

# S.H. Franklin Building

921 Main St, Lynchburg, VA 24504

Presented by  
CampTinez Properties



**Price: \$22.00 /SF/YR**

Available for lease in the middle of the Main Street is the historic SH Franklin building which has been restored, preserving the original art deco features and incorporates many historical artifacts from its former life as the premier men's clothing store in Lynchburg. The front of the building with its art deco styled display windows commands the attention of those who pass by. The foyer with the original heart pine wood floors has been beautifully refinished and gives a grand welcome. The available space is on the first floor and features 5 offices with built in desks made from the original SH Franklin clothing displays and new commercial carpet. The first floor also includes a kitchenette, 2 bathrooms, and a printer work area.

Public parking garage is directly across the street. Monthly permits are currently \$50 per space.

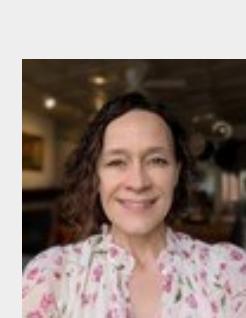
\*Tenant responsible for portion of insurance, taxes and electricity.

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Highly Visible Historic Building with Art Deco Architecture  
Five Offices, Kitchenette, Private Bathrooms, and Flex-Space  
New Carpet, LED lights, and paint  
Property manager on-site  
Heavy foot traffic during day  
Near restaurants, banks, retail shops



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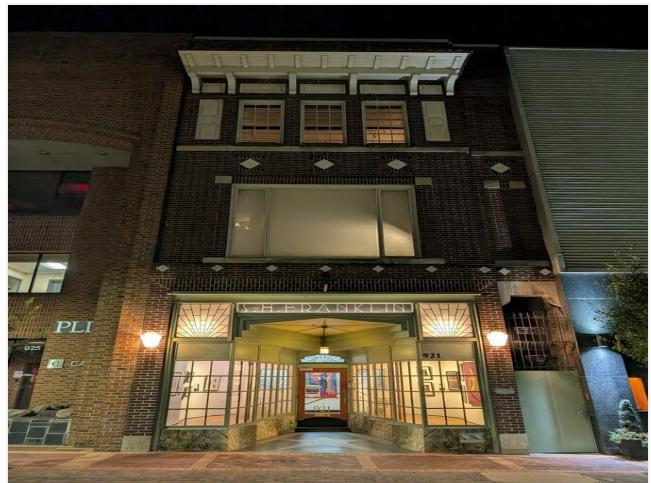
**CampTinez Properties**

Lynchburg, VA 24505

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Exterior Night #1

## Listing space

### 1st Floor

Space Available	2,500 SF
Rental Rate	\$22.00 /SF/YR
Date Available	Now
Service Type	Modified Gross
Built Out As	Professional Services
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

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## Property Photos



Exterior View\_Sidewalk



Entrance from Main St

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## Property Photos



Exterior\_Display Case



Display Case Interior

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## Property Photos



Foyer/Reception



Hallway (Office Entrances)

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## Property Photos



Office (1 of 5)



Hallway (Office Entrances 2)

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## Property Photos



Office (3 of 5)



Hallway to Bath\_Kitchen



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## Property Photos



Built-In Storage



Office (5 of 5)

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## Property Photos



Office 5\_built-in



Hallway (Back-End)

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## Property Photos



Print\_Storage Area



Kitchenette

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## Property Photos



Bathroom Entrances

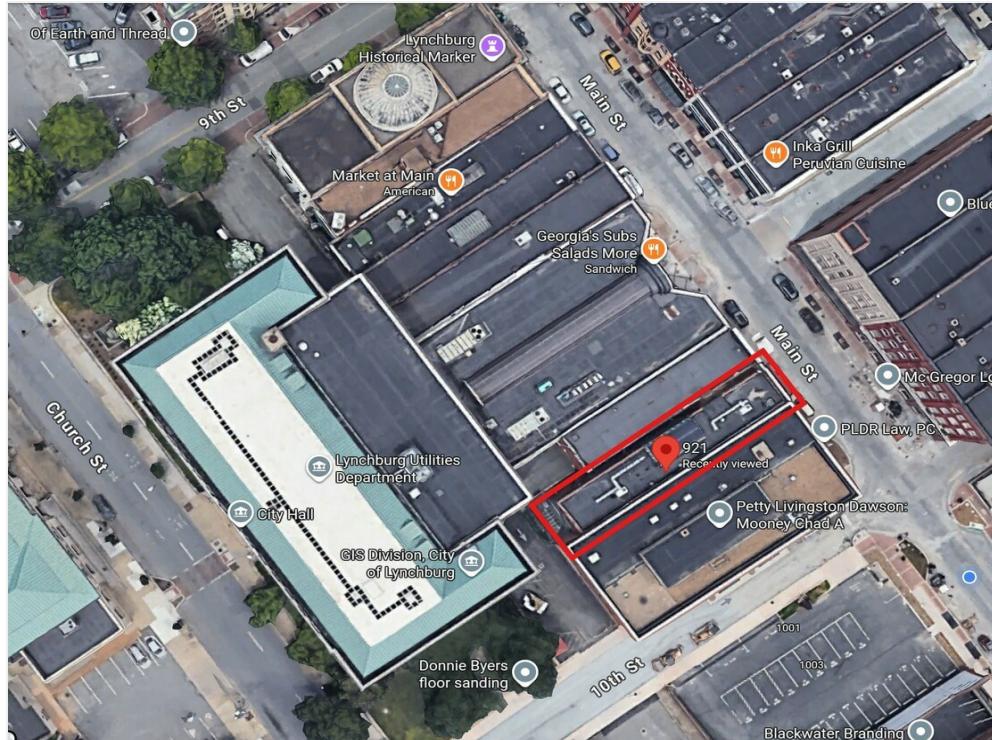


Bath (1 of 2)

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## Property Photos



Aerial View

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## Location

