

RESTAURANT SPACE FOR LEASE

7144 FARM STATION ROAD
WARRENTON, VA 20187



OPERATING EXPENSES INCLUDED

- Grounds Maintenance
- Garbage, cardboard, and recycling hauling
- Conservancy dues
- Real Estate Taxes
- Fire insurance on building & fixtures
- Pest control for exterior and building common areas
- Common area maintenance and cleaning
- Roof repairs and maintenance
- Sprinkler system repairs, maintenance, and inspections
- Fire extinguishers, inspections and replacements
- Exterior lighting

TENANT RESPONSIBILITIES

- Fire Insurance on equipment & inventory
- Maintenance, repair, & inspections, as needed for hood and "ANSUL" In-hood fire suppression system
- Utilities (gas, water & sewer, electricity, internet)
- Pest control - inside
- HVAC and walk-in maintenance & repair
- Grease Trap - empty, maintain, and clean
- Plumbing drains and laterals
- Maintenance and repair of water softener and HWH's
- Interior and patio cleaning - putting trash and recyclables in proper bins
- Replace interior light bulbs, and electrical system in leased premises
- Personal property tax on equipment
- Business license

LEASING INFORMATION

- Gross Leasable Area: 7,476.08 sf
- Net Leasable Area: 7,179 sf
- Rent: \$28.78 psf
- Rent: \$17,912.38
- Security Deposit: One Month's rent with personal guarantees
- Term: 5 years
- Escalation: 3% per year

