



**For Lease**  
**1,460 SF General Downtown Office Space**  
**303 South Loudoun Street**  
**Winchester, VA 22601**

***\$2,400 per month***

**Contact:**

**Richard Bell**

**Principal Broker**

**Owner/Agent**

**540.247.6501**

**[richardbell@adamsnelson.com](mailto:richardbell@adamsnelson.com)**

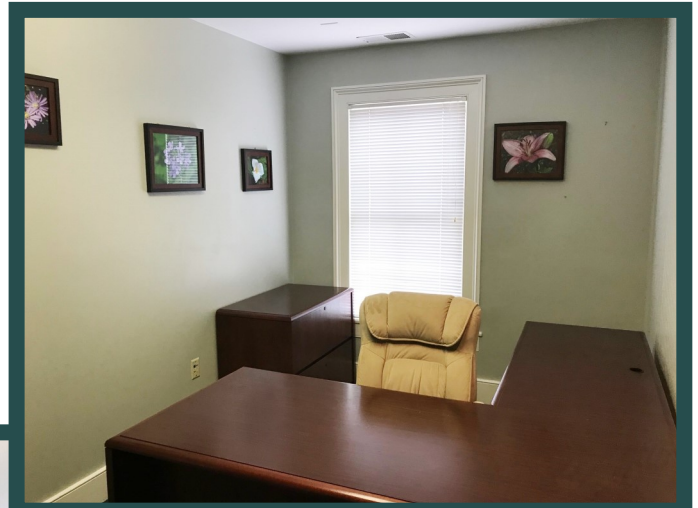


**Adams-Nelson &  
Associates, Inc.**

**The Fern Adams Building**  
**303 S. Loudoun Street**  
**Winchester, VA 22601**  
**Phone: 540.667.2424**  
**Fax: 540.667.2441**  
**[www.adamsnelson.com](http://www.adamsnelson.com)**

- **1,460 SF of General Downtown Office Space (2nd Floor)**
- **Monthly Rent \$2,400 or approximately \$19.75 per square foot**
- **Full-Service Lease (includes all Utilities and twice-weekly Janitorial)**
- **Amenities include:**
  - (1) **Potential use of large conference room for scheduled meetings**
  - (2) **Kitchen and break area**
  - (3) **Five (5) undesignated off-street parking spaces associated with premises**
- **HVAC Equipment recently upgraded**
- **Easy access to Downtown Winchester Walking Mall, Routes 11, 50, 7, 522, 340, and Interstates 81 & I-66**
- **Three Year Initial Term Preferred**
- **Available February 1, 2025**

***303 South Loudoun Street, Winchester, VA 22601***



***Interior***

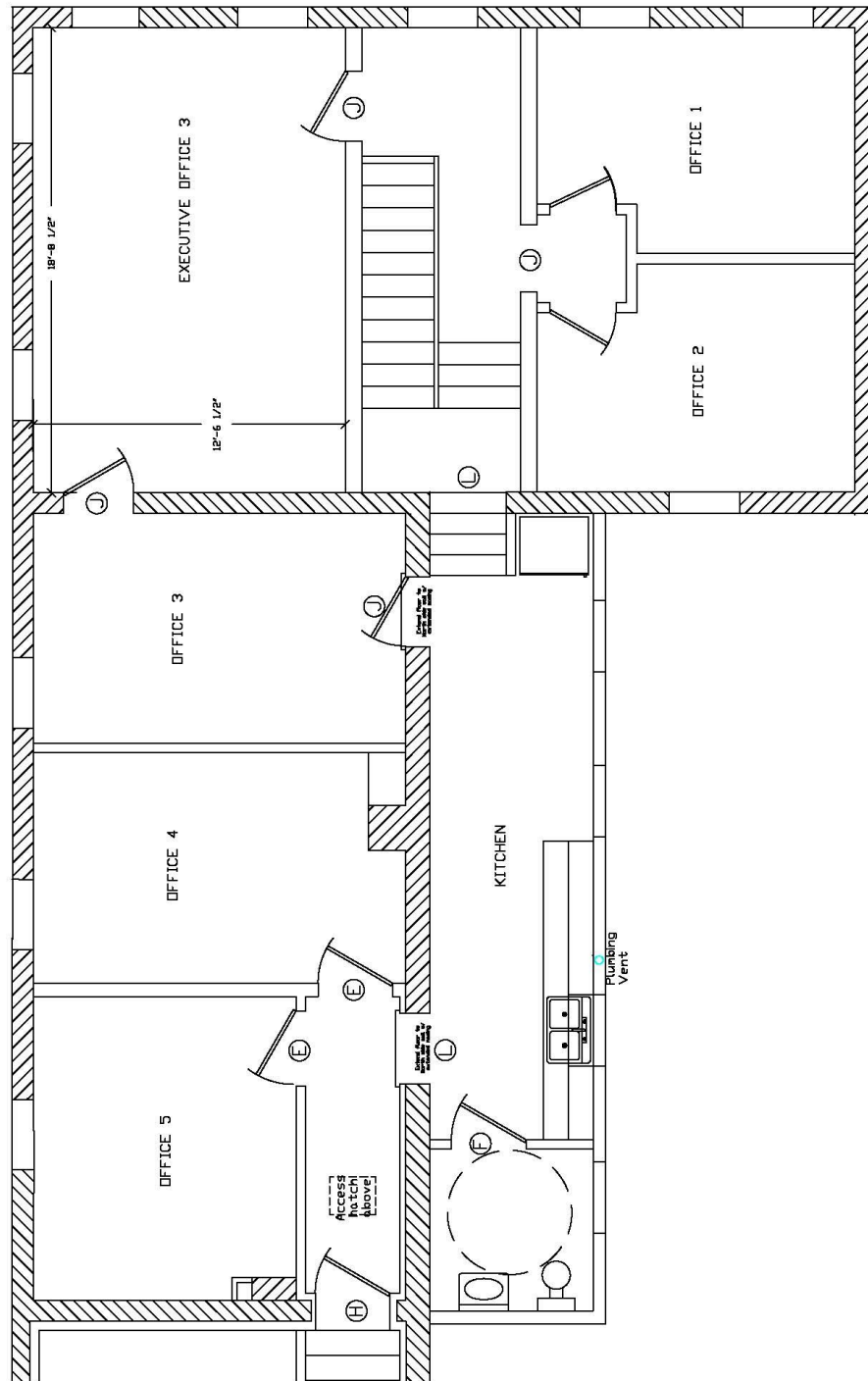


***Photos***



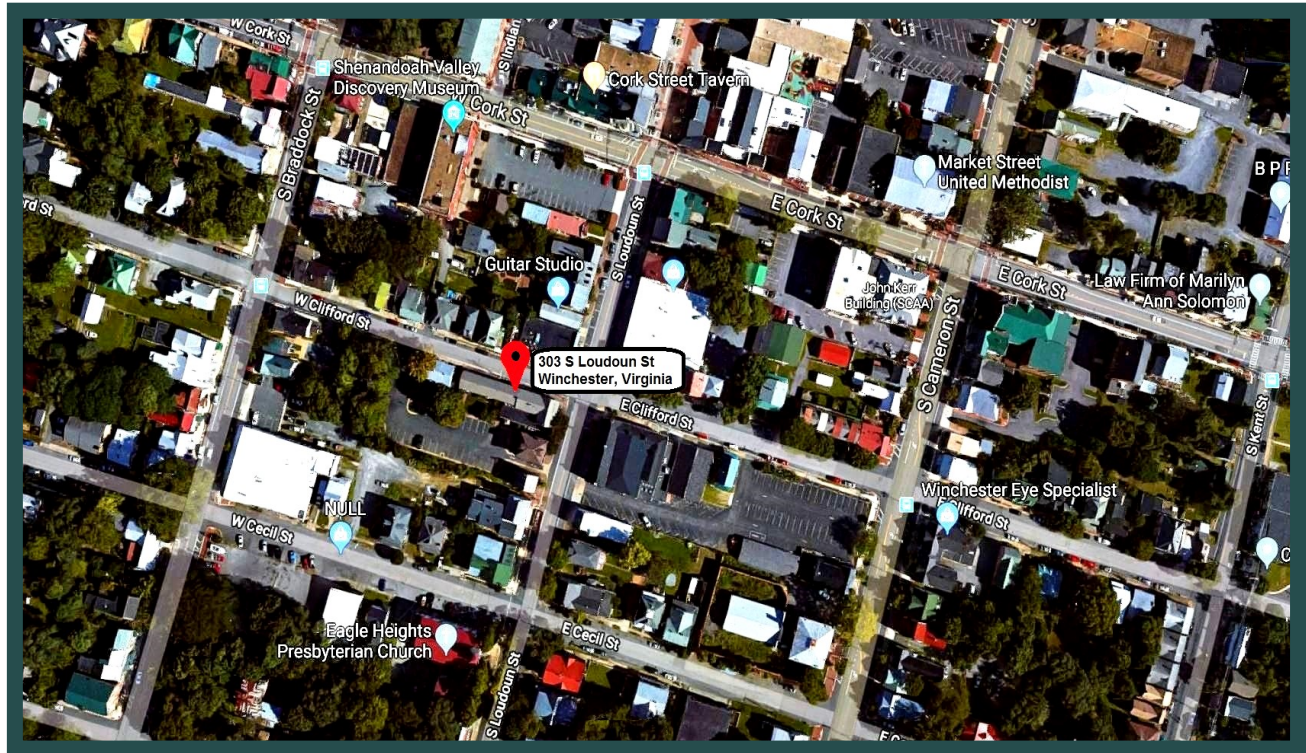
***303 South Loudoun Street, Winchester, VA 22601***

***Floor Layout***





***303 South Loudoun Street, Winchester, VA 22601***  
***Satellite Map***



***Regional Map***

