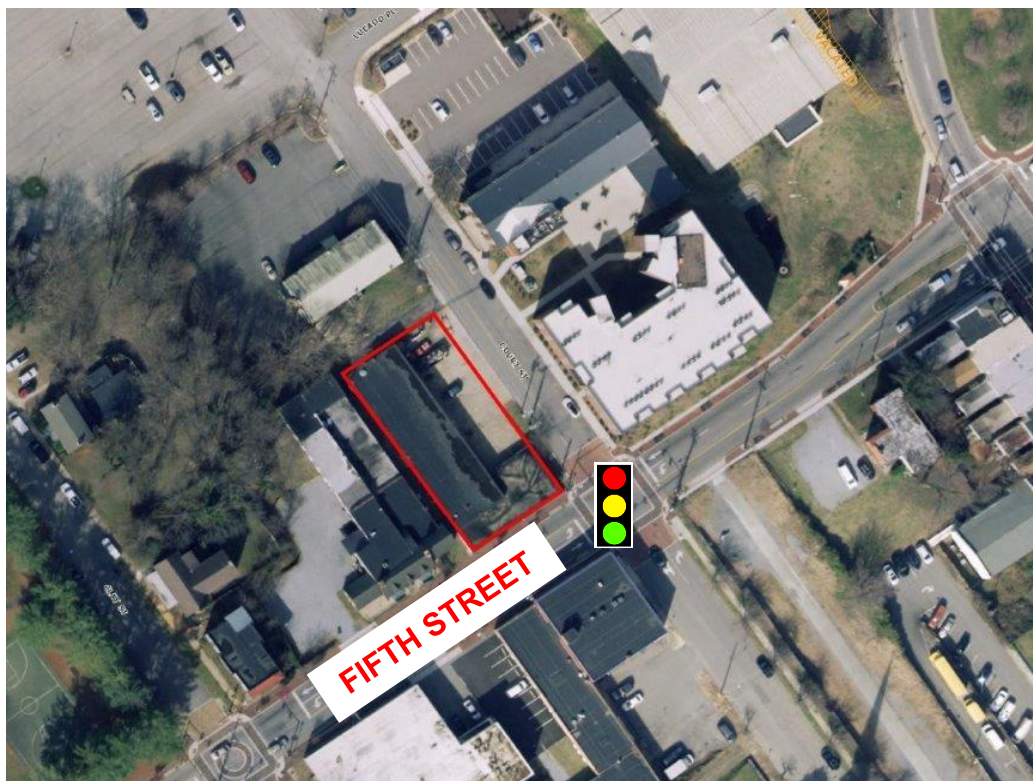
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SITE AERIAL

SITE PARKING



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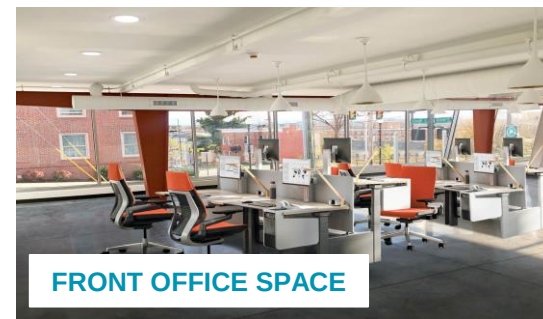
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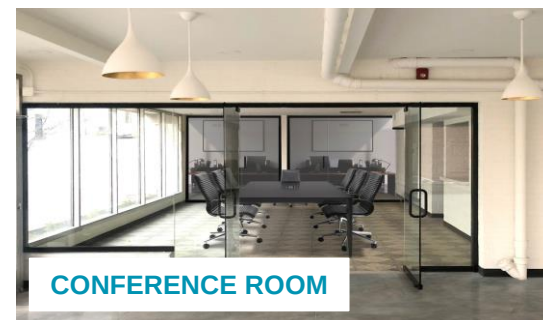
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LOBBY



FRONT OFFICE SPACE



CONFERENCE ROOM



KITCHEN

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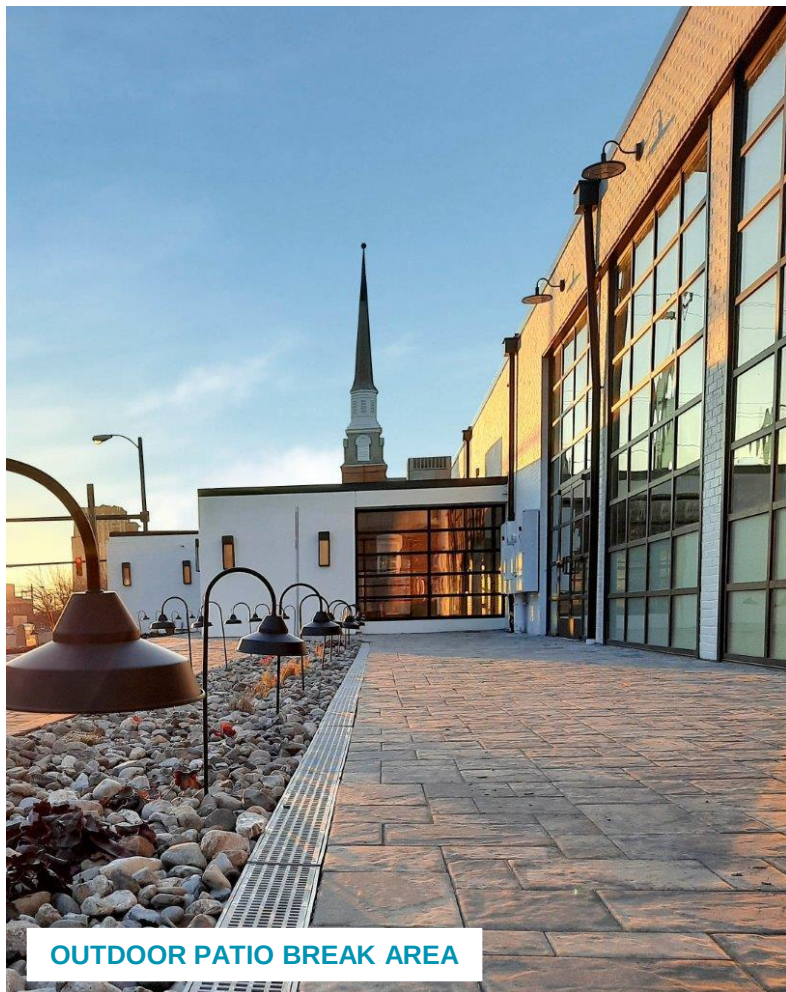


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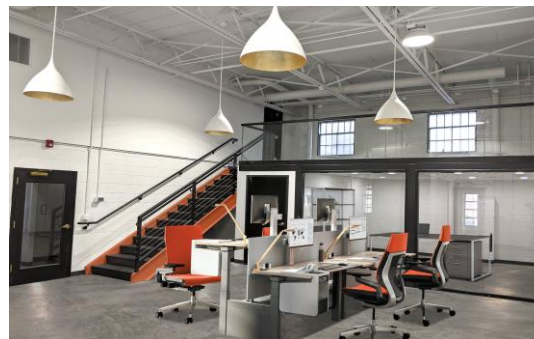
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OUTDOOR PATIO BREAK AREA



UNIT A WORK AREA



UNIT B WORK AREA



INSIDE



LADIES ROOM

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