

FOR LEASE

Middleburg Office For Lease

5 NORTH HAMILTON STREET
MIDDLEBURG, VA 20117



CO-LISTED BY:

RICH VAALER

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NANCY WYATT

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (Gross)
Building Size:	4,205 SF
Available SF:	288 - 1,518 SF
Lot Size:	0.17 Acres
Year Built:	1991
Market:	D.C. VA Burbs
Submarket:	Middleburg

PROPERTY OVERVIEW

Discover a premier leasing opportunity at 5 North Hamilton Street in Middleburg, VA. This exceptional property offers modern amenities and versatile spaces designed to meet the needs of today's businesses. Tenants will appreciate the thoughtfully designed offices, ample parking, and flexible lease terms that adapt to their evolving requirements. With its prime location, this property provides easy access to major transportation routes and is minutes away from a vibrant selection of dining, shopping, and entertainment options. From its professional atmosphere to its strategic position, this property embodies the ideal blend of functionality and convenience, making it the perfect choice for businesses looking to establish or expand their presence in the area.

Use

PROPERTY HIGHLIGHTS

- - Thoughtfully designed, versatile office spaces
- - Ample parking for tenants and visitors
- - Flexible lease terms to accommodate evolving needs
- - Prime location with easy access to major transportation routes
- - Strategic position in the heart of Middleburg, VA
- - Minutes away from vibrant dining, shopping, and entertainment options



OFFICE LOCATIONS

209 Church St SE
Leesburg, VA 20175

1 SW Osceola St
Suite 1
Stuart, FL 34994

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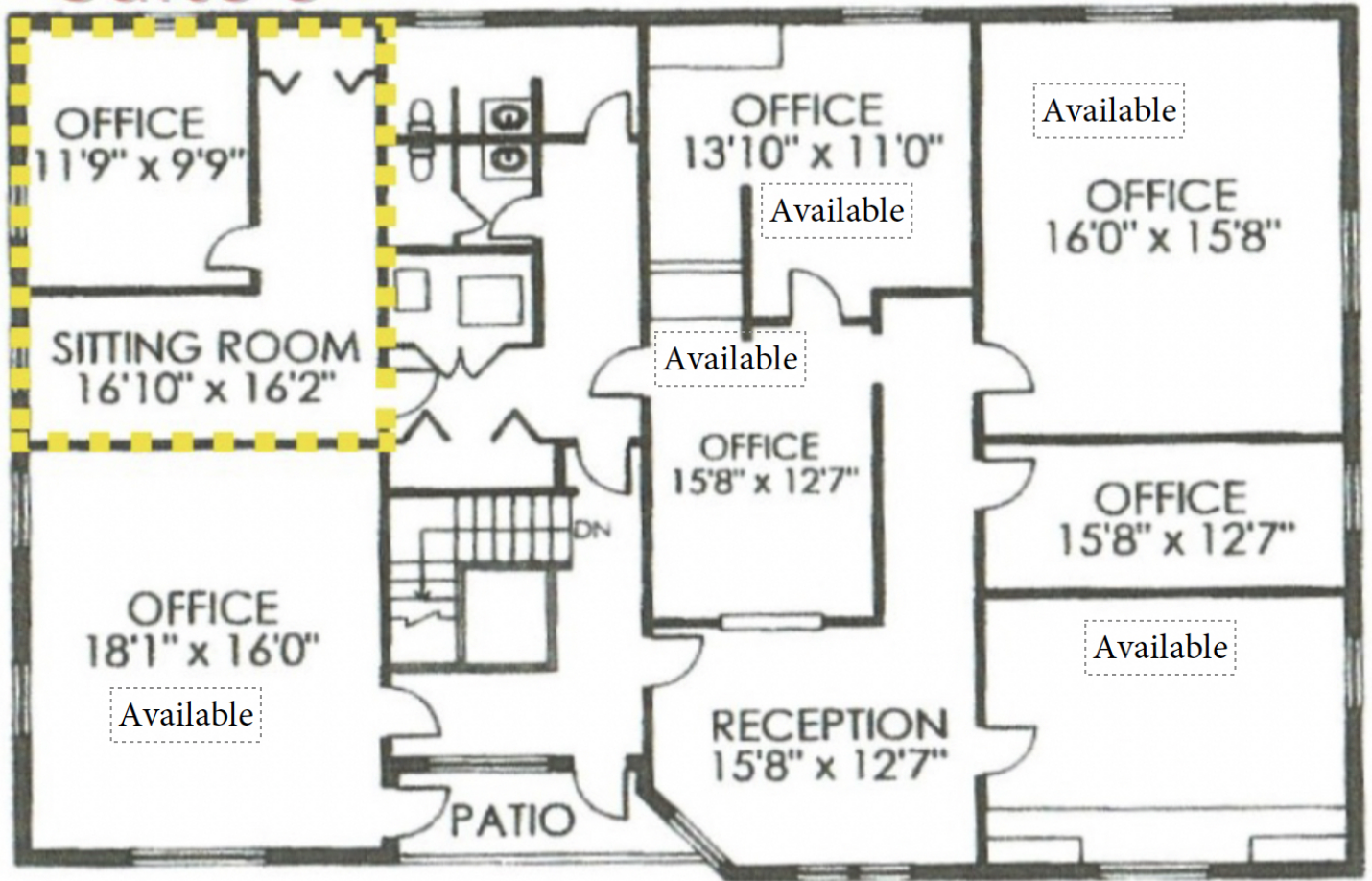
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UPPER FLOOR

Suite 5



UPPER LEVEL
7'10" Ceiling
2175 sq. ft.



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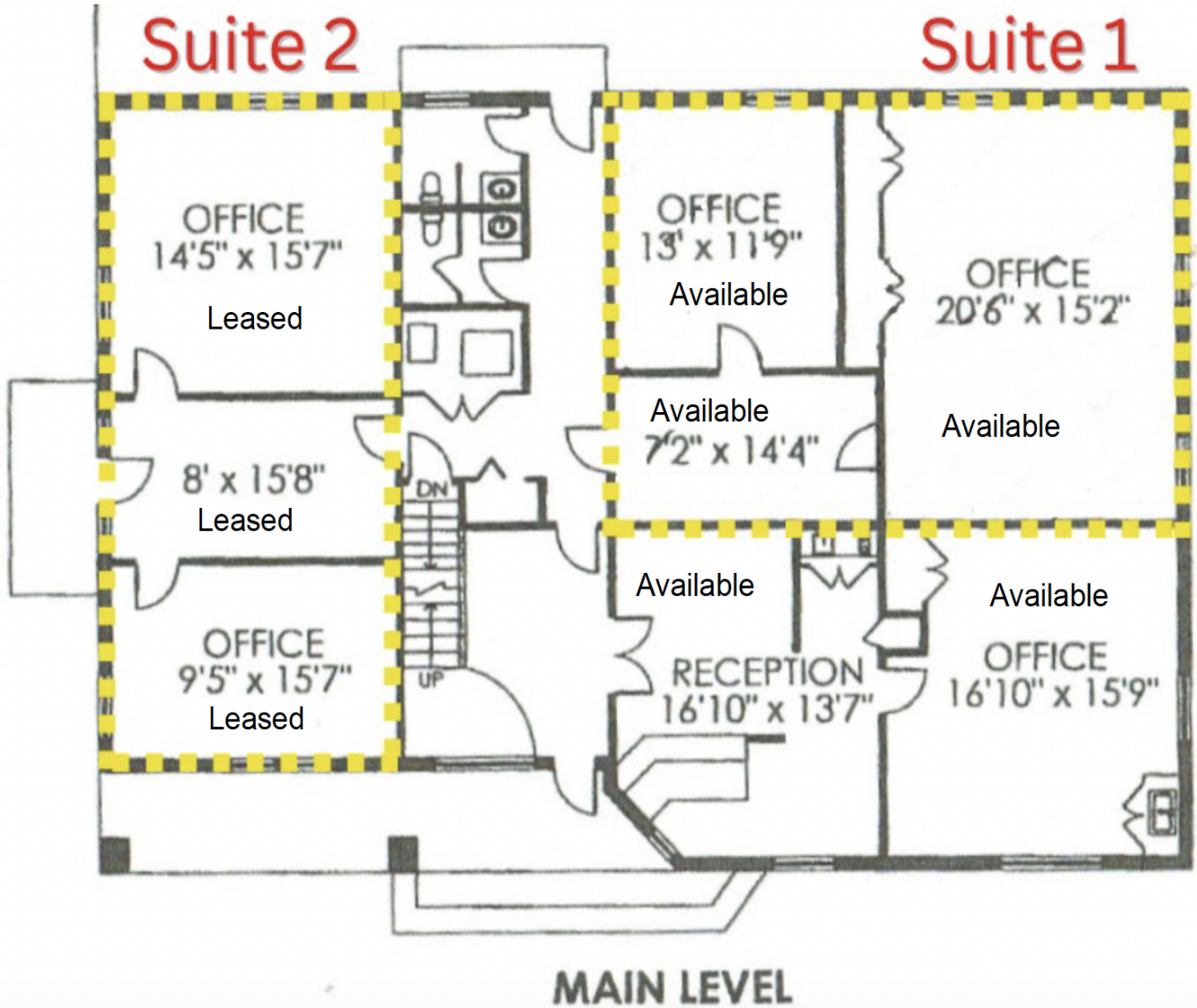
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MAIN LEVEL



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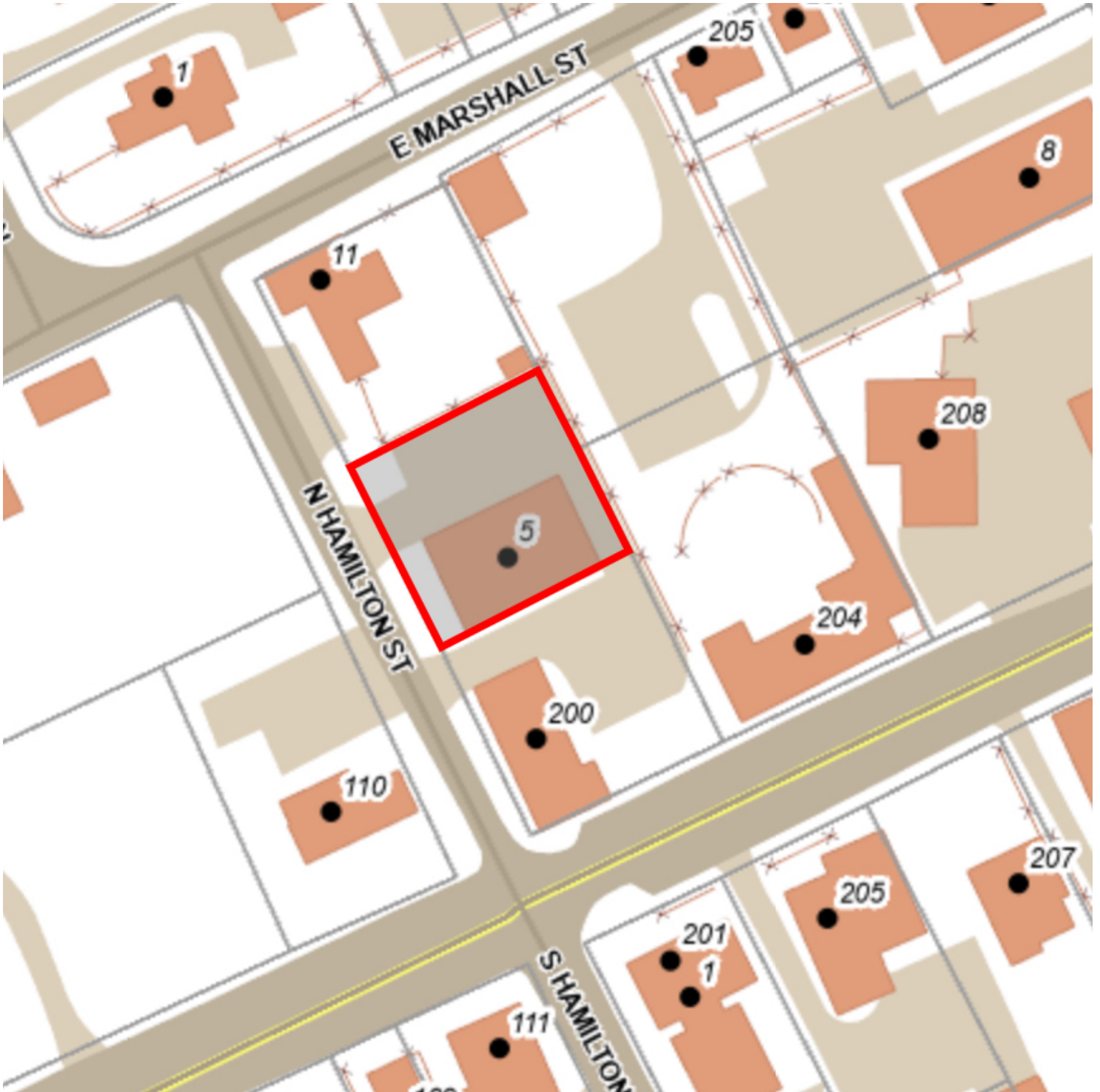
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ADDITIONAL PHOTOS



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AERIAL MAP



Google

Imagery ©2024 Maxar Technologies



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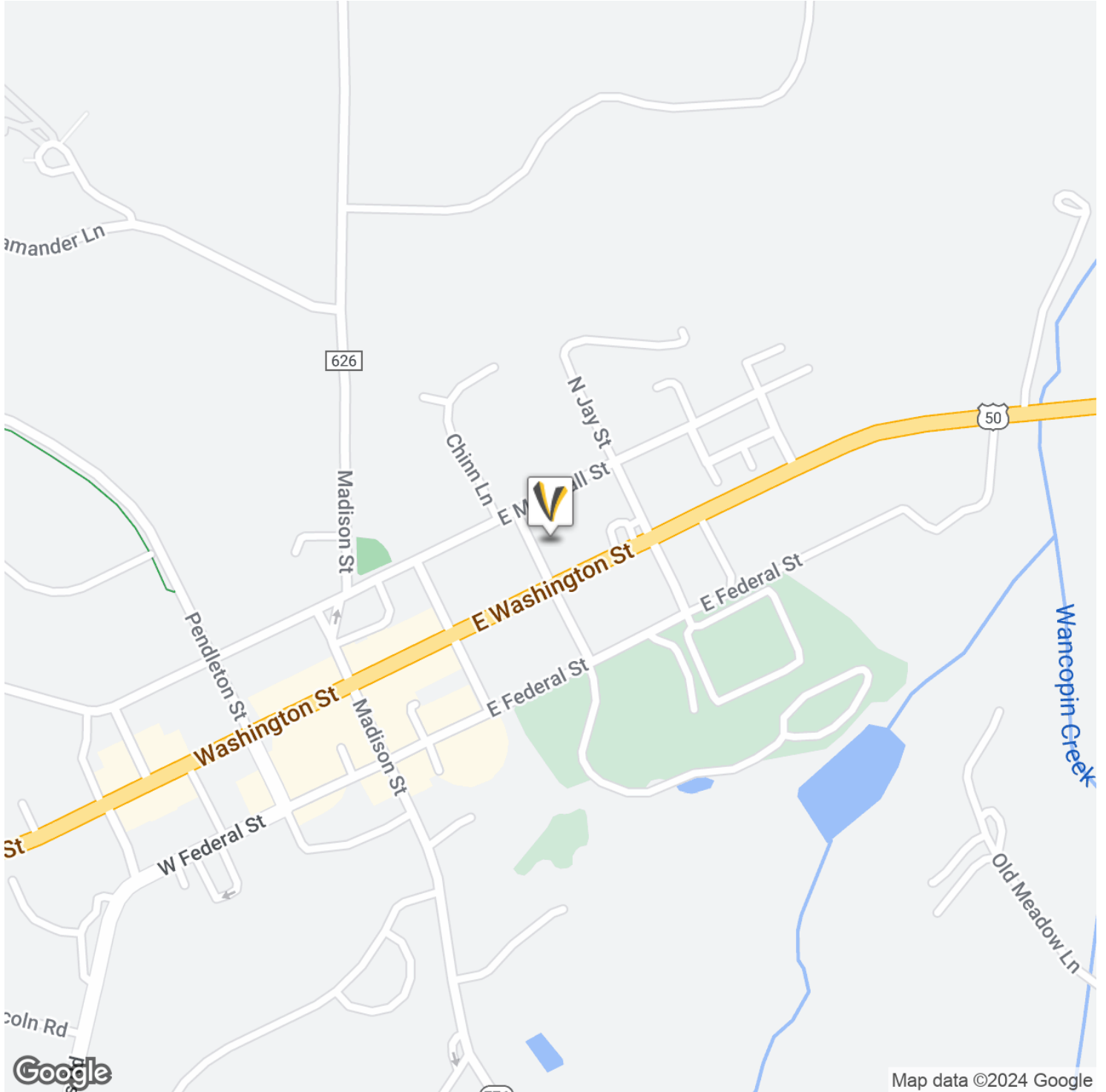
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LOCATION MAP



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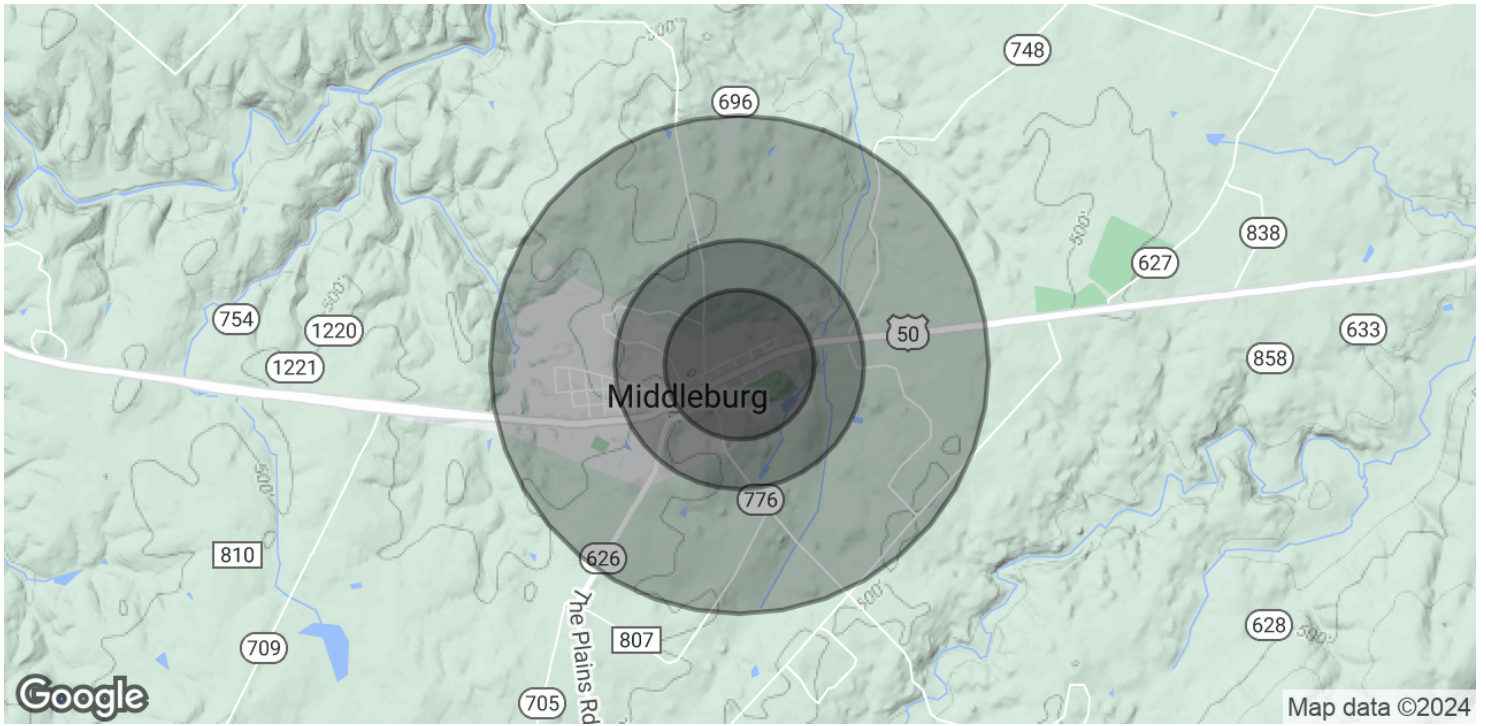
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DEMOGRAPHICS MAP & REPORT



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	213	346	791
Average Age	51	51	50
Average Age (Male)	48	48	48
Average Age (Female)	53	53	52
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	106	171	383
# of Persons per HH	2	2	2.1
Average HH Income	\$149,470	\$153,408	\$159,583
Average House Value	\$986,298	\$1,002,928	\$1,037,878

Demographics data derived from AlphaMap



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