

BELMONT PROFESSIONAL VILLAGE

11073 COLONEL ARMISTEAD DRIVE, RUTHER GLEN, VA 22546

FOR LEASE

2,147 sf finished
office and 2164+/-
sq. ft. shell space

HIGHLIGHTS

- **Suite 103:** Approx 2,500 sq. ft. shell space ready for tenant build-out
- Well appointed medical/professional office building completed in 2017
- Located within a planned mixed use development consisting of over 21 acres
- Situated just $\frac{3}{4}$ mile from I-95
- Great opportunity for medical and professional services in an underserved market

SPECS

- Building Size: 12,924 SF
- Year Built: 2017
- Parcel Size: 2.539 Acres
- Zoning: B1
- Parcel ID/#: 83-A-B1A1



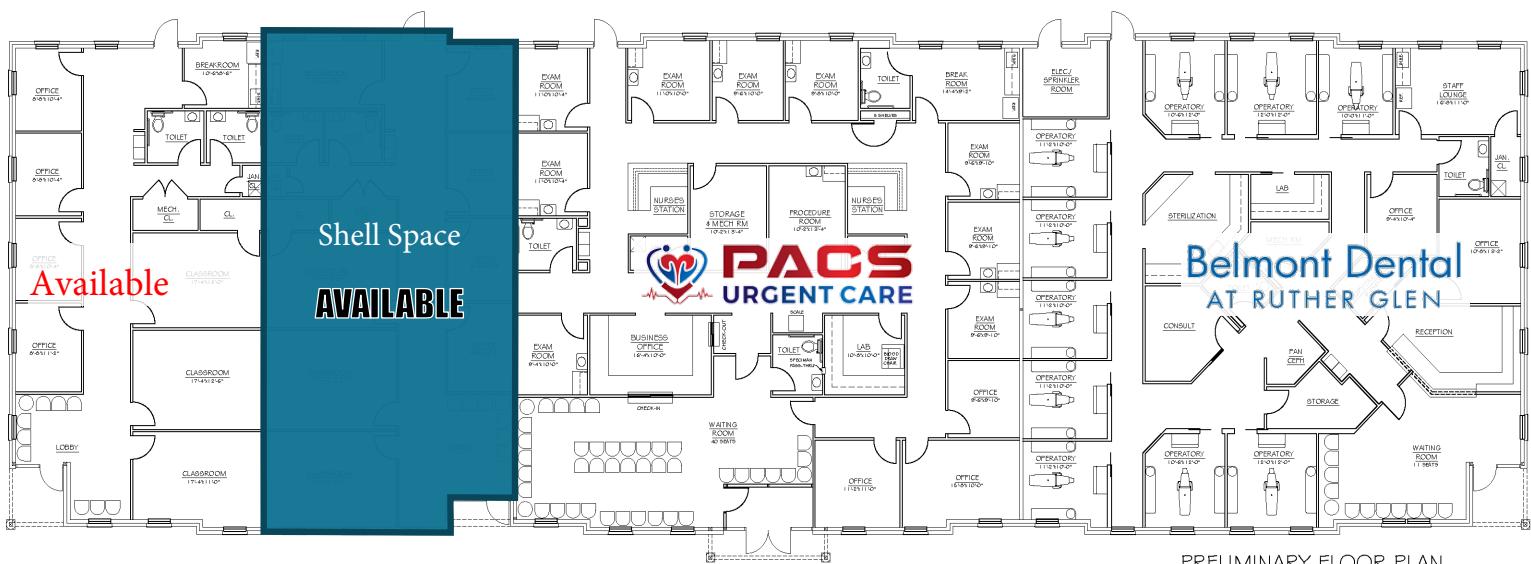
Belmont Professional Village is a new office park and part of a larger, planned 21 acre mixed use development located off Rogers Clark Blvd. in Rutherford Glen, VA. To date, there has been one office building completed, a 12,924 SF Medical/Professional Office Building which was completed in 2015. The building is currently leased to a dental office and urgent care medical clinic.



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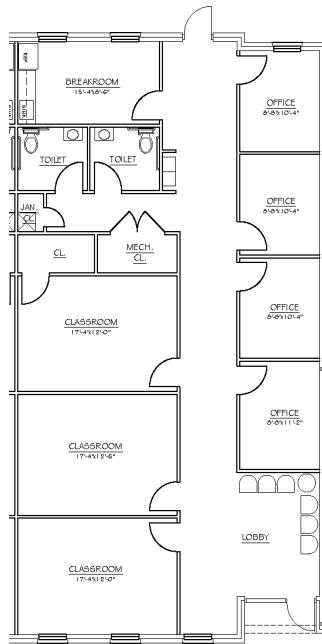
BUILDING FLOOR PLAN



BUILDING HIGHLIGHTS & SPACE DETAILS

- 2,147+/- sq. ft. unit available for lease — professional or medical office use
- Adjacent 2,164 +/- sf Shell Condition — space can be built-out to fit tenants needs
- Total available: 4,311 +/- sf
- Beautiful brick office building and well landscaped property

CONCEPTUAL SPACE LAYOUT



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LOCATION

Belmont Professional Village is located at the signalized intersection of Roger Clark Blvd./Rt. 207 and Belmont Blvd. in Ruther Glen (Caroline County), Virginia. The subject property is part of a larger 21 acre mixed use development that is situated at the entrance to the Belmont residential community with over 200 single family homes.

The property is positioned within minutes of numerous major employers. These include McKesson Corp., Union Bank Corporate HQ's, Value City Furniture, Russell Stover, and Harris Teeter's planned 1.5 million sq. ft. distribution center. Additionally, Kings Dominion, State Fair of VA and the Virginia Sports complex, which combined draw millions in attendance annually, are all within 10 miles of Belmont.

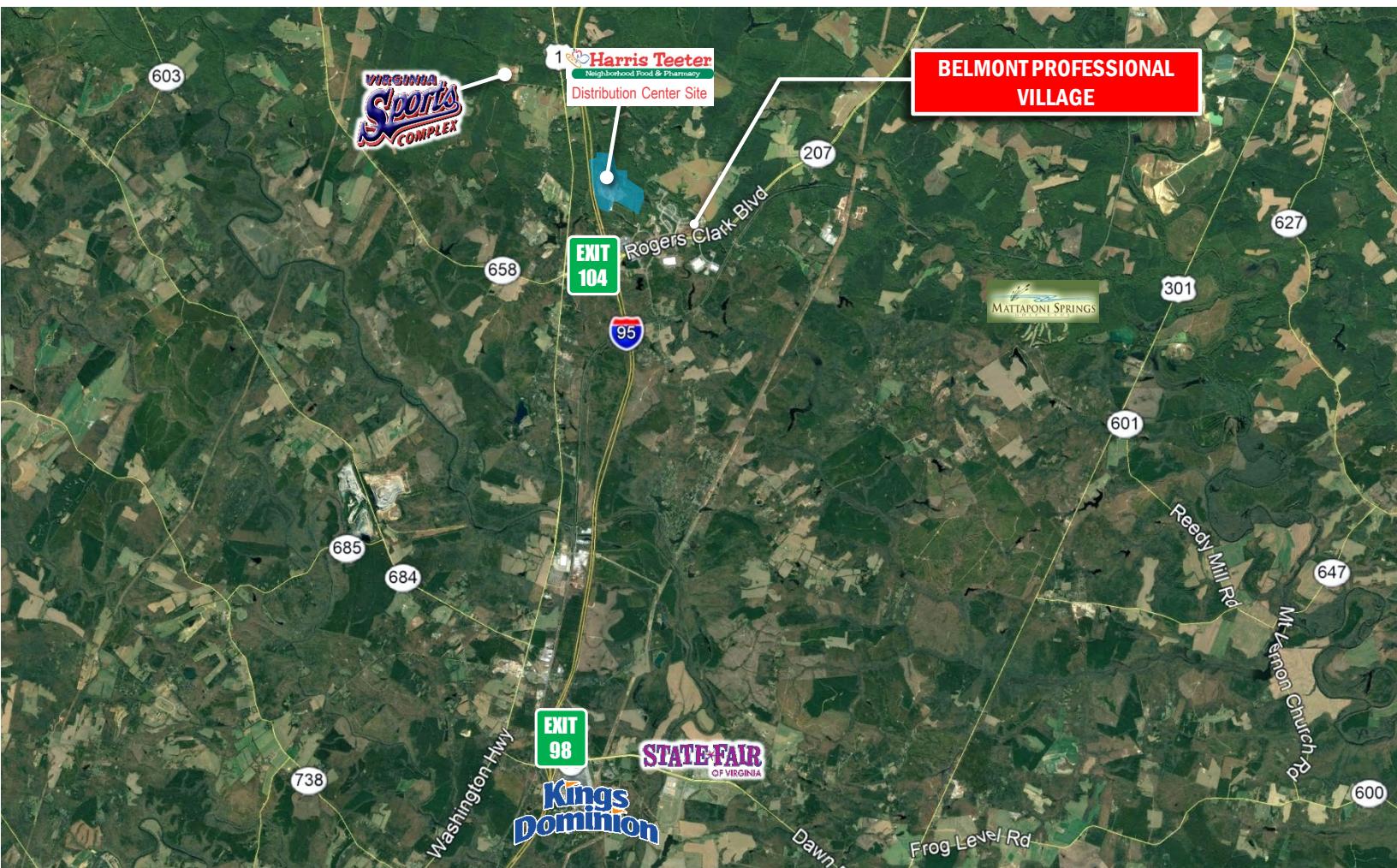
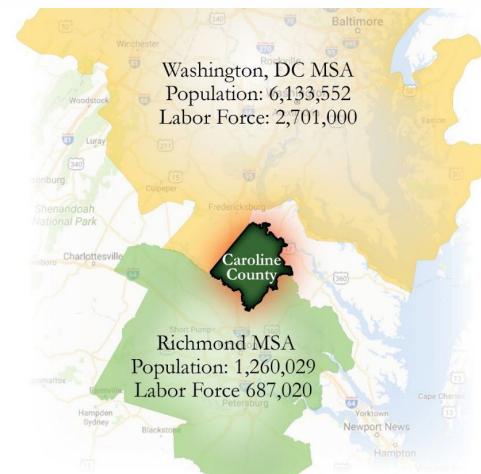
HIGHLIGHTS

- Located on Rogers Clark Blvd/Rt. 207 at signalized intersection
- Approximately $\frac{1}{2}$ mile from I-95 interchange exit 104
- Positioned at the entrance to the Belmont residential community with over 230 single family homes & 60+ townhomes
- Just minutes from major employers McKesson, Russell Stover, Union Bank Corporate HQ's, and Value City Furniture Distribution Center
- Nearby the planned 1.5 million sq. ft. Harris Teeter distribution center
- Located in Business Friendly Caroline County, offering low taxes and excellent labor force
- Caroline County is part of the Richmond MSA with a population of 1.26 million and a labor force of 687,000



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CONTACT:

DONNA HART
Owner/Broker

540.785.9090

d.hart@vaproPERTIESinc.com

www.VAPropertiesinc.com | 6308 Five Mile Centre Park, Suite 215, Fredericksburg, VA 22407