

# FUNCTIONAL OFFICE SUITE WITH PRIVATE OFFICES & PARKING

FOR LEASE

100 ARBOR DR NE, SUITE 105 CHRISTIANSBURG, VA 24073



## PROPERTY OVERVIEW

Well-maintained Class B office suite in an 11,435 SF building, ideal for medical, administrative, or general office use. Features private offices, reception area, and break room. Convenient Christiansburg location with easy access to US-460 and I-81.

## OFFERING SUMMARY

Available SF:	1,620
Lease Rate:	\$12
Zoning:	B3



VRC PROPERTIES | VRCPROPERTIES.COM



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This floor plan illustrates a 4-unit residential building. The layout includes a central hallway (5'8") providing access to four units. Each unit features a living area, a kitchen, a bathroom, and a bedroom. The units are arranged in a row, with dimensions for each room and the overall unit footprint provided. The units are numbered 1 through 4 from left to right.

Unit	Living Area (ft)	Kitchen (ft)	Bathroom (ft)	Bedroom (ft)	Overall Width (ft)	Overall Depth (ft)
Unit 1	11'4"	8'10"	8'10"	8'9"	11'4"	33'11"
Unit 2	11'4"	8'10"	8'10"	8'8"	11'4"	33'11"
Unit 3	11'4"	8'10"	8'10"	8'8"	11'4"	33'11"
Unit 4	11'4"	8'10"	8'10"	8'9"	11'4"	33'11"

Additional dimensions and features include a central hallway width of 5'8", a kitchen area of 12'4" for Unit 2, and a bedroom area of 12'3" for Unit 4. The plan also shows various closets, storage areas, and bathroom fixtures (toilet, sink, shower/tub).

