

FOR LEASE | OFFICE



## BUILDING C: COURTYARD AT MIDDLEBURG

10 N. PENDLETON ST., MIDDLEBURG, VA 20117



**J. CARTER WILEY**

703.753.9600

[carter@thewileycompanies.com](mailto:carter@thewileycompanies.com)

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## OFFERING SUMMARY

Address:	10 N. Pendleton St. Middleburg, VA 20117
Property Type:	Office
Zoning:	C-1
Building Size:	12,395 SF
Available Space:	170 - 4,736 SF

## PROPERTY OVERVIEW

The Courtyard at Middleburg, a 12,395.58 +/- s.f. multiple-building, Class "A" commercial/office complex, is improved with three, historic office buildings and enjoys frontage on Pendleton Street and Marshall Street in Middleburg, VA and superior access and proximity to amenities within the Town of Middleburg.

## PROPERTY HIGHLIGHTS

- Building-mounted signage
- Professionally managed; 24 hr full service operation
- Full service rental rate includes: Taxes, Insurance, CAM, Janitorial, Electricity, Water & Sewer



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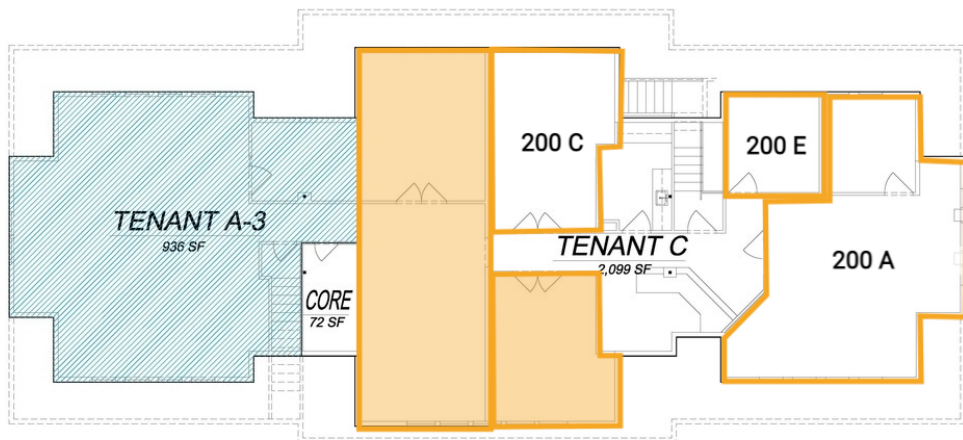
703.753.9600  
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The enclosed information is subject to errors, omissions, change in price, rental or other conditions, prior sale lease or financing, or withdrawal without notice and we make no guarantee, warranty, or representation about it.

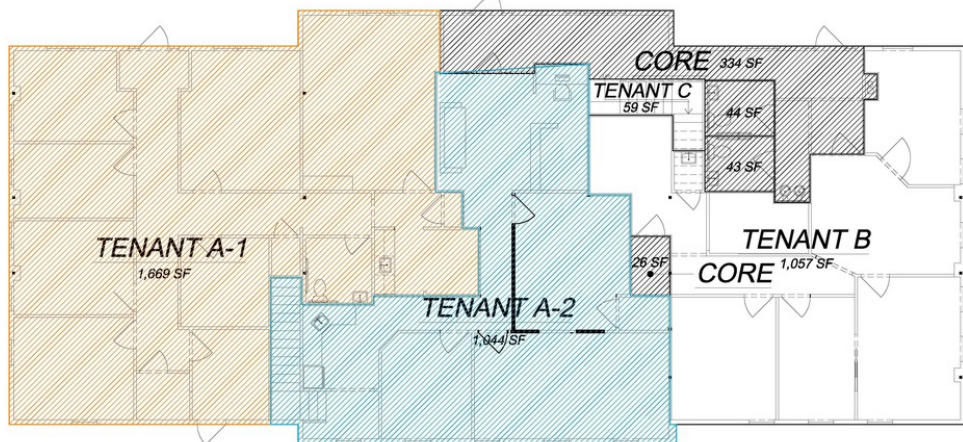
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SECOND FLOOR TENANT/CORE LAYOUT  
SCALE: 3/16"=1'-0"



FIRST FLOOR TENANT/CORE LAYOUT  
SCALE: 3/16"=1'-0"

## AVAILABLE SUITES

SUITE	RENT	DESCRIPTION
200 E	\$600 per month + \$200 Internet	Executive Suite 2nd Floor
200 A	\$2,000 per month + \$200 Internet	Executive Suite 2nd Floor
A-2 + A-3	\$29.50 psf Full Service	+/- 2,270 on 1st Floor



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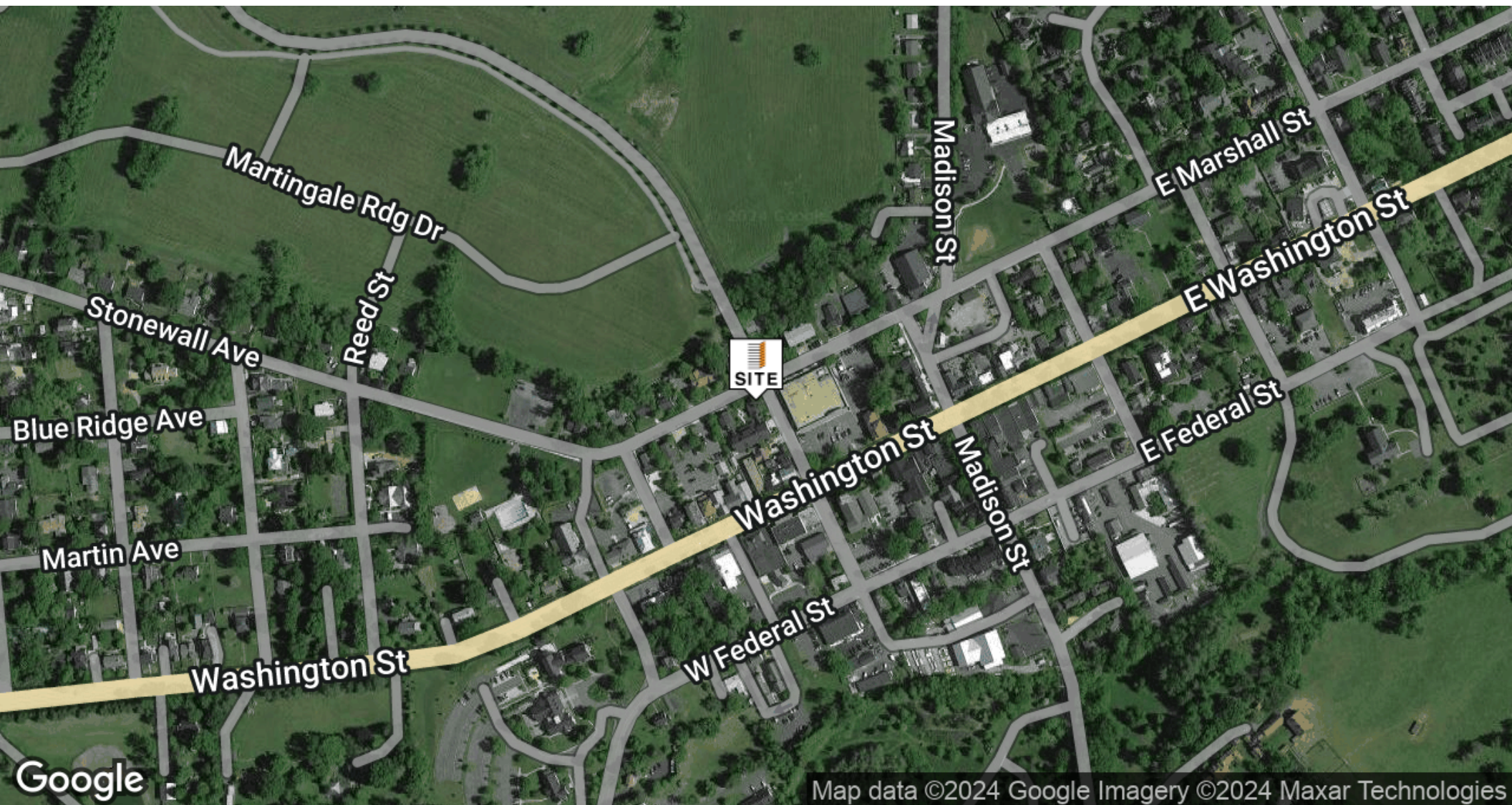
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