



**COLDWELL BANKER
COMMERCIAL**
READ & CO.

FOR LEASE

5200 FORT AVE. -LYNCHBURG, VA 24501

7,675 Sq. Ft. ±



Property Overview

Sq. Ft. 7,675 Sq. Ft.*

*(Additional storage in unfinished basement)

Features

- Three Stories (2500/2500/1675 Sq. Ft.)
- Fully Remodeled in 2013
- Ample Parking (20+ Marked Spaces)
- Reception Areas (1st & Second Floor)
- 6 Conference Rooms
- 3 Lounge/Workspace Areas
- 10 Offices

Rental Rate: \$7,500/Month

Zoning B-3

Ricky Read, CCIM
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434-841-3659
ricky@realestatelynchburg.com

Luke Dykeman
Associate Broker
434-944-3920
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Forrest Booth
Commercial Agent
434-841-4110
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Property Features

This three story Class A office building is located in a highly visible location on Fort Ave. in Lynchburg Virginia. Just minutes from Liberty University & the Wards Rd. commercial corridor, this location is ideal for a variety of office or retail uses. Fully renovated in 2013, amenities include: wood & marble flooring, skylight atrium, glass conference room, multiple offices, 6 restrooms, full bath, kitchenette, laundry room, LED lighting, wood beam ceilings, CAT 6E internet wiring, ADA restrooms, basement storage, and abundant natural light. Marked parking spaces are included both directly adjacent to the building and in the rear parking lot.

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101 ANNJO COURT
FOREST, VA 24551
434-455-2285
WWW.CBCREAD.COM

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Coldwell Banker Commercial Read & Co., Realtors represent the Seller/Landlord of this property. Upon receipt of this information, Purchaser/Tenant acknowledges Coldwell Banker Commercial Read & Co., Realtors fiduciary responsibilities are to the Seller/Landlord.



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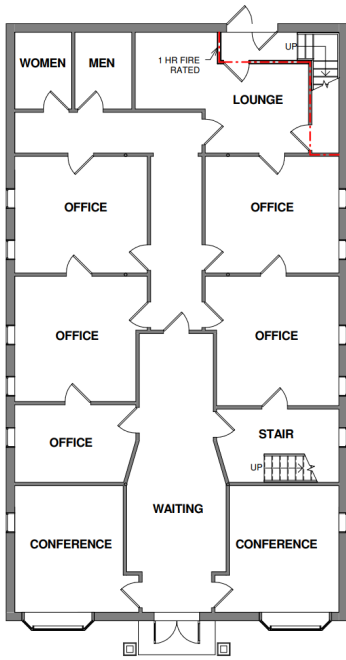


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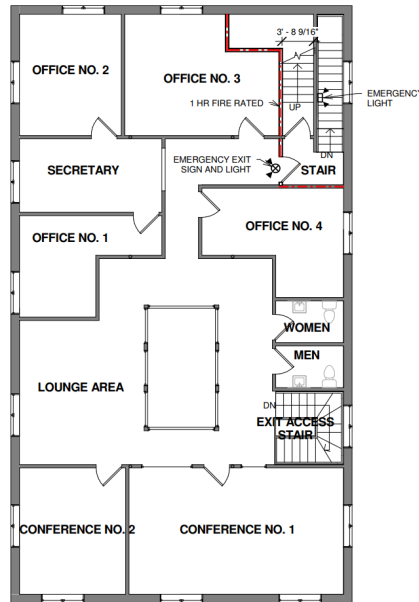
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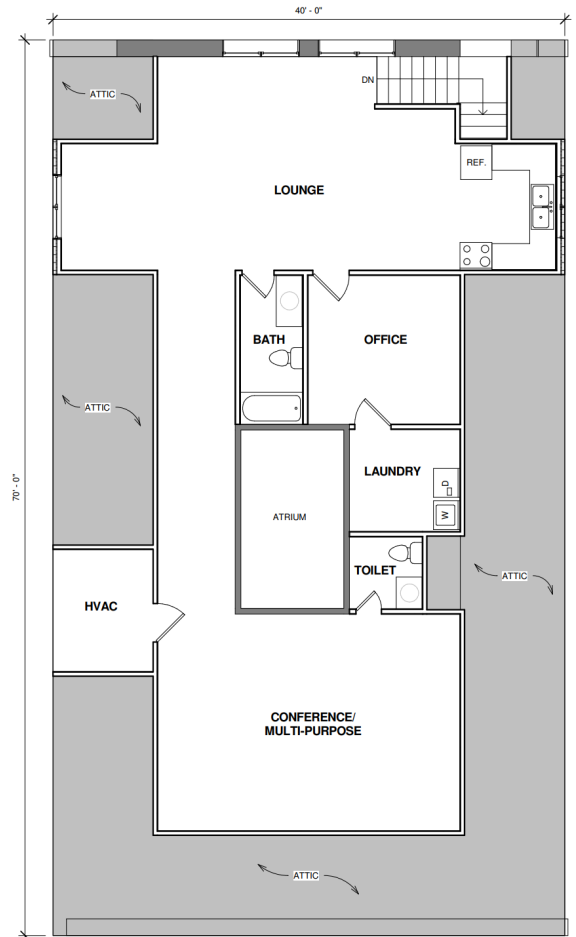
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1 FIRST LEVEL PLAN
1/8" = 1'-0"



2 SECOND LEVEL PLAN
1/8" = 1'-0"



3 ATTIC FLOOR PLAN
3/16" = 1'-0"

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