
GREENBRIER OFFICE PARK | LEASE SPACE AVAILABLE

1600 N Coalter St, Staunton, VA 24401

Executive Summary



OFFERING SUMMARY

Available SF: 3 Units Available

Lease Rate: \$11.00 - 13.95 SF/yr
(Gross)

Building Size: 22,512 SF

Zoning: P1

Utilities: Public Water
Public Sewer

MLS#: 658165 (Ste 4)
658166 (Ste 9B)
658167 (Ste 302)



PROPERTY OVERVIEW

Affordable office space in the City of Staunton now available in Greenbrier Office Park. Dedicated entrance and mailbox. Great location near Staunton High School, less than 5 minutes to downtown. Water, sewer, heat, and exterior maintenance included. Tenant responsible for electric and internet. Move-in ready, call or text to set up a showing today!

For More Information:

Chase Hoover
540.480.1449
chase.hoover@cottonwood.com

COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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LEASE INFORMATION

Lease Type: Gross Lease Term: Negotiable
Total Space: 672 - 2,492 SF Lease Rate: \$11.00 - \$13.95 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 4	Available	1,243 SF	Gross	\$11.00 SF/yr	Needs completion, open space, office/library in back, half bath roughed in.
Suite 9B	Available	672 SF	Gross	\$11.00 SF/yr	Connects with 9A via hall doorway, 2 offices, common/printer area, half bath.
Suite 302	Available	1,470 SF	Gross	\$13.95 SF/yr	Reception area, conference room, 3 offices, kitchenette, half bath

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Suite 4



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Suites 9B



For More Information:

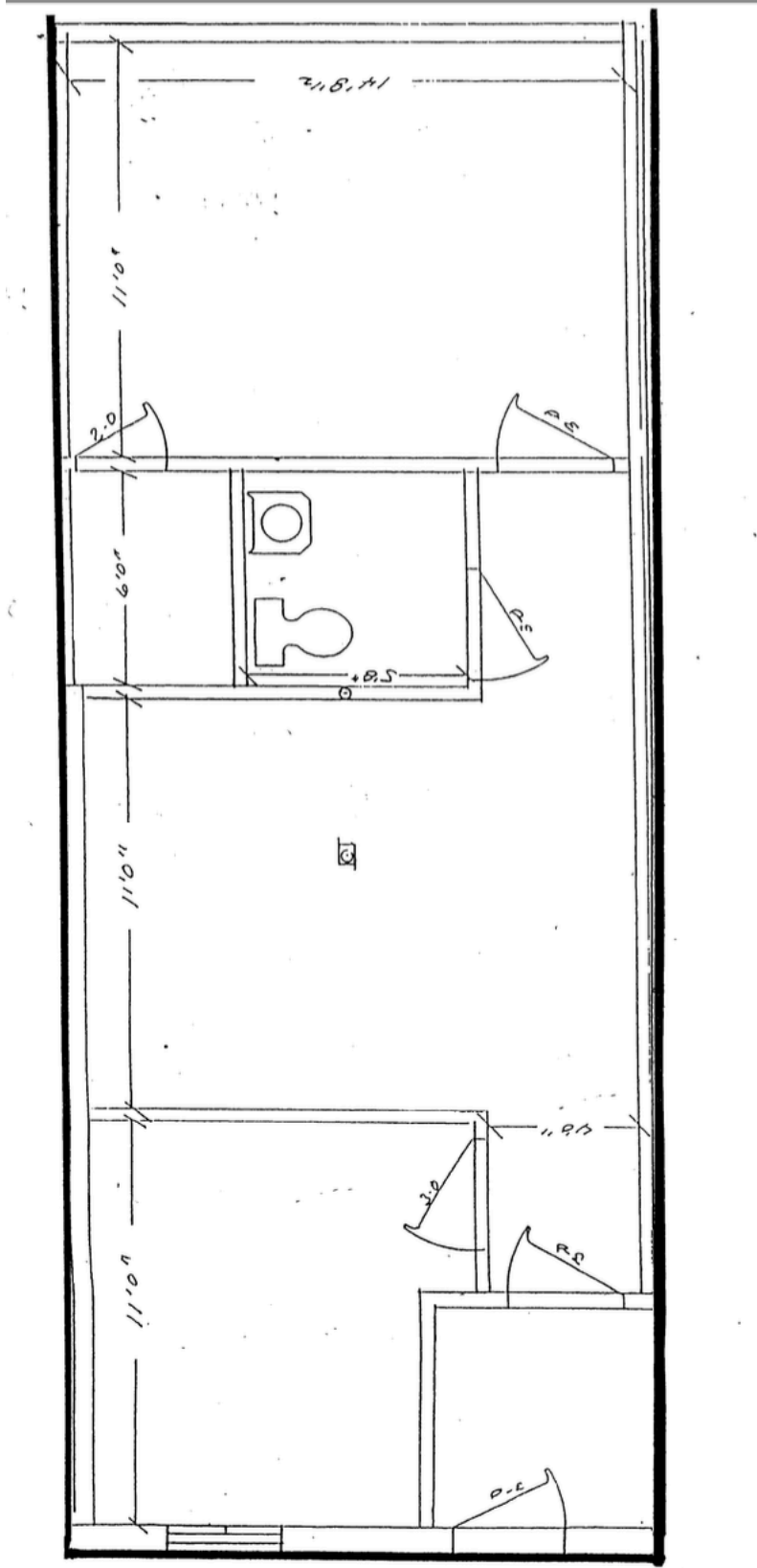
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9B

Suite #9B
 Located in Building #1
 Greenbrier Office Park
 1600 N. Coalter Street
 Staunton, VA

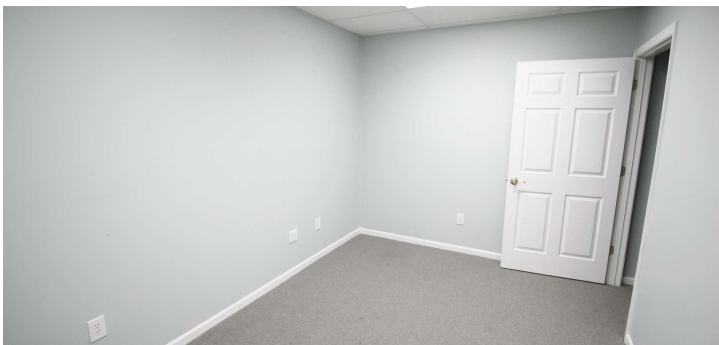
Exhibit B - Sketch

672 sq. ft.

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Suite 302



For More Information:

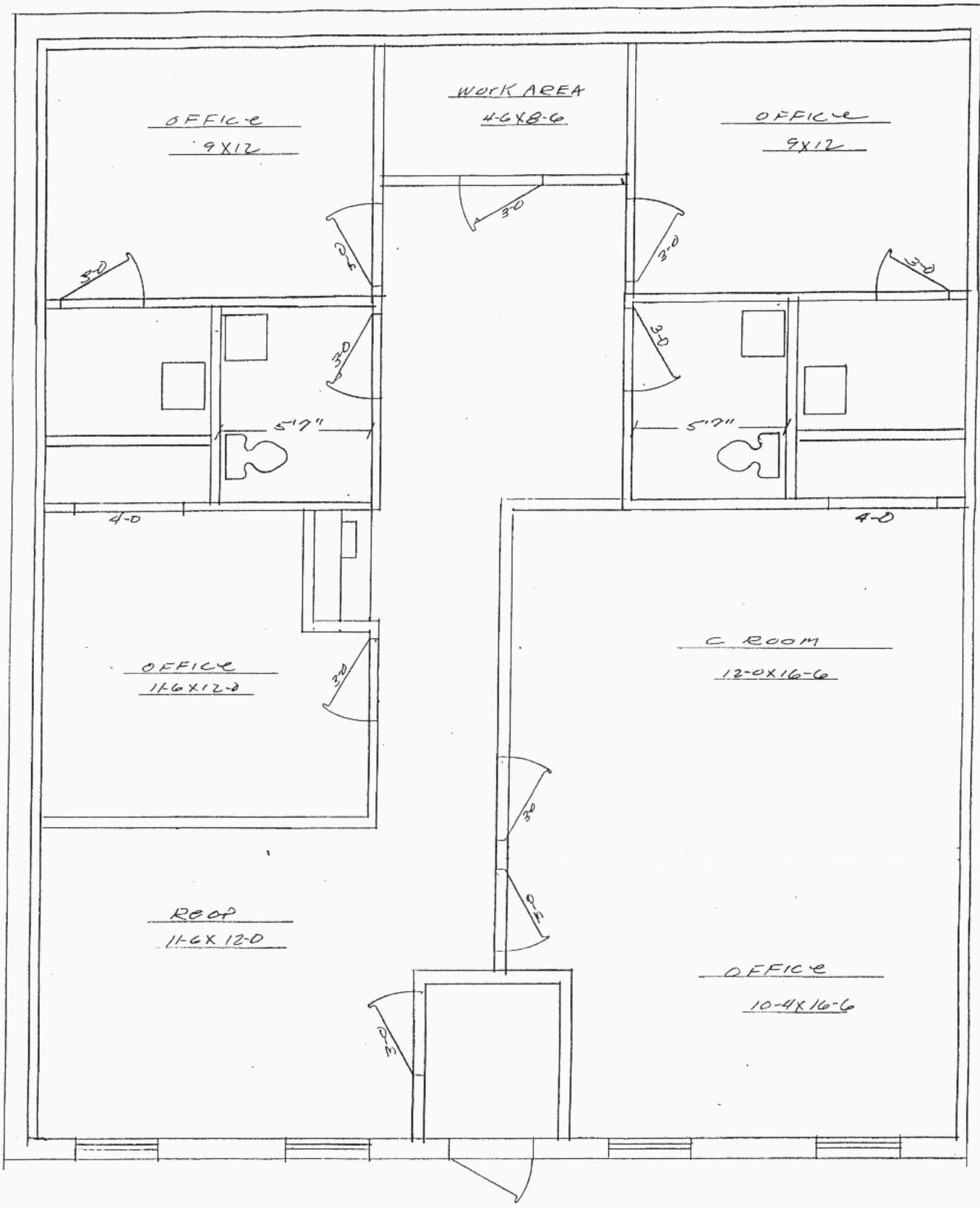
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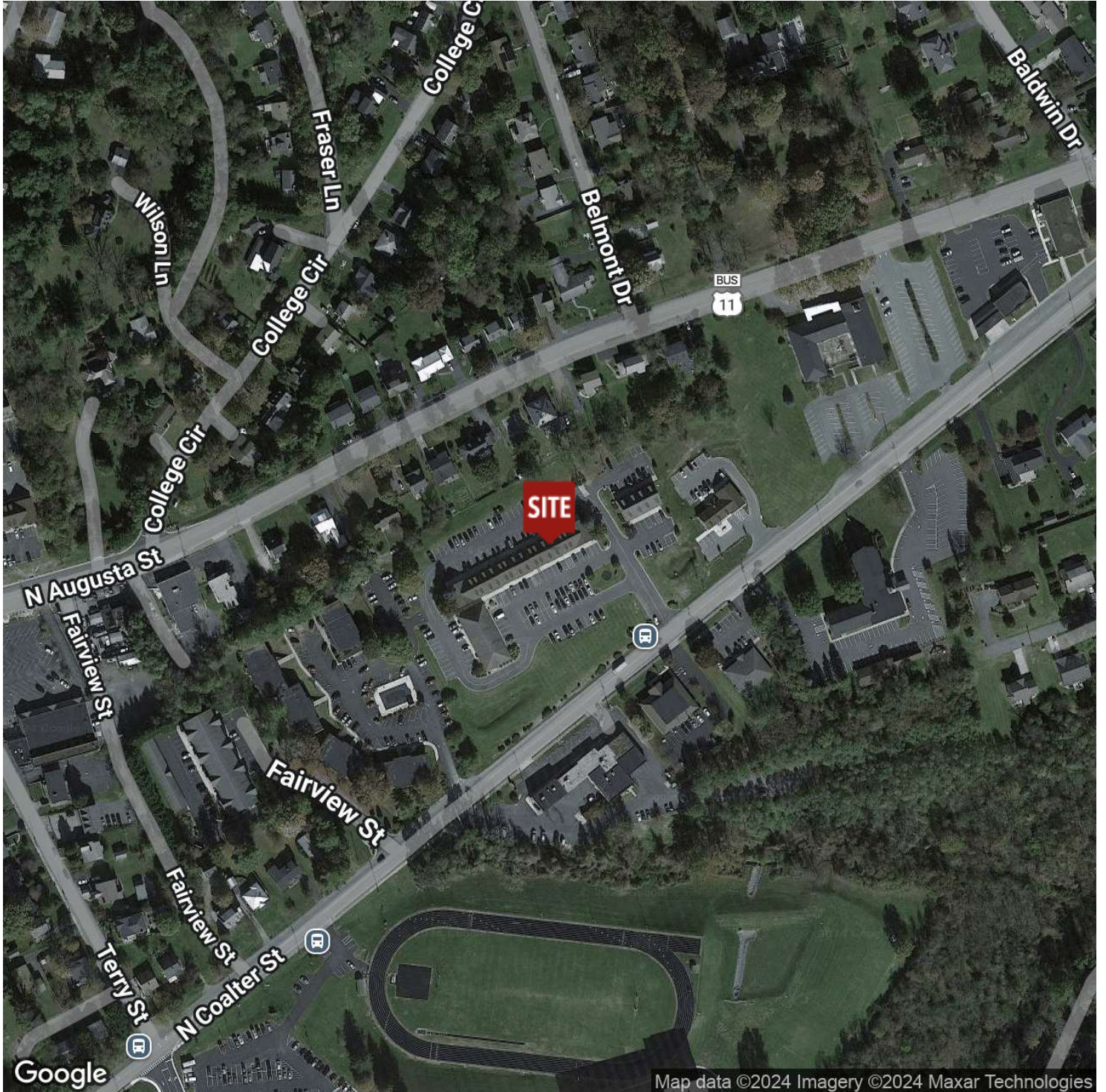
#302

1470 sq. ft.

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Location Map



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