

BLUE RIDGE PROFESSIONAL PARK



NOW LEASING - 1,600 to 25,000 SF - CLASS A OFFICES



COLDWELL BANKER
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LEASE

BLUE RIDGE PROFESSIONAL PARK VISTA CENTRE DR. FOREST, VA



PROPERTY DESCRIPTION

Blue Ridge Professional Park, Forest VA's newest Commercial development, is located in the heart of Forest, VA, surrounded by booming development and growth. Phase 1 of the project is underway with (4) buildings currently being constructed. Estimated completion date will be Fall of 2024. Office spaces available from 1,600 SF and up. Build to Suit opportunities up to 25,000 SF is also an option. PID Zoning allows for a variety of uses including: Office, Flex space, Manufacturing, Wholesale, Call Centers, Retail and other Industrial uses. Join Light Counseling who is already located in the development and slated to open in September 2024. Other Nearby businesses include: Centra Health, Moore & Giles, Sterling Blower, Western Ways, Ferguson, Auto-Owners Insurance, Source 4, Fastenal, American Association of Christian Counselors and numerous professional/executive offices.

OFFERING SUMMARY

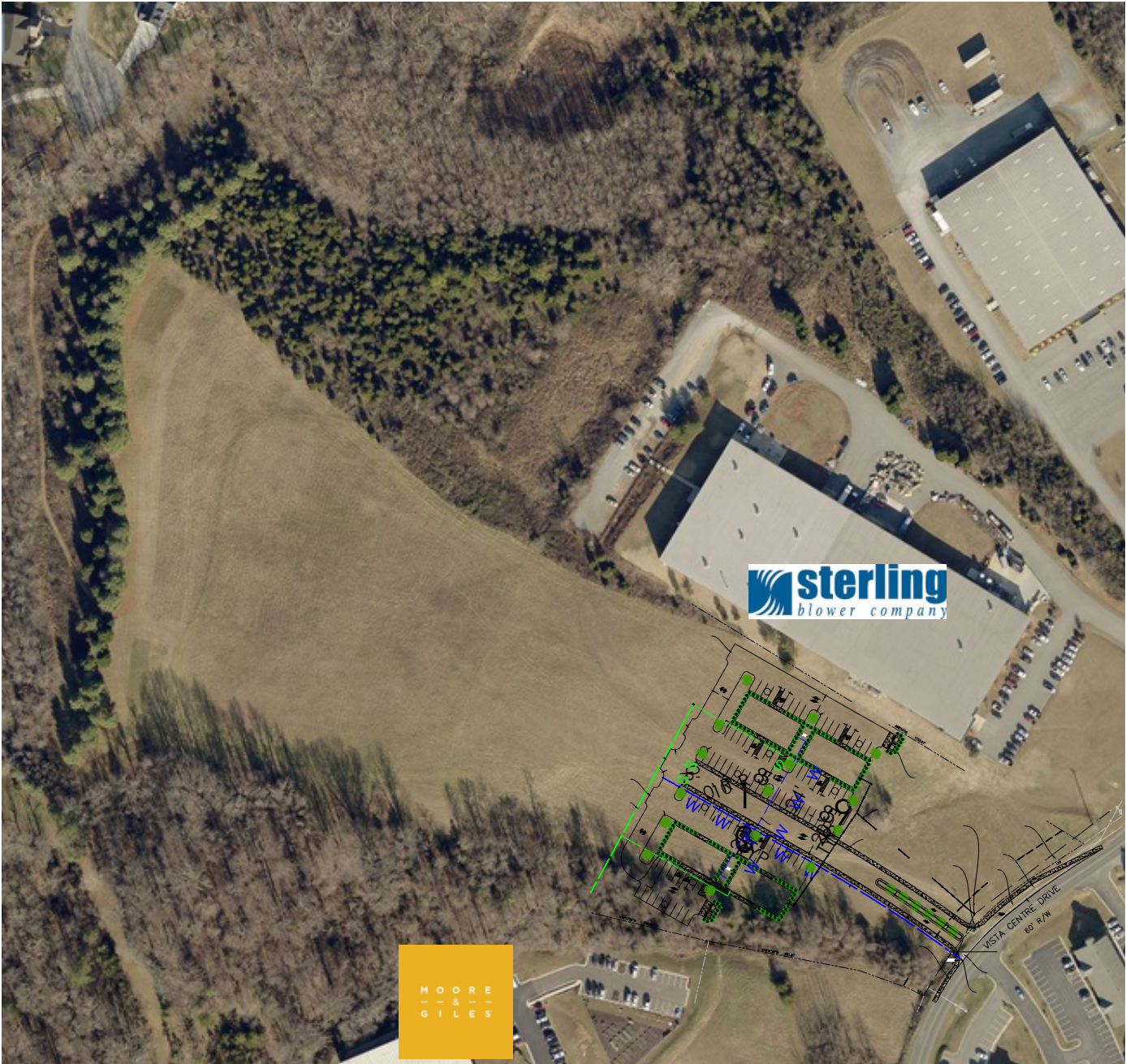
Lease Rate:	\$20.00 - 24.00/SF + CAM
Available SF:	1,600 SF & Up
Building Type:	Office/Flex
Zoning:	PID

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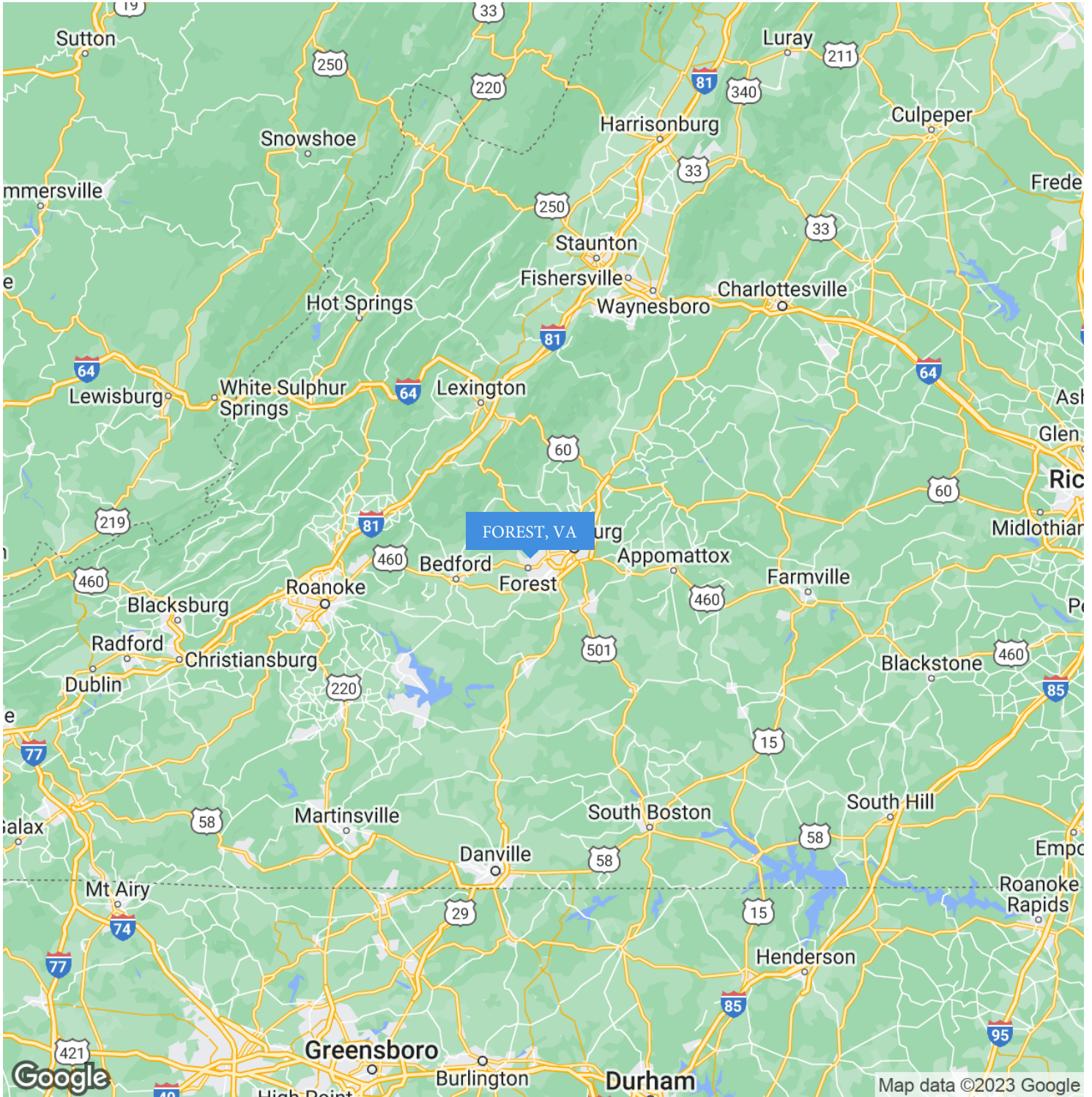
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SITE PLAN



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General Tenant Upfit per 1,600 SF of basic office space (Subject to change based on Tenant's use and needs)

GENERAL:

- Concrete Slab per code
- Framing of Demising wall
- Drywall w/ Sound Batt Insulation
- R-19 Insulation (Exterior Walls)
- R-38 attic
- Acoustic Lay In Ceiling
- Drinking fountain and janitor sink
- Water Heater

BATHROOMS:

- (1) handicap Bathroom with toilet and sink
- Install VCT flooring in Bathroom
- Paint Bathroom Walls
- Exhaust Fan
- (3) grab bars, one soap dispenser, (1) toilet tissue dispenser, (1) paper towel dispenser, (1) handicap mirror
- Hollow metal door frame with flush birch veneer door and commercial grade hardware

HVAC

- 3 ton heat pump unit including 4' metal galvanized, line supply and return duct drops
- Control Voltage wiring and thermostat control

ELECTRICAL

- 1 GFCI receptacle by each rear door
- 200 amp 3 phase service
- Exit emergency lights per code
- (21) 2x4 lights in 1600 sq ft units.
- Common Wall between units to have (4) receptacles and (2) ¾ inch stub ups for data/telephone
- Wiring of 3 ton HVAC units
- Wiring of water heaters
- Wiring of bathrooms with (1) 2x4 light per unit

PLUMBING

- Supply and waste lines tied in to existing stub outs inside building

FINISHES

- Drywall (1/2 " sheetrock nailed, glued, and screwed with 3 coat compound system)
- Flooring - Allowance to be determined