

# 3200SF PROFESSIONAL OFFICE SPACE AVAILABLE

3230 Peoples Dr, Harrisonburg, VA 22801

## Executive Summary



### OFFERING SUMMARY

Lease Rate: \$12.00 SF/yr NNN  
+ CAM Fees

Available SF: 3,200 Square Feet

Utilities: Public Water  
Public Sewer

Zoning: B2

Available: October 15, 2025

MLS#: 668276



### PROPERTY OVERVIEW

Here is your next growth location! This is 3200 sf of well-designed and easily accessible office space in the business sector of a growing south Harrisonburg, VA. It is located right off South Main Street, (Rt. 11) and just across from Exit 243 of I-81, making this location easily accessible from anywhere in Harrisonburg or even Rockingham County.

For More Information:

Tom Oberholtzer

540.810.6242

tom.oberholtzer@cottonwood.com

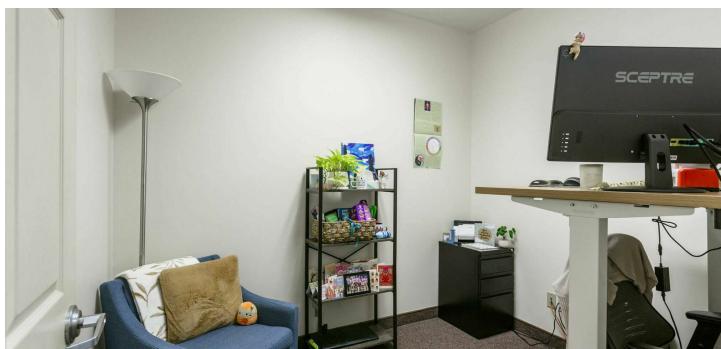
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## Additional Photos



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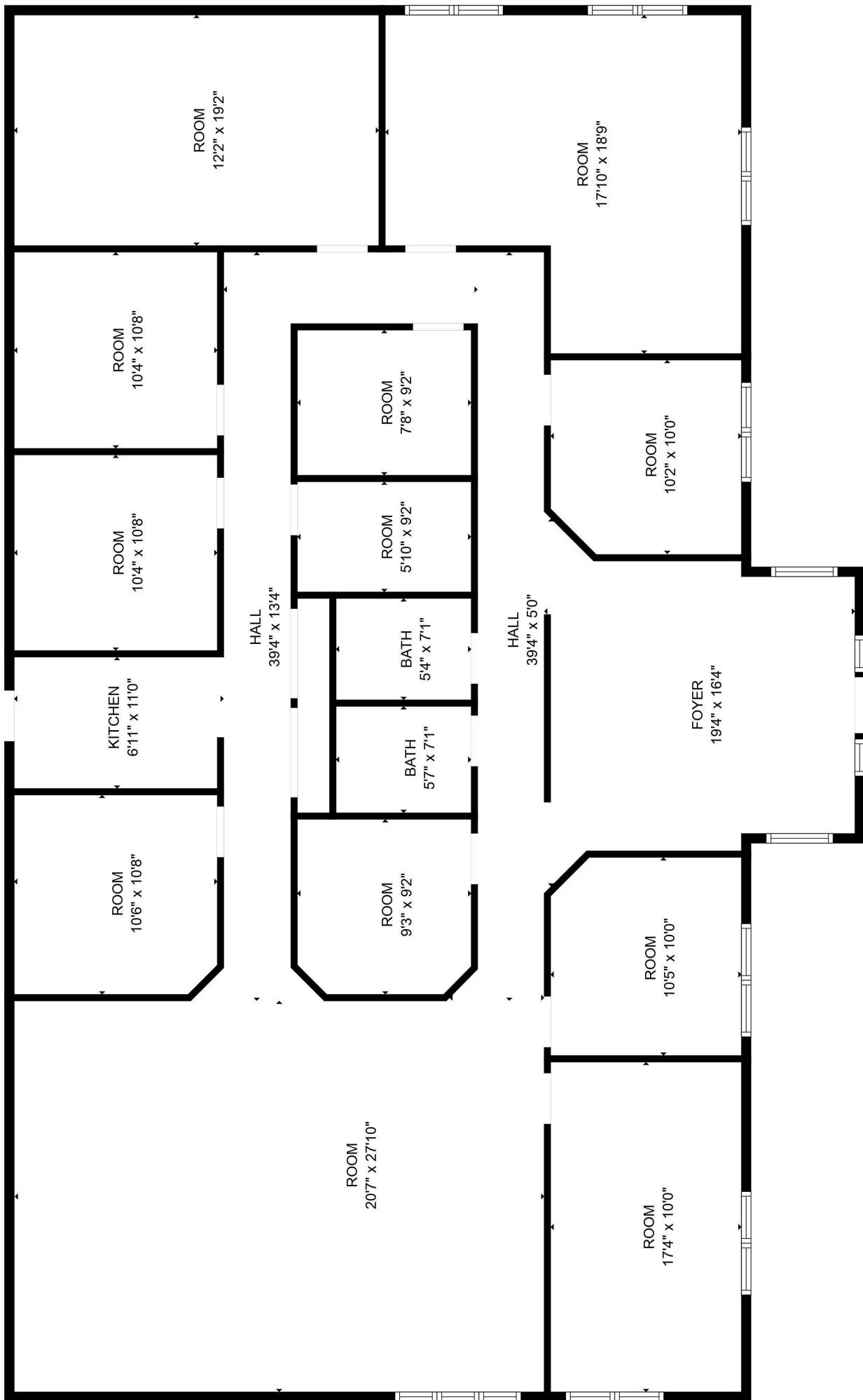
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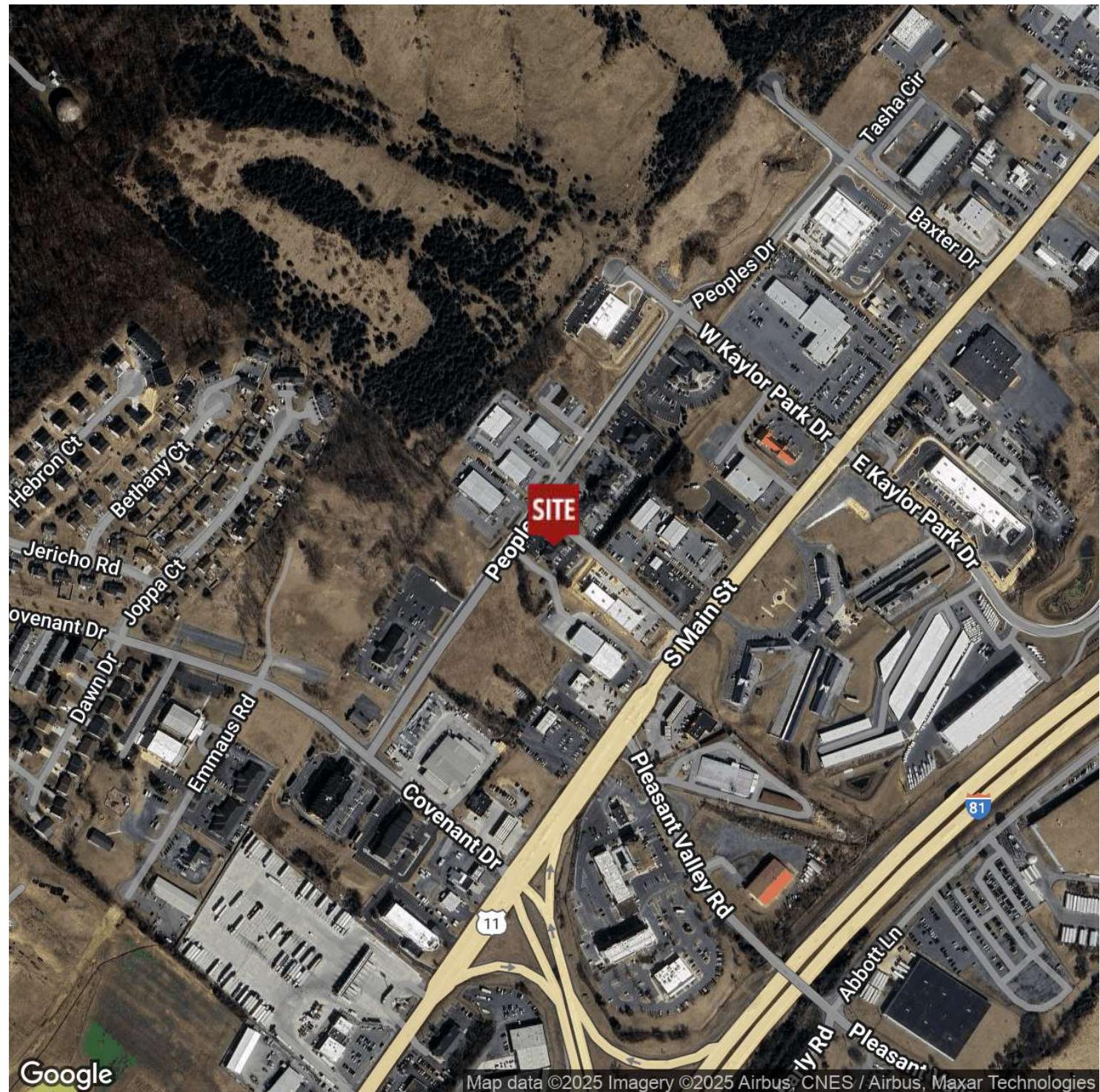
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## Location Map



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