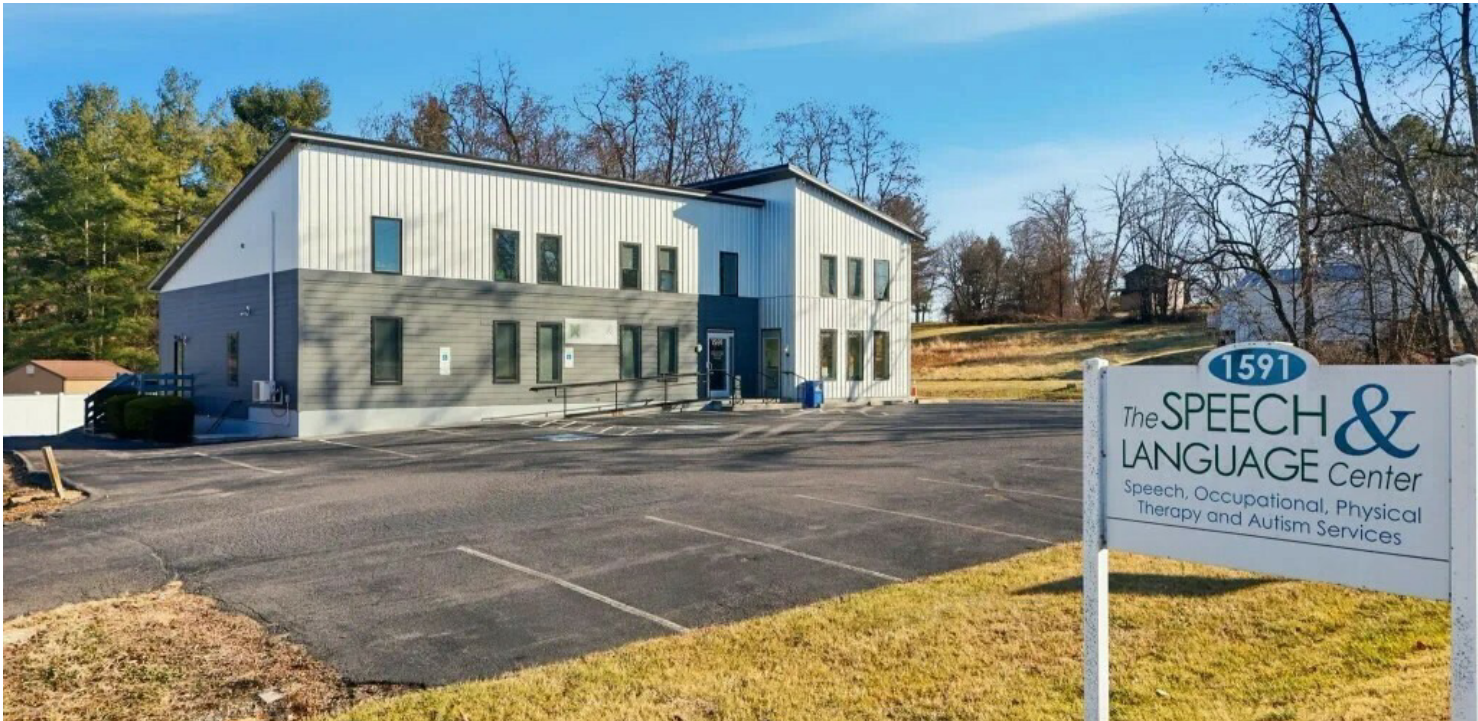


PRIME HIGH-VISIBILITY OFFICE BUILDING ON PORT REPUBLIC RD
1591 Port Republic Road, Harrisonburg, VA 22801



OFFERING SUMMARY

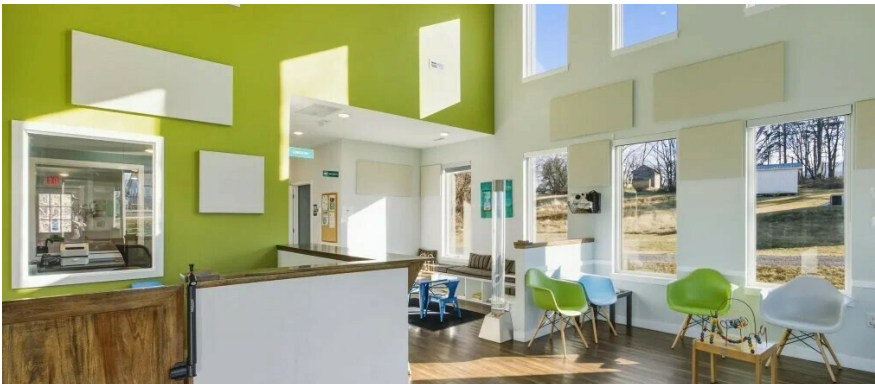
Sale/Lease Price: \$995,000
\$19.95/SF NNN

Lot Size: 0.34 Acres

Building Size: 5,199

Zoning: R3

Price / SF(Purchase): \$191.38



PROPERTY OVERVIEW

Prime opportunity to own/occupy a 5200SF professional office building in Harrisonburg, less than a mile from Sentara. Eye catching design from a major 2017 remodel, and on busy Port Republic Rd (17,000 cars per day), will ensure your clients don't miss you! Split over 3 levels, this property has over 15 private offices, open areas, conference rooms and 20' ceilings in the large waiting room. Paved parking lot, fenced in concrete patio, storage shed, standalone road signage complete this well maintained building. This building sits in Rockingham Co. allowing for no city BPOL tax. Property also for rent, available early Summer!

For More Information:

Craig Anders
540.383.6054
craig.anders@cottonwood.com

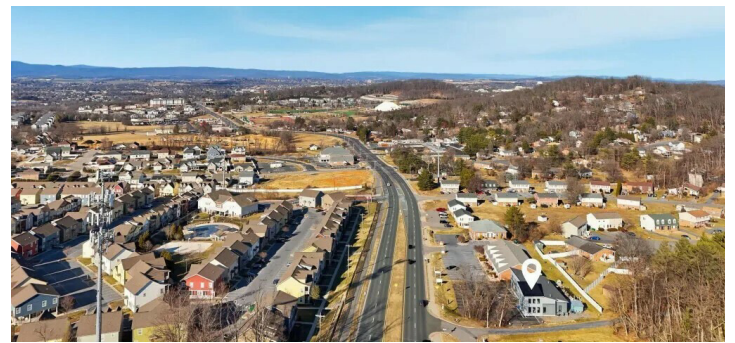
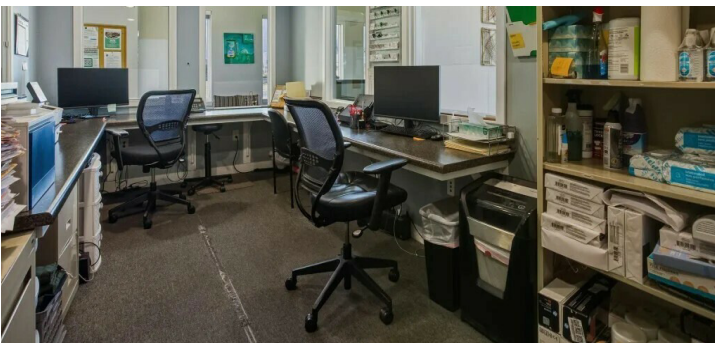
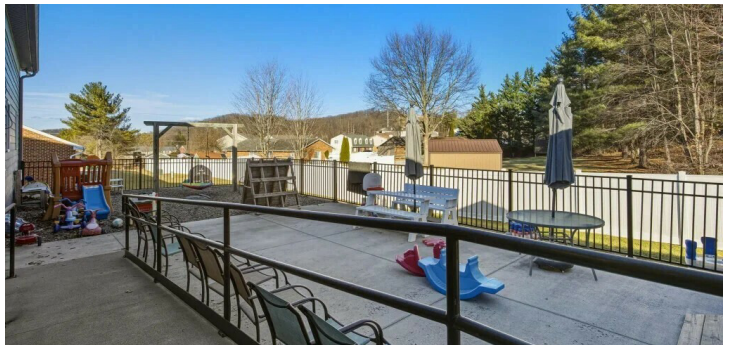
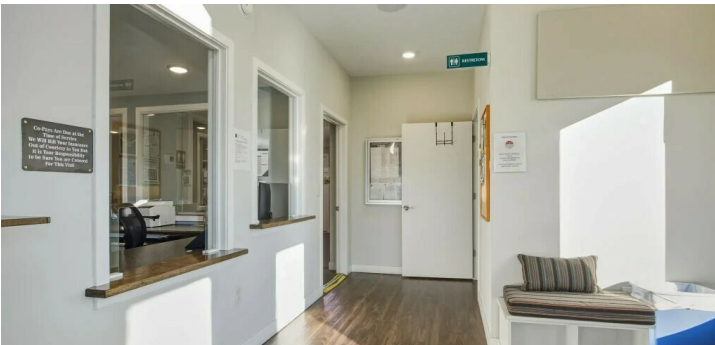
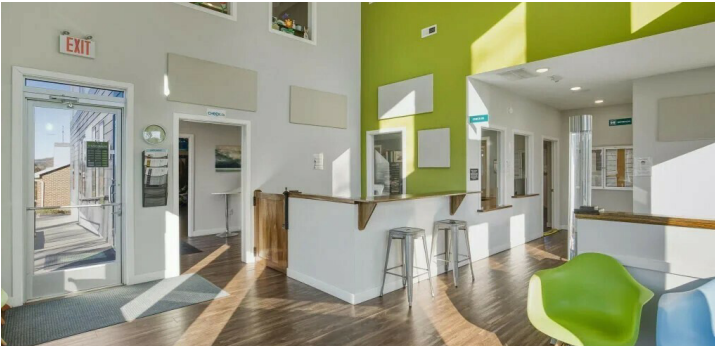
COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

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.

Additional Photos

PRIME HIGH-VISIBILITY OFFICE BUILDING ON PORT REPUBLIC RD

1591 Port Republic Road, Harrisonburg, VA 22801



For More Information:

Craig Anders

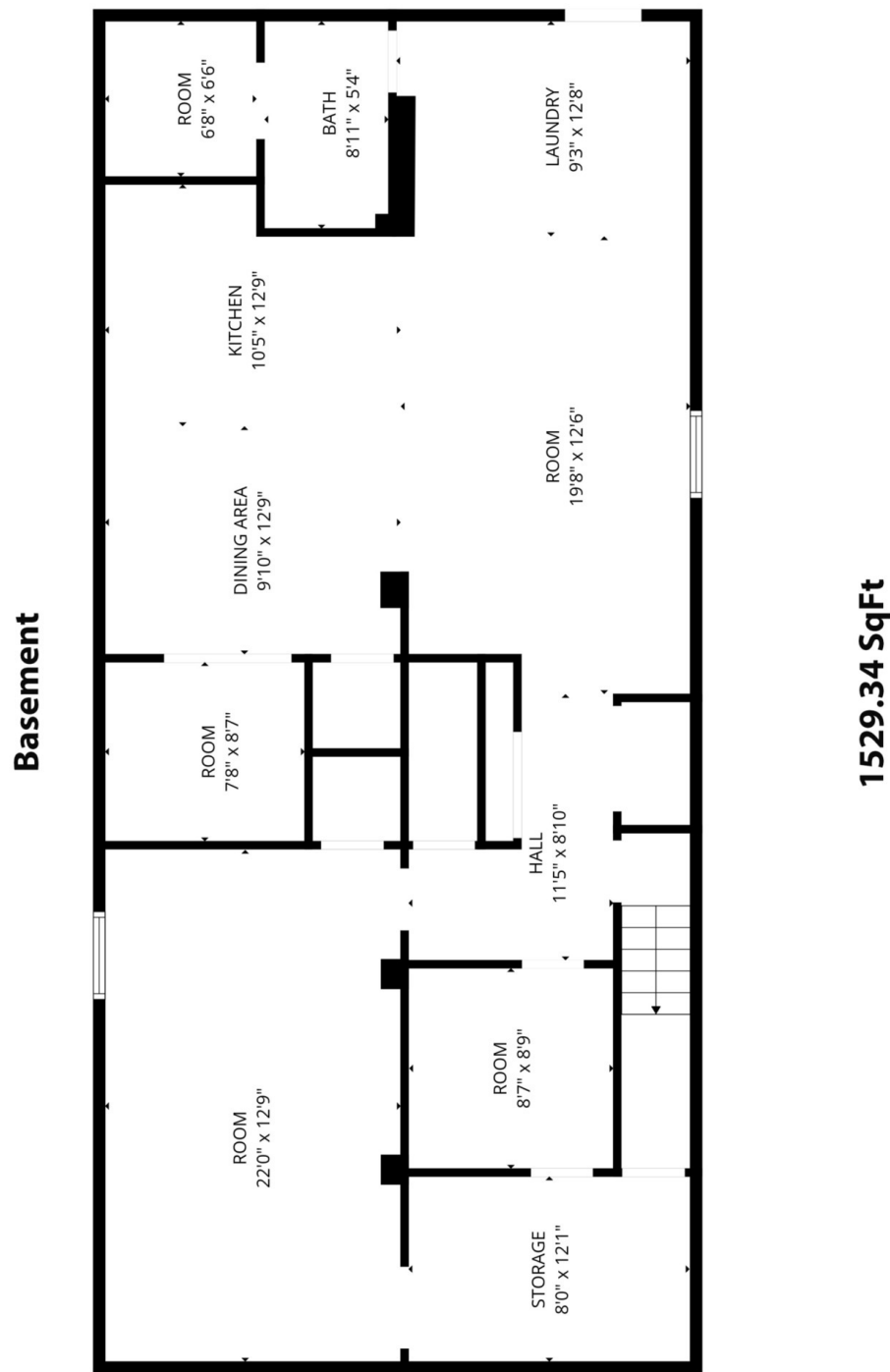
540.383.6054

craig.anders@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.

PRIME HIGH-VISIBILITY OFFICE BUILDING ON PORT REPUBLIC RD
1591 Port Republic Road, Harrisonburg, VA 22801



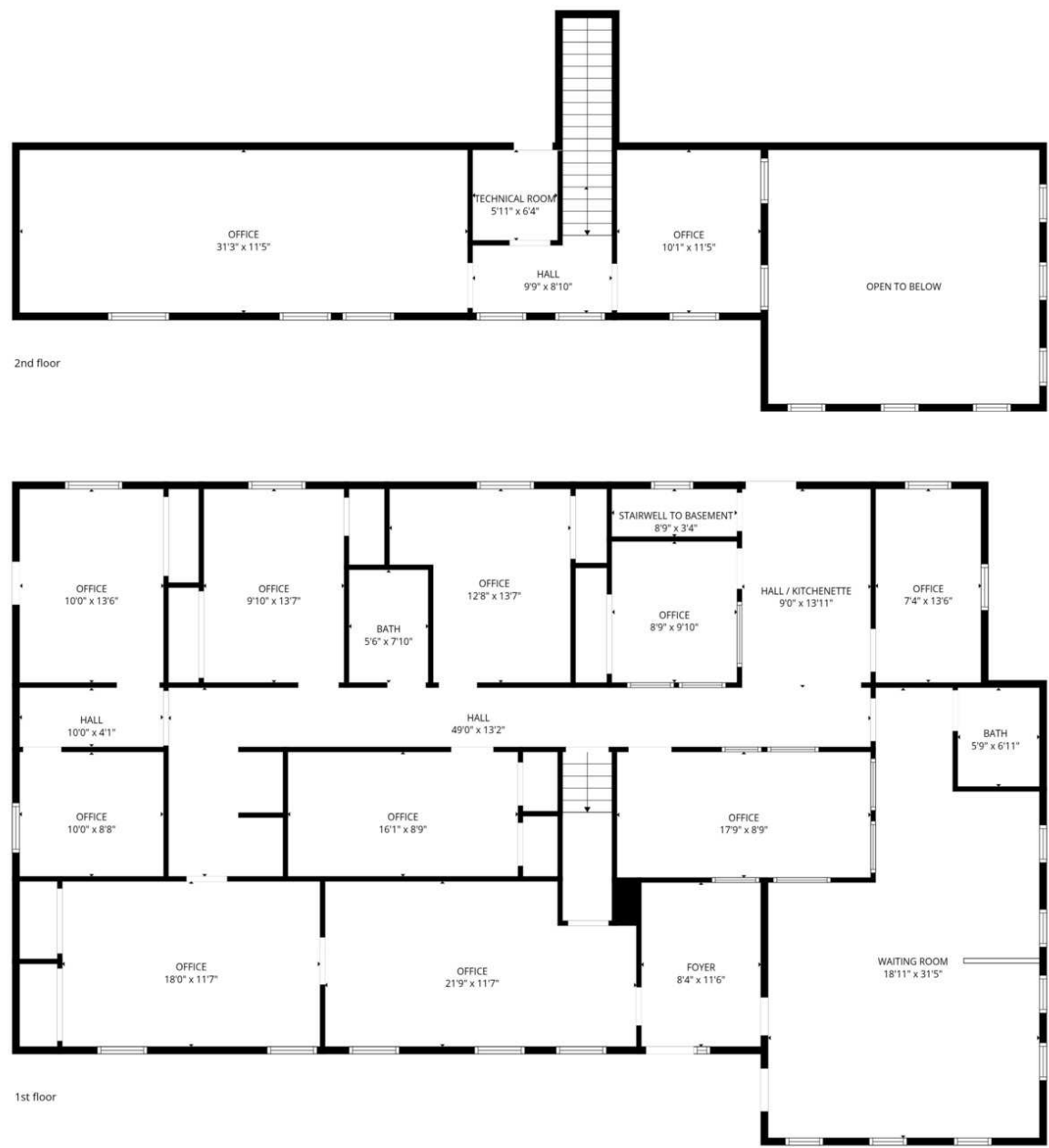
For More Information:

Craig Anders
540.383.6054
craig.anders@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.

PRIME HIGH-VISIBILITY OFFICE BUILDING ON PORT REPUBLIC RD
1591 Port Republic Road, Harrisonburg, VA 22801



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

For More Information:

Craig Anders
540.383.6054
craig.anders@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.

PRIME HIGH-VISIBILITY OFFICE BUILDING ON PORT REPUBLIC RD

1591 Port Republic Road, Harrisonburg, VA 22801



For More Information:

Craig Anders

540.383.6054

craig.anders@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.