



FORTRESS
REALTY PARTNERS

Investment Office Condos

6801 Kennedy Rd
Vint Hill
Warrenton, Virginia

PRETIUM AT VINT HILL

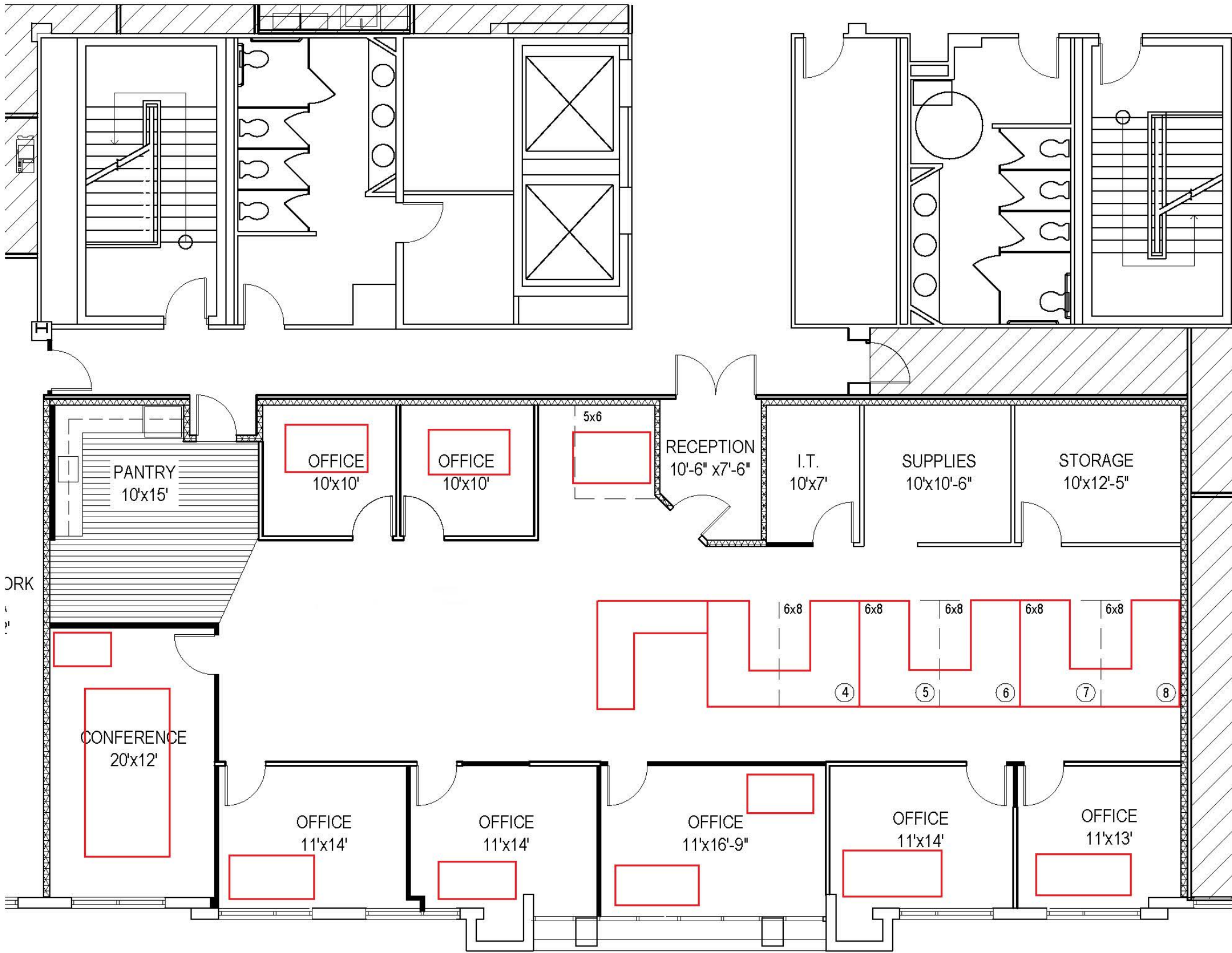
Located in Fauquier County, 6801 Kennedy Road in Warrenton, VA, is a premier Class A commercial property offering a rare investment opportunity. Built in 2007, this well-maintained professional building features five high-quality office suites—204, 205, 301, 302, and 303—designed to accommodate a range of business needs. The property falls within the PCID zoning district, allowing for a variety of commercial uses, and offered at a 7.5% cap rate.



6801 KENNEDY ROAD

BUILDING CLASS	A
YEAR BUILT	2008
ZONING	PCID
HIGHLY SPECIALIZED SPACE IMPROVEMENTS	

UNITS 204 & 205



UNITS 204 & 205

SF 3,905

NET INCOME \$493,663

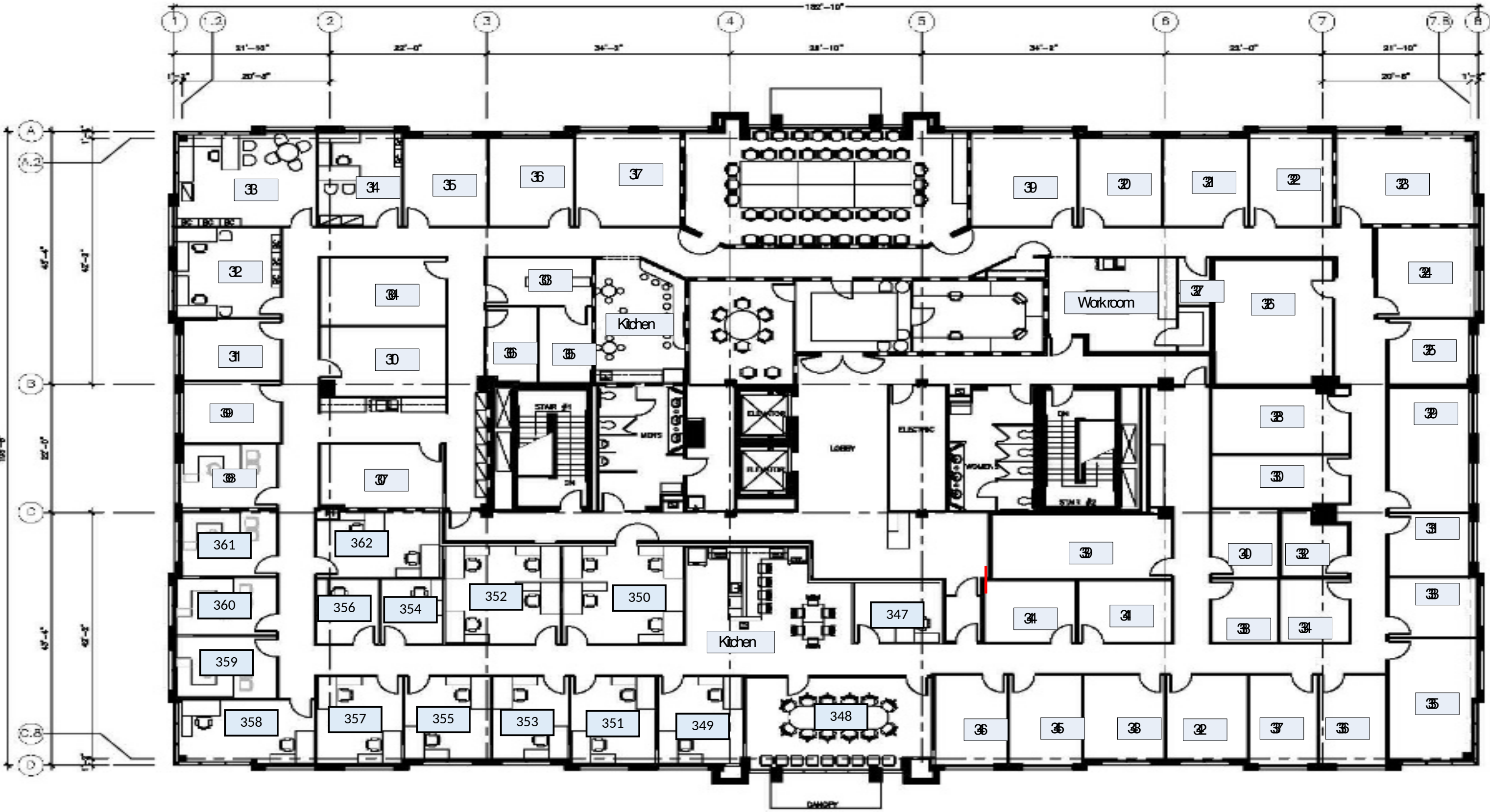
CAP RATE 7.5%

SUPERIOR CREDIT

PRICE \$2.2M



UNITS 301, 302 & 303



UNITS 301, 302, 303

SF 20,287

NET INCOME \$493,663

CAP RATE 7.5%

GREAT CREDIT

PRICE \$6.58M



PRETIUM
AT VINT HILL



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