

470 SF – 4,866 SF OFFICE / RETAIL SPACE FOR LEASE

101 E Marshall St, Remington, VA 22734

Executive Summary



Property Highlights

- Flexible leasing options – rent from 470 sq ft up to 4,866 sq ft
- Ground Floor – West Wing: Includes approximately 1,739 sq ft of office space and 1,792 sq ft of warehouse space. The warehouse features non-exclusive use of one drive-in door for easy loading, unloading, and equipment access.
- Ground Floor – East Wing: Features 470 sq ft of office space divided into four private offices.
- Second Floor – East Wing: Offers 865 sq ft of renovated office space and a private bathroom with a full shower.
- Flexible and negotiable terms
- C-2 zoned
- Prorated utilities



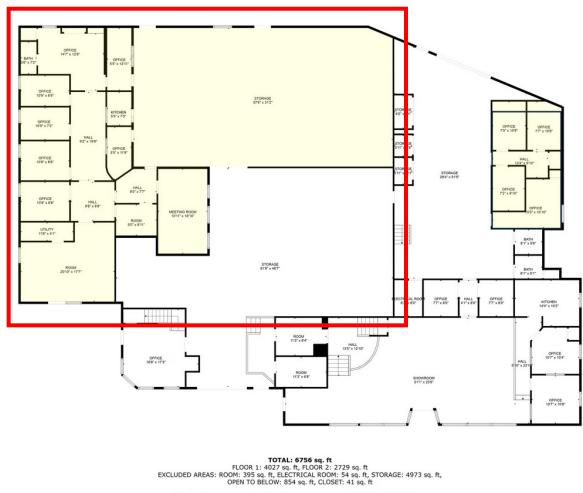
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Disclaimer: The information contained herein has been obtained from sources we believe to be reliable; however, we kindly advise you to verify all details independently before making any purchase or lease decisions. While we strive to provide accurate and up-to-date information, we cannot guarantee its completeness or accuracy. Please note that prices, availability, and other details are subject to change without notice.

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Ground Floor – West Wing:

- Includes approximately 1,739 sq ft of office space and 1,792 sq ft of warehouse space (see *the yellow shaded area on the left on the floorplan*).
- The warehouse features non-exclusive use of one drive-in door for easy loading, unloading, and equipment access.



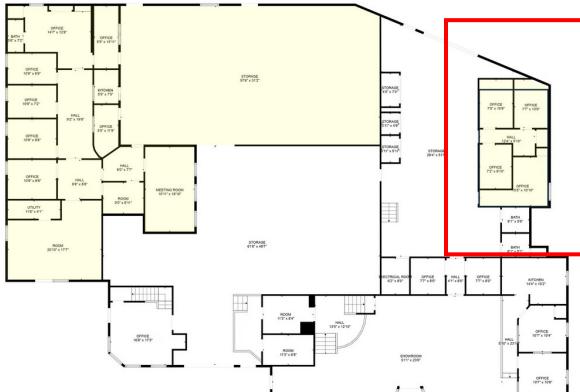
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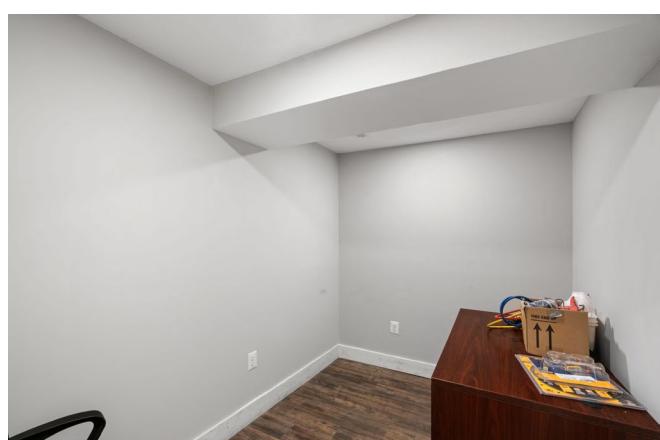
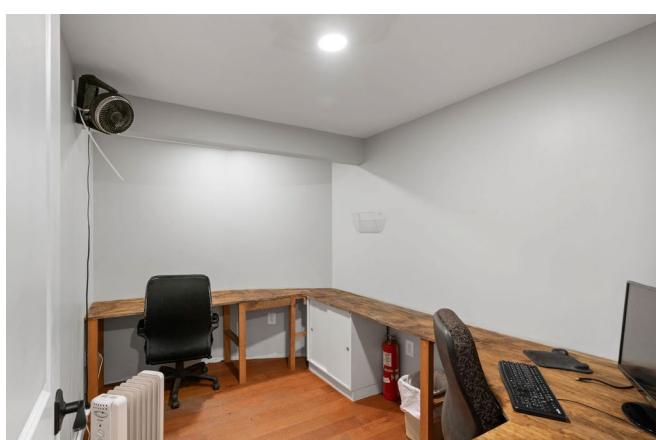
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Ground Floor – East Wing:

- Features 470 sq ft of office space divided into four private offices (see the yellow shaded area on the right on the floorplan).



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TOTAL: 6756 sq. ft.
FLOOR: 1: 4037 sq. ft., FLOOR: 2: 2729 sq. ft.
EXCLUDED AREAS: ROOM: 303 sq. ft., BATH: 54 sq. ft., STAIR: 54 sq. ft., STORAGE: 4973 sq. ft.,
OPEN TO BELOW: 854 sq. ft., CLOSET: 41 sq. ft.
MEASUREMENTS ARE CALCULATED BY CIRCOLA TECHNOLOGY. DESIGNED FOR HIGHLY RELIABLE BUT NOT GUARANTEED.

Second Floor – East Wing:

- Offers 865 sq ft of renovated office space and a private bathroom with a full shower. (see the yellow shaded area on the right on the floorplan).



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Location

