

LEASE OPPORTUNITY/EXECUTIVE OFFICE SUITE OFFICE SPACE IN THE HEART OF OLD TOWN WARRENTON



30 South Second Street
Warrenton, VA 20186

Negotiable
Aggressive Market Rates Available

- Available November 1, 2025
- 1,566 Rentable SF
- Upper level windowed offices
- New roof installed in 2025; new central HVAC system
- Brokers welcomed and protected
- Central Business District; ideal for CPA or legal offices
- Conveniently located in the heart of Old Town Warrenton at the intersection of Culpeper Street & Lee Street. Close proximity to the Fauquier Government Center, Historic Courthouse Building and numerous local restaurants & retail stores.

Bryant White: 703:447.3478
bryant@landmarkcre.com
Kelly O'Brien: 703-447-1511
kobrien@landmarkcre.com

Landmark Commercial Real Estate
LandmarkCRE.com



FLOOR PLAN

30 SOUTH SECOND STREET

BUILDING UPPER LEVEL



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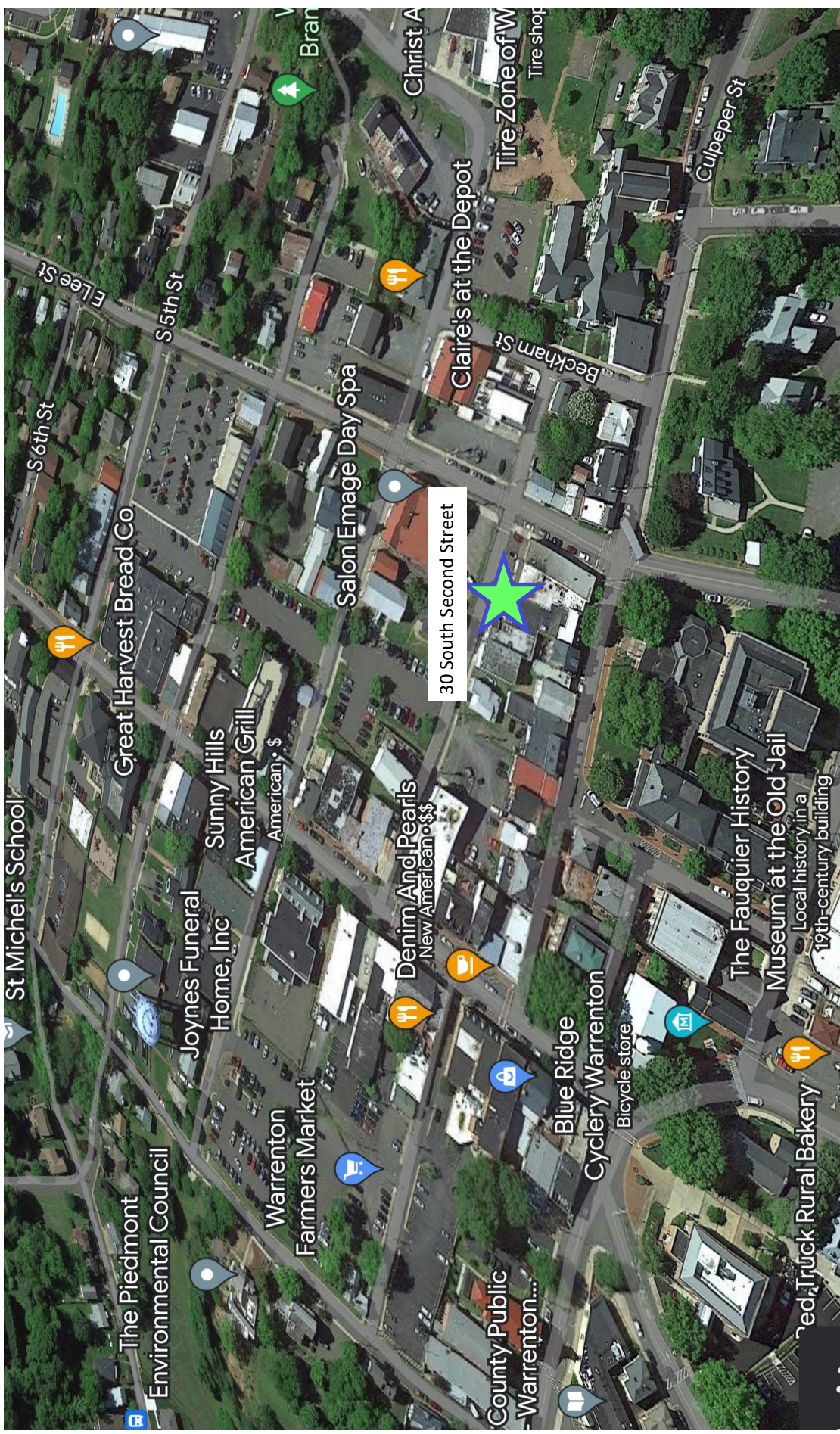
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Aerial



The shops, restaurants, events, and sites to see in Old Town.


Warrenton-Fauquier County Visitor Center
21 Main Street, Warrenton, VA 20186 • (540) 347-1101
 Open 5 days a week, 8:30am - 4:30pm • (Closed major holidays) www.VisitWarrentonVA.com



March... Molly's Wearing O'the Green 5K
April - November... Farmer's Market (1st St parking lot)
May... Spring Festival
June - September... Bluemont Concert Series (Saturdays)
June... Father's Day Car Show
June... 5th Street Wine Festival
July... Fourth of July Parade
September... Evening Under the Stars
September... Fauquier Heritage Day
October... Great Pumpkin Ride
October... Halloween Happylfest
December... Christmas in Old Town & GumDrop Squares
December... First Night in Old Town Warrenton (Dec. 31st)

8 The New Bridge Restaurant
Hidden Jules Café

9 Deja Brew
Great Harvest Bread Co.

10 The Brick / Black Bear
Clair's at The Depot

11 Molly's Irish Pub
Red Truck Bakery

12 Sibby's Restaurant & Lounge
Natural Marketplace

13 Sunny Hill's American Grill
Wort Hog Brewing Co.

Reene's Gourmet To Go

- 1 Little Pin Cushion Studio
- 2 Allegro Community School
- 3 Berkley Gallery II
- 4 Black Horse Gallery
- 5 Berkley Gallery
- 6 Framcraft
- 7 Studio 19 Photography
- 8 Earth, Glaze & Fire
- 9 Drum & Strum Music Center

Equestrian/Sports

- 1 Horse County Saddle
- 2 Charlotte on 5th
- 3 Tony Wilcox Firearms
- 4 Virginia Gold Cup Off

Antiques & Consignments

- 5 Salvation Army
- 6 Deja Vu Consignments
- 7 Lionheart Antiques
- 8 Dragonfly Jewelry

Clothing, Jewelry & Accessories

- 9 The Scooti
- 10 Carter & Spence
- 11 Hartman's Jewelers
- 12 The Shoe Center
- 13 Maria von Dettingen

- 15 Latitudes (Fair Trade)
- 16 Your Hat Lady
- 17 Christine Fox
- 18 *Gifts, Home Decor, Toys, Books & More*
Flowers by Teresa, and
Tina's Bear Loft
- 19 The Paint Shop
- 20 Shelf-Life Furnishings
- 21 Sherri's Stuff
- 22 Fabric Emporium
- 23 Piccadilly Ltd.
- 24 Village Flowers & Gifts
- 25 Walk by Faith
- 26 The Red Thread
- 27 The Town Duck
- 28 The Empty Nest

Salons

- 30 Mastercraft Design
- 31 Old Town Dencwear
- 32 Christian Science Book
- 33 High Flyer Arms
- 34 Secret Garden Salon
- 35 Soothing Waters Spa
- 36 Salon Enmage Day Spa
- 37 88 Mane
- 38 Bella Vita Spa
- 39 Enlightened Styles

Other Sites

- 1 Eva Walker Park
- 2 Warrenton Library
- 3 Red Caboose
- 4 Cinn Bella Mine Tours

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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