

# 2,840 SF Office Condo for Lease in Williamsburg

Flexible Floorplan with Walk-Up Access

EXCLUSIVE LISTING

# FOR LEASE



20 08

**ONE SOUTH**  
COMMERCIAL

## 3705 STRAWBERRY PLAINS RD, SUITES A,

WILLIAMSBURG, VA 23188



**\$16 SF/NNN**

### PROPERTY HIGHLIGHTS

- ✓ 2,840 SF WITH FLEXIBLE OPEN FLOOR PLAN
- ✓ EASY ACCESS OFF RTE. 199
- ✓ WALK-UP ACCESS WITH RETAIL VISIBILITY WITHIN CONDO PARK
- ✓ IDEAL FOR PROFESSIONAL SERVICES OR HEALTH/ WELLNESS

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Suite A is a ground floor office/retail condo offering 2,840SF of contiguous well-appointed space in a highly accessible Williamsburg location, just off Route 199 and minutes from New Town.

The suite features a mostly open layout which also s a kitchenette, private office, large storage area, and two (2) ADA re-strooms. As configured today, the space is ideal for uses such as show room space, a dance studio, or architecture or engineering studio, or a community-based nonprofit office with a need for large trainings. However, the existing open floor plan also provides a blank canvas for a range of layout's in order to customize a space program for a range of professional office users. Suite A is a corner unit with ample natural light and features approximately 2,840 SF. The property's location ensures both convenience and visibility, with ample parking available, potential for client-facing storefront/visibility and access, and proximity to major thoroughfares, retail amenities, and dining options.

Perfectly suited for any professional services or retail services, Suite A delivers functionality, comfort, and a professional image in one of Williamsburg's most desirable commercial corridors. The floor plan offers opportunity to support both collaborative and confidential work, while the surrounding area offers a dynamic mix of residential and commercial development, making this a smart choice for businesses seeking a well-located and office environment.



QUICK FACTS	
ADDRESS	3705 Strawberry Plains Rd,
	– Suites A Williamsburg, VA 23188
PID	38-4-25-0-0003
ZONING	B1
GLA	Suite A – 2,840 SF
LOT SIZE	0.233 AC
YEAR BUILD	2005
LEASE PRICE	\$16 SF/NNN
Property taxes, condo fees, and property insurance shall be paid by tenant	

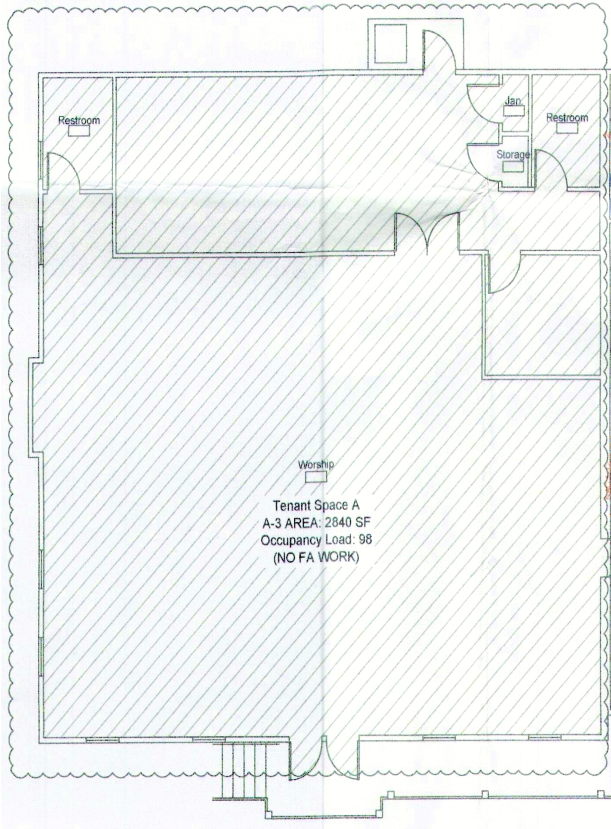




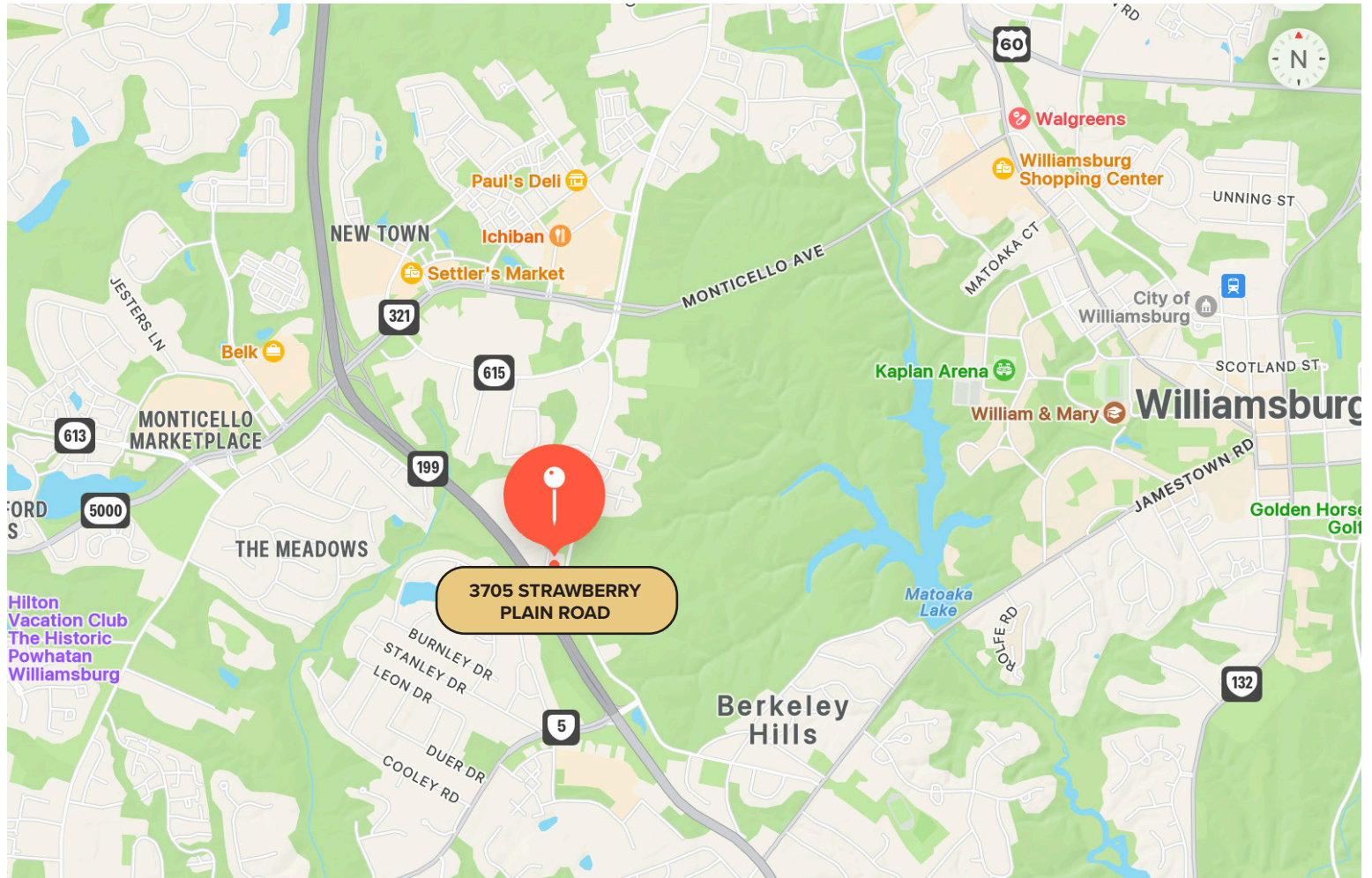




# FLOOR PLAN







# WILLIAMSBURG

Williamsburg presents a strong opportunity for commercial investment, supported by a steady stream of tourism, a highly educated population, and a growing demand for retail, dining, and service-oriented businesses. Anchored by the presence of William & Mary and a rich historical legacy, the area draws consistent foot traffic and fosters a vibrant local economy. Ongoing development and thoughtful infrastructure planning continue to enhance accessibility and visibility, making it an ideal environment for businesses looking to thrive in a dynamic and community-focused market.





**ONE SOUTH COMMERCIAL** is a CoStar PowerBroker in the Richmond, VA investment sales market. Our reputation among those with local knowledge as the premier investment sales shop in the City of Richmond is built on a wide network of relationships with principals all over the world who trust us and our ability to effectively analyze the economics of any deal and represent them honestly.



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