

LEASE OPPORTUNITY

OFFICE SPACE IN THE HEART OF OLD TOWN WARRENTON



39 Culpeper Street
Warrenton, VA 20186

Negotiable
Aggressive Market Rates Available

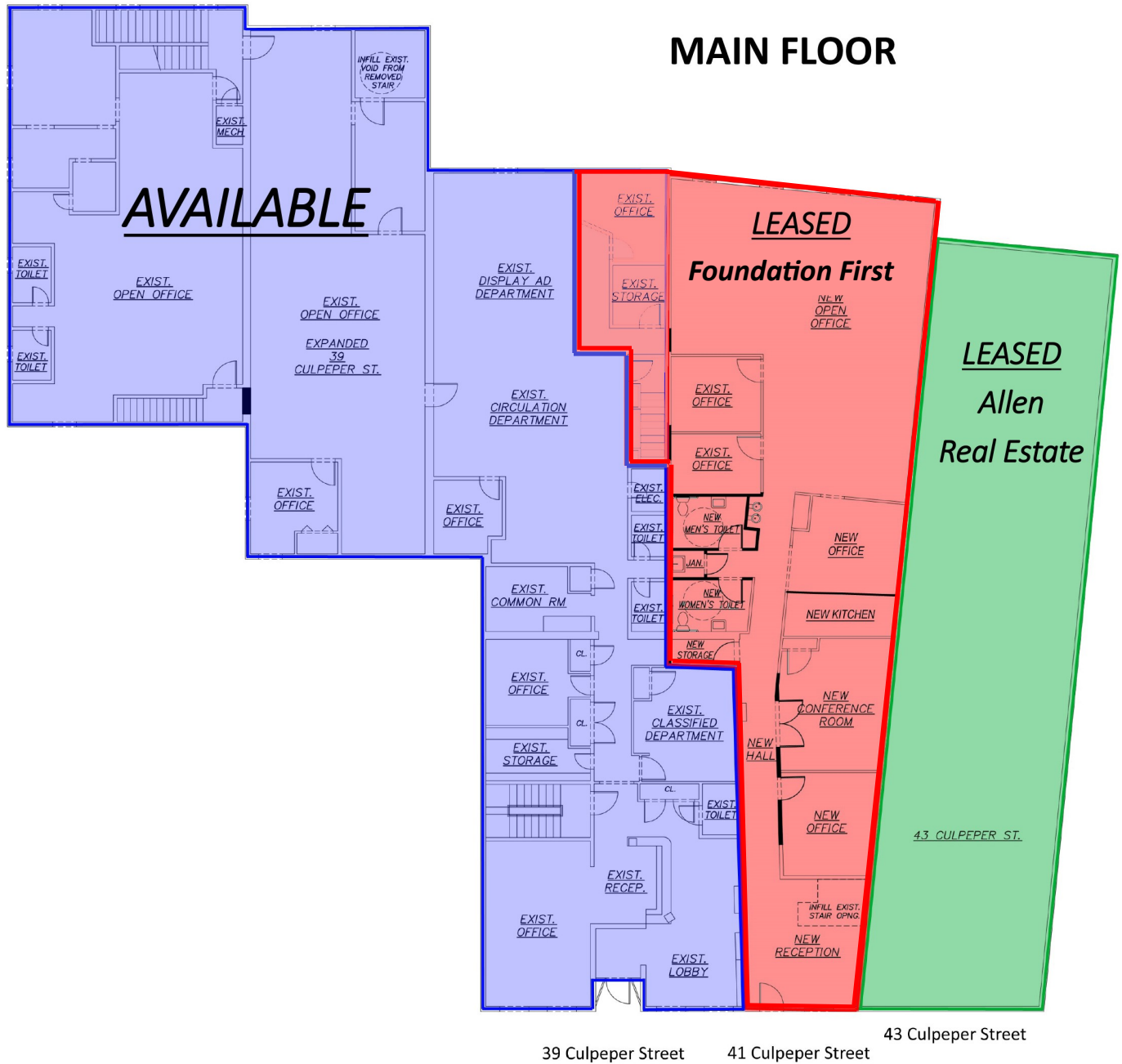
- Available Immediately.
- Up to 7,000 Rentable SF; Will Subdivide to Suit. Minimum Contiguous 2,500 SF
- Short Term Leases Considered
- Brokers Welcome and Protected
- Central Business District
- Conveniently located in the heart of Old Town Warrenton at the intersection of Culpeper Street & Lee Street. Close proximity to the Fauquier Government Center, Historic Court-house Building and numerous local restaurants & retail stores.

Bryant White: 703:447.3478
bryant@landmarkcre.com
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Landmark Commercial Real Estate
LandmarkCRE.com



MAIN FLOOR

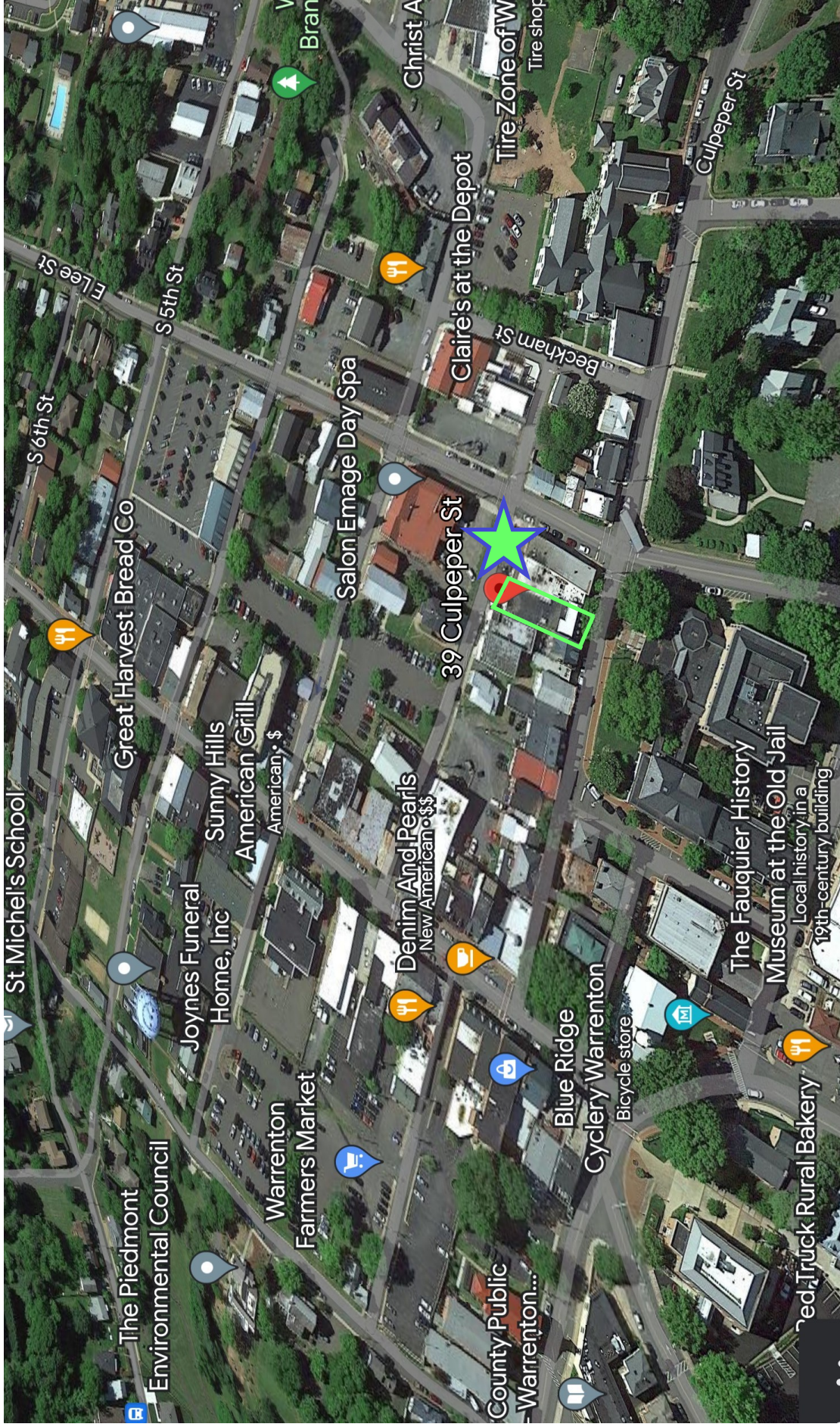


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Aerial

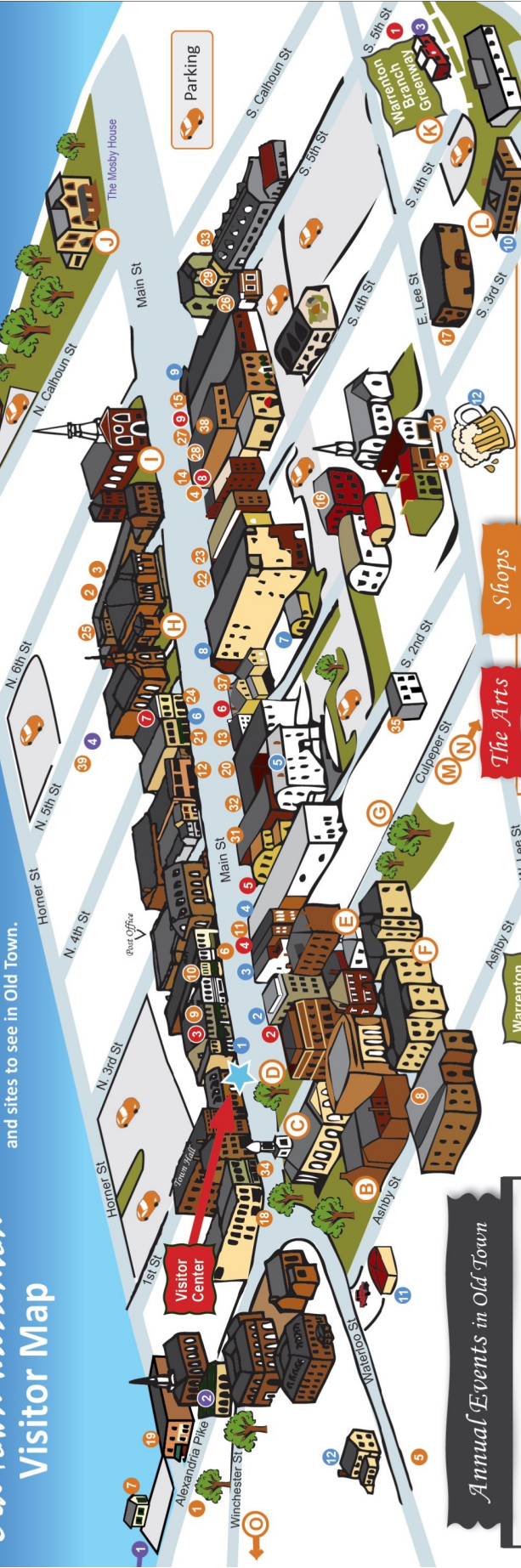


Welcome to Old Town Warrenton Visitor Map

Shops & Restaurants

The shops, restaurants, events,
and sites to see in Old Town.

Warrenton-Fauquier County Visitor Center
21 Main Street, Warrenton, VA 20186 • (540) 347-1101
Open 5 days a week, 8:30am - 4:30pm • (Closed major
holidays) www.VisitWarrentonVA.com



Annual Events in Old Town

- March... Molly's Wearing O'the Green 5K
- April - November... Farmer's Market (1st St parking lot)
- May - October... First Fridays
- May... Spring Festival
- June - September... Blumont Concert Series (Saturdays)
- June... Father's Day Car Show
- June... 5th Street Wine Festival
- July... Fourth of July Parade
- September... Evening Under the Stars
- September... Fauquier Heritage Day
- October... Great Pumpkin Ride
- October... Halloween Happyfest
- December... Christmas in Old Town & GumDrop Square
- December... First Night in Old Town Warrenton (Dec. 31)

Historic Walking Tour

- A Warrenton Cemetery/Mosby Burial
- B Fauquier Co. Courthouse
- C Fauquier Co. Courthouse
- D Statue of John Marshall
- E California Building
- F Warren Green Hotel
- G Beckham House
- H Warrenton Presbyterian Church
- I Warrenton Baptist Church
- J The Mosby House
- K Warrenton Branch Greenway
- L The Depot
- M John Quincy Marr House
- N Mecca
- O Paradise

Shops

- 1 Be Boutique
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The Arts

- 1 Little Pin Cushion Studio
- 2 Allegro Community School
- 3 Berkeley Gallery II
- 4 Black Horse Gallery
- 5 Berkeley Gallery
- 6 Framcraft
- 7 Studio 19 Photography
- 8 Earth, Glaze & Fire
- 9 Drum & Strum Music Center

Good Eats & Drinks

- 1 The New Bridge Restaurant
- 2 Deja Brew
- 3 The Brick / Black Bear
- 4 Molly's Irish Pub
- 5 Shby's Restaurant & Lounge
- 6 Sunny Hill's American Grill
- 7 Renee's Gourmet To Go
- 8 Hidden Jules Café
- 9 Great Harvest Bread Co.
- 10 Claire's at The Depot
- 11 Red Truck Bakery
- 12 Natural Marketplace
- 13 Wort Hog Brewing Co.

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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