



**COLDWELL BANKER
COMMERCIAL**
READ & CO.

FOR LEASE

2811 LINKHORNE DR. - Lynchburg, VA

4,680 Sq. Ft. ±



Property Overview

Rental Rate \$14.00/SF/YEAR *3% Annual Increases, Tenant Pays All Utilities

Size 4,680 Sq. Ft. Total
(3,953 Sq. Ft.- Main Level)
(727 Sq. Ft.- Upper Floor)

- Features**
- Renovated in 2018
 - Great Road Frontage
 - ADA Accessible
 - Lynchburg City Water & Sewer
 - Ideal for Medical Office

Property Description

4,680 Sq. Ft. of attractive medical office space centrally located just off of Old Forest Rd./Linkhorne Dr. This property is exactly 2.5 miles from Lynchburg General Hospital and 2.5 miles from Virginia Baptist Hospital. this property is suitable for a wide variety of office uses and has most recently been renovated for medical use (floor plan attached). This office boasts ample parking, ADA accessibility, and proximity to many other office and retail businesses.

Surrounding Businesses include: Comcast, Dollar General, Joe Beans, Sitting Well Counseling, Kings Island and Snap Fitness.

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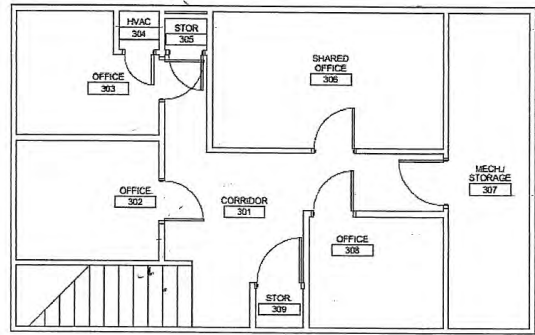
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Coldwell Banker Commercial Read & Co., Realtors represent the Seller/Landlord of this property. Upon receipt of this information, Purchaser/Tenant acknowledges Coldwell Banker Commercial Read & Co., Realtors fiduciary responsibilities are to the Seller/Landlord.

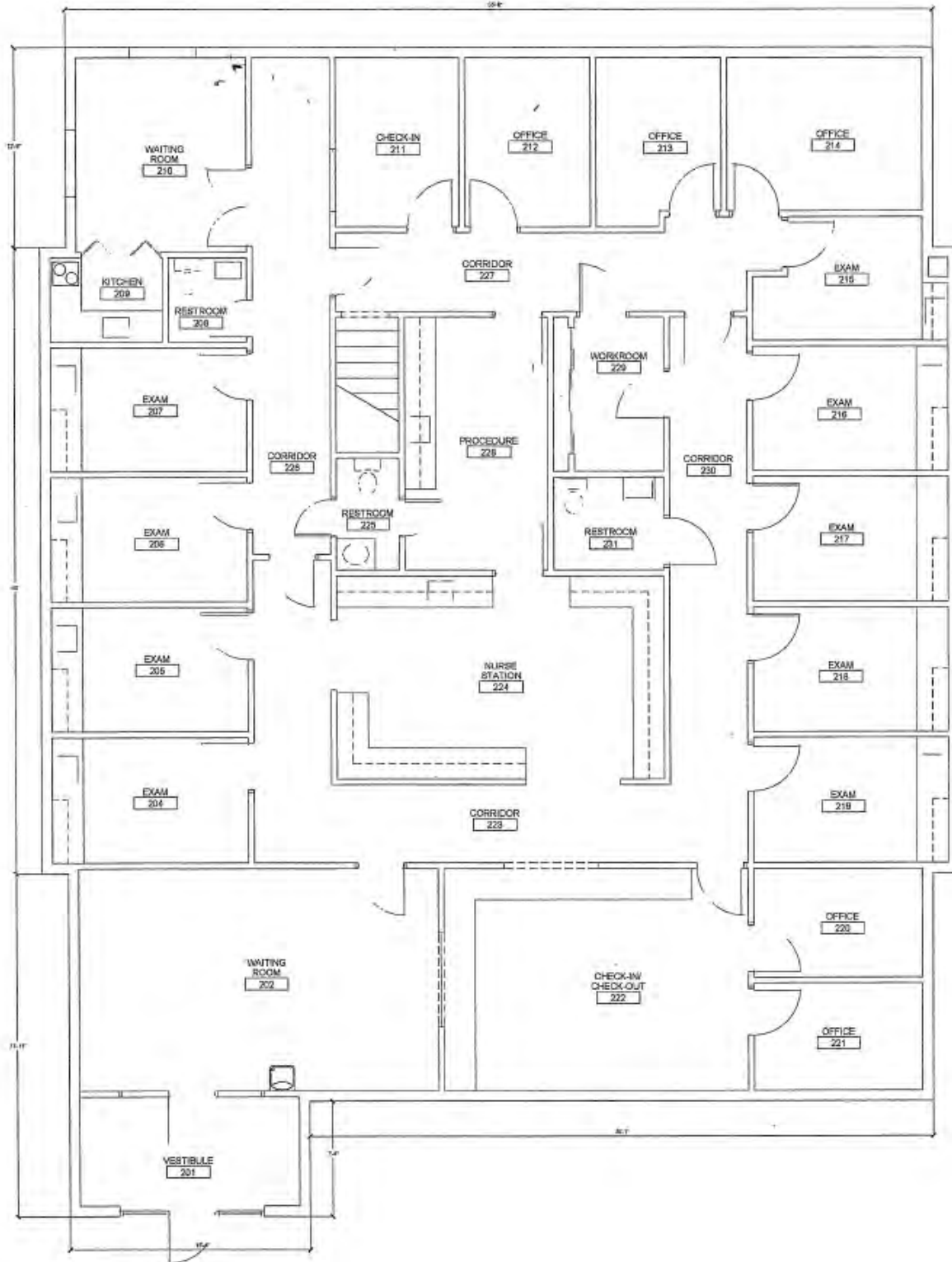


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Upper Level - 727 Sq. Ft.



Main Level - 3,953 Sq. Ft.





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