

OFFICE/MEDICAL BUILDING FOR LEASE

8452 Renalds Ave
Marshall, VA 20115



Office/medical building space available for lease in Marshall, VA. 3,300 SF one story building includes 12 office/exam rooms, x-ray room, conference room that fits 65 people, 3 bathrooms, kitchen, server room and approximately 30 parking spaces. Will subdivide to single offices. Walk to restaurants and coffee on Main Street. Zoned R-4. Formerly medical offices, handicap accessible with ADA compliance and plumbing in place that runs to most rooms for medical sinks. Sinks have been removed and can be reinstalled. Ideal for defense contractors with SCIF potential and other office uses such as architect, engineer or church. Wired with fiber optic network and 2,200 amp electrical services. Has fire rated doors, lead insulated walls, and a recently installed thirty year roof. Immediate access to I-66 and US-17 and Rt-55. Vacant with immediate occupancy.

Lease Rate: \$3,975.00 per month, NNN



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Offering subject to errors, omissions, prior sale, change in price, or withdrawal without notice.





