



For Sale

# Class A Office Building

817 Cedar Creek Grade  
Winchester VA 22601

**\$2,649,000**

**15,000 SF = \$176.60/SF**

**Contact:**

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- **Well-maintained brick building in beautiful country setting-Built 2008**
- **Owner will vacate his space for an owner occupant or lease back for 3 years**
- **Property is Zoned B-2**
- **Tax Assessment—\$2,631,100**
- **Ample Parking on Site**
- **Convenient to downtown Winchester, Restaurants, Other Professionals, VA Bypass 37, I-81, Route 50, Valley Avenue/Route 11**

**TREYBUL PROPERTY  
817 CEDAR CREEK GRADE  
WINCHESTER, VA 22602**

**LEASES:**

**National Counseling Group:**

**Space:** 3525 Sq. Ft.  
**Rent:** \$5453.41/Month (\$18.12/SF)  
**Lease Up:** April 2025

**Shenandoah SOUNDstart, LLC**

**Space:** 1558 Sq. Ft.  
**Rent:** \$2531.75/Month (\$19.50/SF)  
**Lease:** July 2025

**Walsh Financial Group:**

**Space:** 1335 Sq. Ft.  
**Rent:** \$1917.90/Month (\$17.23/SF)  
**Lease:** Month to Month

**MHB Settlement Group:**

**Space:** 1582 Sq. Ft.  
**Rent:** \$2531.75/Month (\$19.19/SF)  
**Lease Expires:** October 2026

**Painter-Lewis, PLC.:**

**Space:** 4595.50 Sq. Ft.  
**Rent:** \$7037.38/Month (\$18.38/SF)

**Owner will execute a new three-year lease or move for an owner occupant  
Lease number includes CAM/Pass through**

**PROPERTY COSTS:**

<b>Taxes:</b>	<b>\$ 21,838</b>
<b>Insurance:</b>	<b>\$ 4853</b>
<b>Elevator:</b>	<b>\$ 5193</b>
<b>Security</b>	<b>\$ 435</b>
<b>Lawn/Seasonal Colors</b>	<b>\$ 7692</b>
<b>Snow Removal</b>	<b>\$ 3565 Varies</b>
<b>Washington Gas:</b>	<b>\$ 2363 Varies</b>
<b>Trash Service:</b>	<b>\$ 2292</b>
<b>SVEC:</b>	<b>\$ 12,834 Varies</b>
<b>Outside Lights:</b>	<b>\$ 806 Varies</b>
<b>Cleaning:</b>	<b>\$ 3380</b>
<b>Fire Protection:</b>	<b>\$ 45</b>
<b>Pest Control</b>	<b>\$ 380</b>
<b>Signs</b>	<b>\$ 888 Varies</b>
<b>Repairs</b>	<b>\$ 1791 Varies</b>

# Aerial Map



# Area Map

