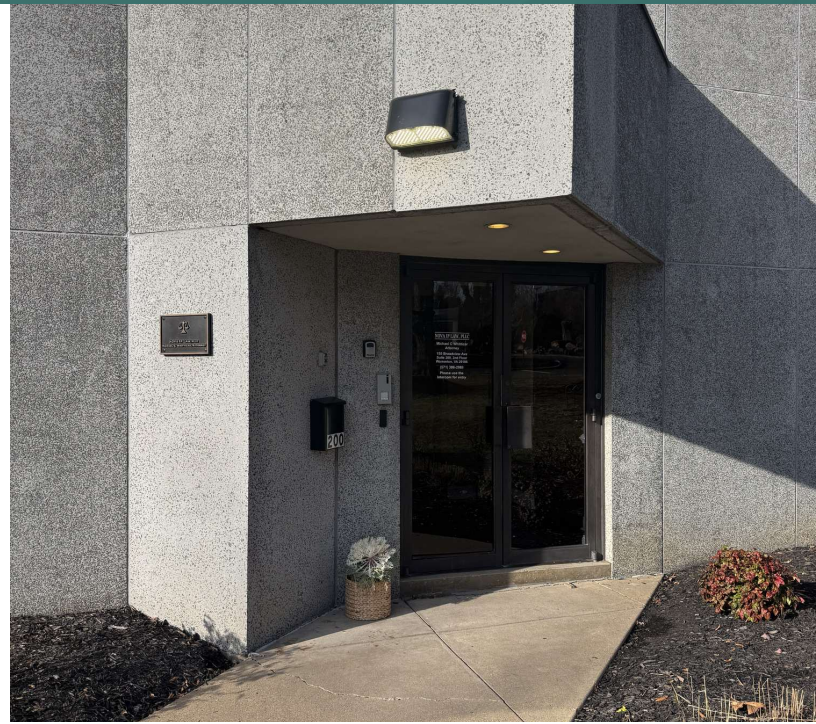


FOR LEASE

OFFICE SPACE

155 BROADVIEW AVE WARRENTON, VA 20186



LEASE RATE \$18.00 SF/YR

OFFERING SUMMARY

Lease Type:	Full Service
Available SF:	2,760 SF
Year Built:	1985
Building Size:	8,208 SF
Zoning:	C
Market:	Washington DC
Submarket:	Fauquier
Parcel ID:	6984-16-0439-000

PROPERTY OVERVIEW

This 2,760-square-foot office space, located on the second floor, is available for lease at a full-service rental rate. Designed to accommodate a variety of business needs, the space features multiple private offices, making it ideal for teams seeking dedicated work areas or executives desiring privacy. A spacious conference room offers an excellent setting for meetings and presentations, while the welcoming reception area creates a positive first impression for clients and visitors. Additionally, a large space with systems furniture provides flexibility for collaborative projects and customizable office layouts. This well-maintained property combines functionality and convenience, making it an attractive choice for businesses looking to establish or expand their presence.

LOCATION OVERVIEW

Conveniently situated in the heart of Warrenton, VA, this office space offers excellent accessibility, located just minutes from Rt. 29 & Rt. 211, and approximately 15 miles from I-66. The area is known for its blend of small-town charm and commercial activity, making it a strategic choice for businesses seeking a professional setting with a local touch. Nearby dining, retail, and service options enhance convenience for employees and visitors alike. With ample parking and a location that balances accessibility with a professional atmosphere, this office space is an excellent opportunity for businesses looking to establish or expand their presence in the Warrenton area.

PRESENTED BY:

BRIAN SNOOK COMMERCIAL AGENT 703.330.1224 brian@weber-rector.com	CHUCK RECTOR PRINCIPAL 703.330.1224 chuck@weber-rector.com
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Offering is subject to errors, omissions, prior sale, change in price, or withdrawal without notice.

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COMMERCIAL REAL ESTATE SERVICES
9401 Battle Street Manassas, VA 20110
www.Weber-Rector.com

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ADDITIONAL PHOTOS



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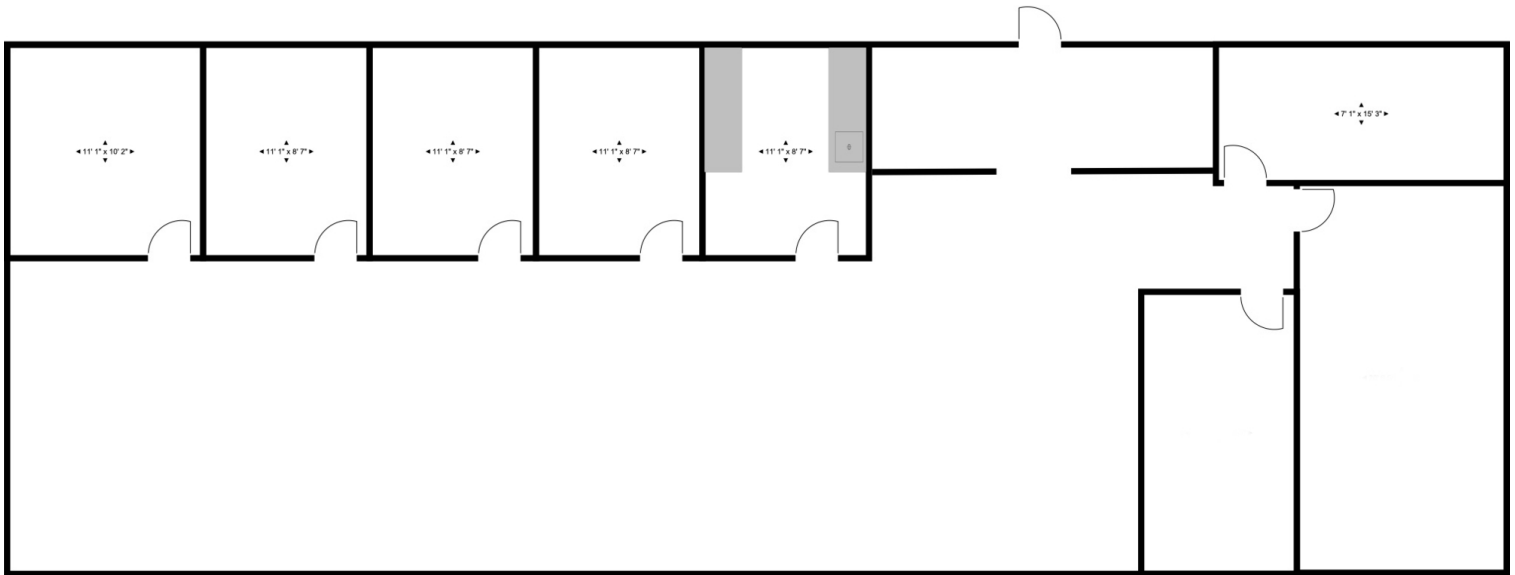
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FLOOR PLAN

*Not to scale. Measurements approx.



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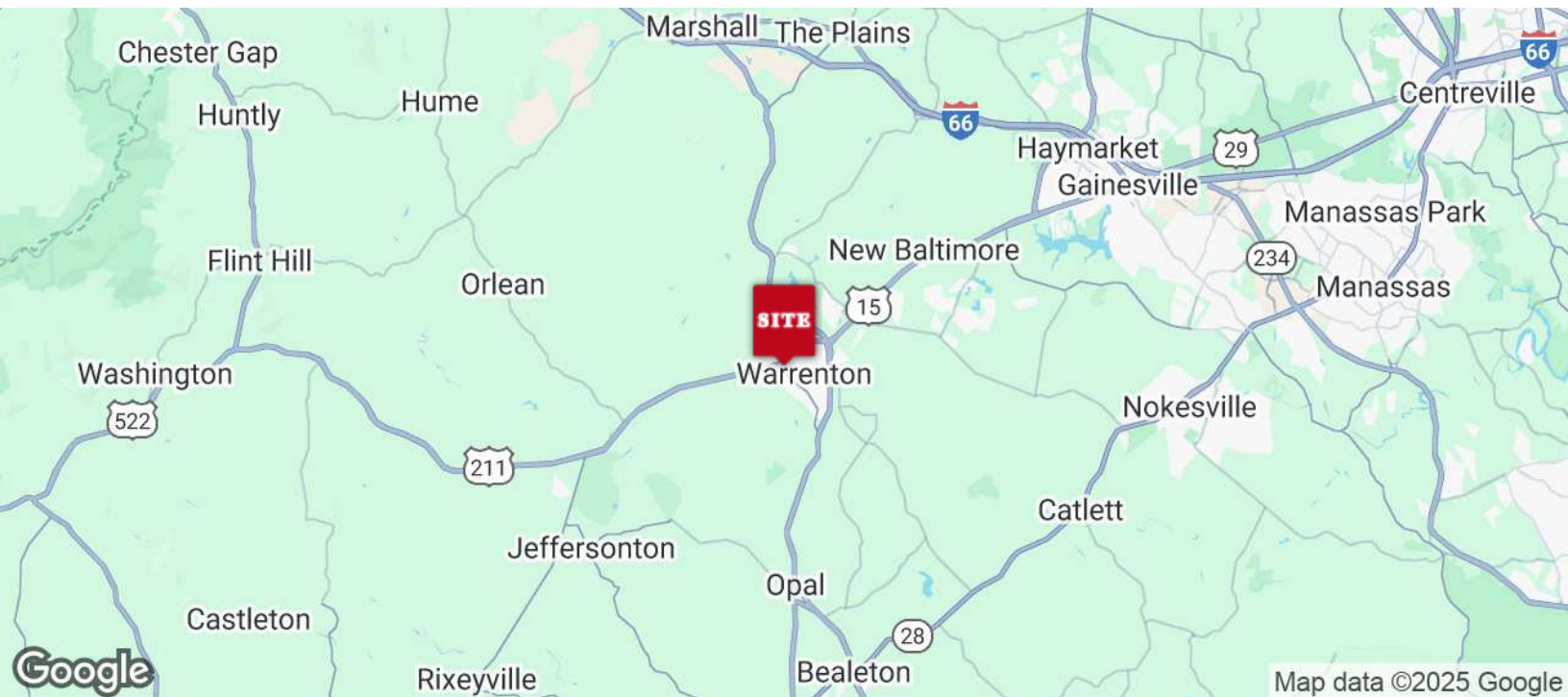
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LOCATION MAP



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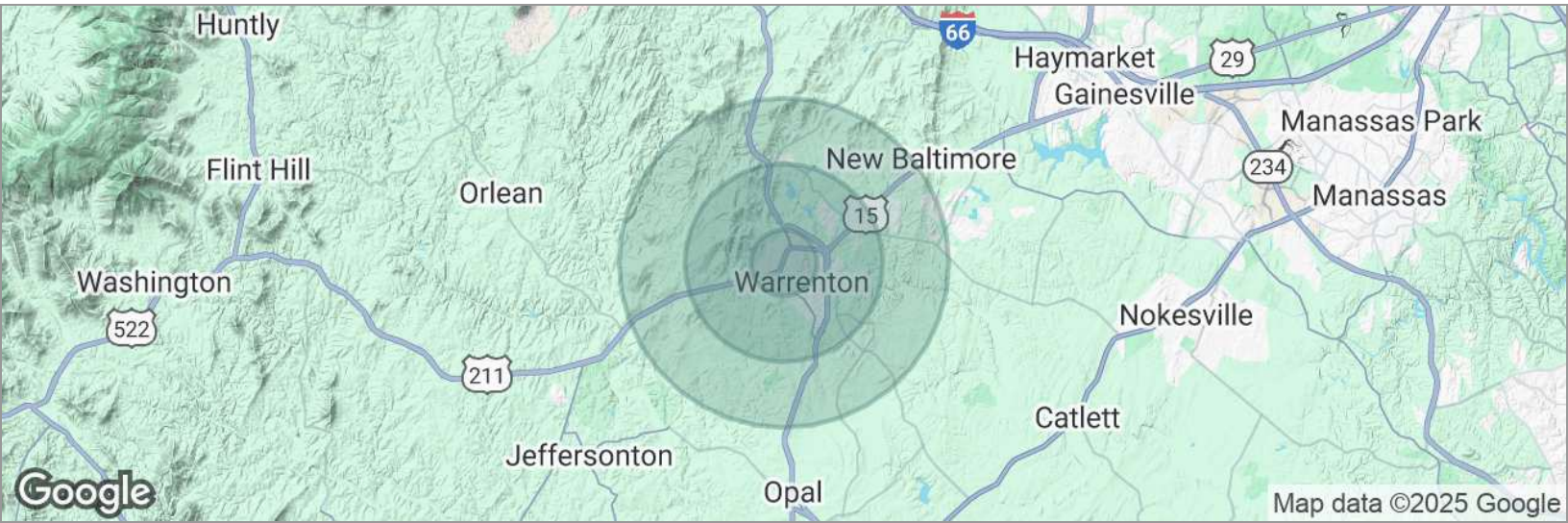
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DEMOGRAPHICS MAP



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	6,572	17,211	24,930
Median age	43	42	42
Median age (male)	41	40	41
Median age (Female)	44	43	43

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	2,580	6,496	9,253
# of persons per HH	2.5	2.6	2.7
Average HH income	\$129,764	\$143,494	\$155,361
Average house value	\$569,683	\$568,152	\$602,393

* Demographic data derived from 2020 ACS - US Census

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