

## Main Building: Total Exterior Area Above Grade 7496.90 sq ft



**3rd Floor**  
Exterior Area 2533.71 sq ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

# 45 E Boscawen St, Winchester, VA

Main Floor Total Exterior Area 2426.87 sq ft  
Total Interior Area 2134.86 sq ft



0 4 8 ft

PREPARED: Jan 2021

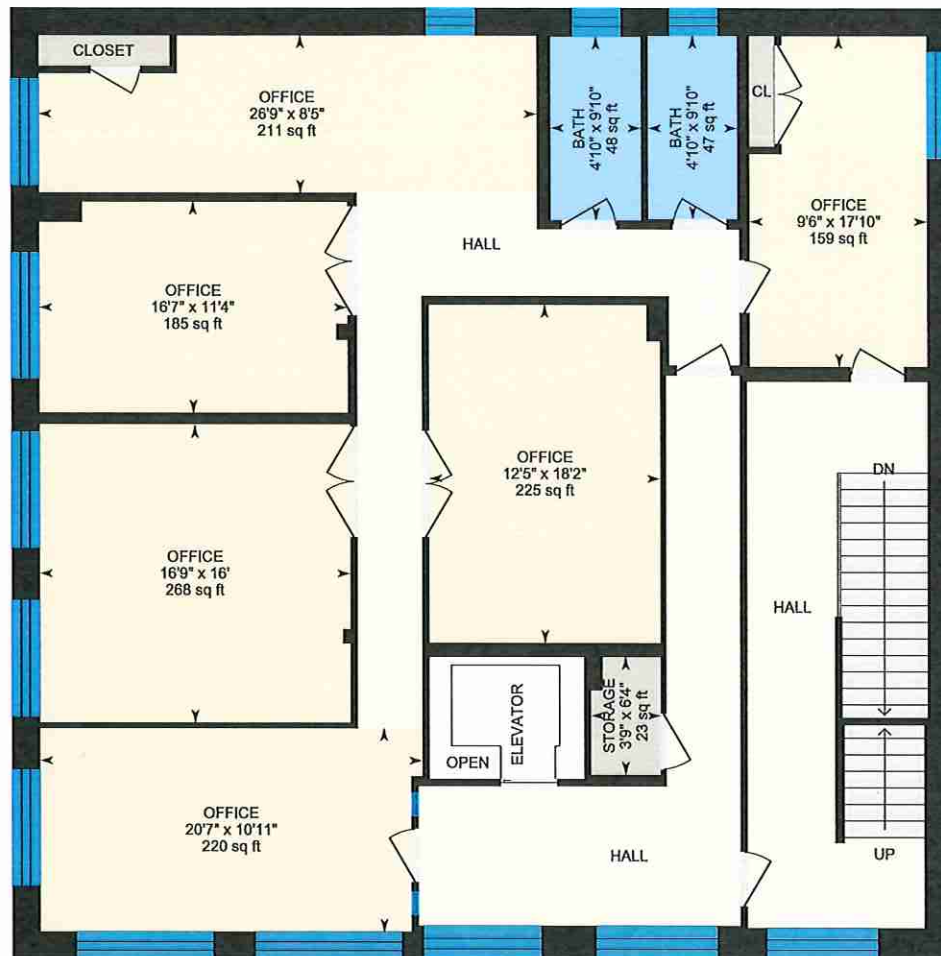


White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

## 45 E Boscawen St, Winchester, VA

2nd Floor Total Exterior Area 2536.32 sq ft  
Total Interior Area 2239.34 sq ft



0 4 8  
ft

PREPARED: Jan 2021



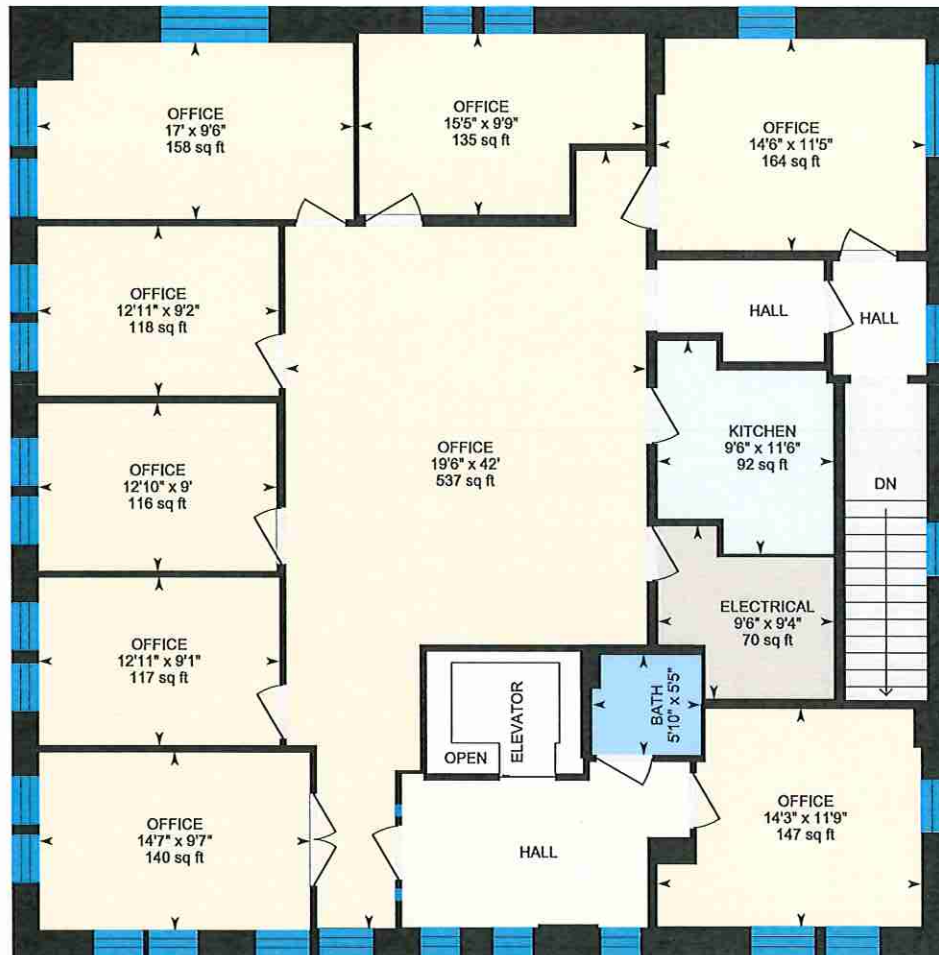
White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

## 45 E Boscawen St, Winchester, VA

3rd Floor Total Exterior Area 2533.71 sq ft

Total Interior Area 2235.95 sq ft



0 4 8  
ft

PREPARED: Jan 2021



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE

# 45 E Boscawen St, Winchester, VA

## Property Details

### Room Measurements

Only major rooms are listed. Some listed rooms may be excluded from total interior floor area (e.g. garage). Room dimensions are largest length and width; parts of room may be smaller. Room area is not always equal to product of length and width.

#### Main Building

##### MAIN FLOOR

Bath: 4'8" x 8'6" | 39 sq ft  
Bath: 4'4" x 6'5" | 28 sq ft  
Commercial: 14'5" x 15'1" | 177 sq ft  
Commercial: 32'7" x 27'2" | 679 sq ft  
Commercial: 19'9" x 19'3" | 351 sq ft  
Elevator: 5'9" x 4'4"  
Office: 13'1" x 15'2" | 175 sq ft  
Storage: 11'10" x 7'11" | 94 sq ft  
Storage: 4'8" x 3'10" | 18 sq ft  
Storage: 10'5" x 9'1" | 93 sq ft

##### 2ND FLOOR

Bath: 4'10" x 9'10" | 48 sq ft  
Bath: 4'10" x 9'10" | 47 sq ft  
Office: 9'6" x 17'10" | 159 sq ft  
Office: 16'7" x 11'4" | 185 sq ft  
Office: 16'9" x 16' | 268 sq ft  
Office: 12'5" x 18'2" | 225 sq ft  
Office: 26'9" x 8'5" | 211 sq ft  
Office: 20'7" x 10'11" | 220 sq ft  
Storage: 3'9" x 6'4" | 23 sq ft

##### 3RD FLOOR

Bath: 5'10" x 5'5" | 31 sq ft  
Electrical: 9'6" x 9'4" | 70 sq ft  
Kitchen: 9'6" x 11'6" | 92 sq ft

### Floor Area Information

Floor areas include footprint area of interior walls. All displayed floor areas are rounded to two decimal places. Total area is computed before rounding and may not equal to sum of displayed floor areas.

#### Main Building

##### MAIN FLOOR

Interior Area: 2134.86 sq ft  
Perimeter Wall Length: 195 ft  
Perimeter Wall Thickness: 18.0 in  
Exterior Area: 2426.87 sq ft

##### 2ND FLOOR

Interior Area: 2239.34 sq ft  
Excluded Area: 54.33 sq ft  
Perimeter Wall Length: 198 ft  
Perimeter Wall Thickness: 18.0 in  
Exterior Area: 2536.32 sq ft

##### 3RD FLOOR

Interior Area: 2235.95 sq ft  
Excluded Area: 54.59 sq ft  
Perimeter Wall Length: 199 ft  
Perimeter Wall Thickness: 18.0 in  
Exterior Area: 2533.71 sq ft

#### Total Above Grade Floor Area

Main Building Interior: 6610.14 sq ft  
Main Building Excluded: 108.92 sq ft  
**Main Building Exterior: 7496.90 sq ft**

## 45 E Boscawen St, Winchester, VA

---

### Property Details

#### Room Measurements

Office: 14'3" x 11'9" | 147 sq ft  
Office: 19'6" x 42' | 537 sq ft  
Office: 14'7" x 9'7" | 140 sq ft  
Office: 15'5" x 9'9" | 135 sq ft  
Office: 17' x 9'6" | 158 sq ft  
Office: 14'6" x 11'5" | 164 sq ft  
Office: 12'11" x 9'1" | 117 sq ft  
Office: 12'11" x 9'2" | 118 sq ft  
Office: 12'10" x 9' | 116 sq ft

#### Floor Area Information