
MOVE IN READY 15,000SF CLASS A OFFICE BUILDING

230 Costello Dr, Winchester, VA 22602

Sale: \$2,899,000 or Lease: \$13.95 PSF/yr + CAM NNN



OFFERING SUMMARY

Sale Price: \$2,899,000

Lease Rate: \$13.95 PSF/yr
+ \$2.50 CAM Triple Net

Available Square Feet: 3,000 SF - 7000 SF
2nd Floor

Lot Size: 1.16 Acres

Zoning: B2

Utilities: Public Water
Public Sewer
3 Phase Electric

MLS# 646680



PROPERTY OVERVIEW

Prime example of being able to buy existing move-in ready space for less than being able to build. With nearly 15,000 square feet spread out over two floors (1st floor leased) and elevator access, this property has everything your business could need. Functional sized offices, numerous conference rooms, full bathrooms, and even a large gym/flex space this space offers a unique opportunity. Offset the expense by renting and allow your business to grow into the building with multiple electric meters, separate conditioned spaces, and ample parking. Prominent placement on a busy corridor that includes Costco and Government offices and close proximity to I-81, RTS 50, and 522 this location will help elevate your business. All while being located in tax friendly Frederick county. This space is well suited for medical, physical therapy, insurance, or any other company that requires professional space. Immediate move-in available. Available for sale or lease. Owner financing on sale at 6.5% for qualified buyers only.

For More Information:

Craig Anders

540.383.6054

craig.anders@cottonwood.com

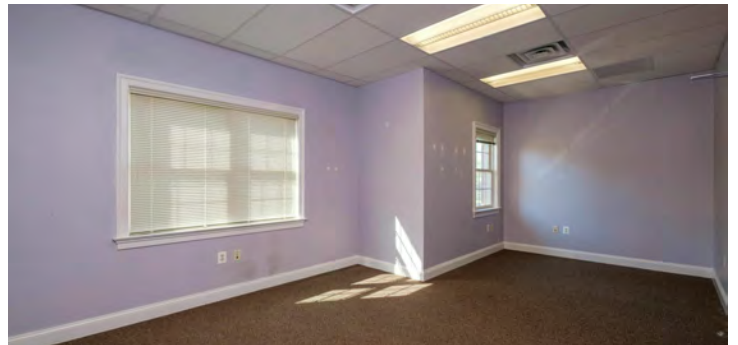
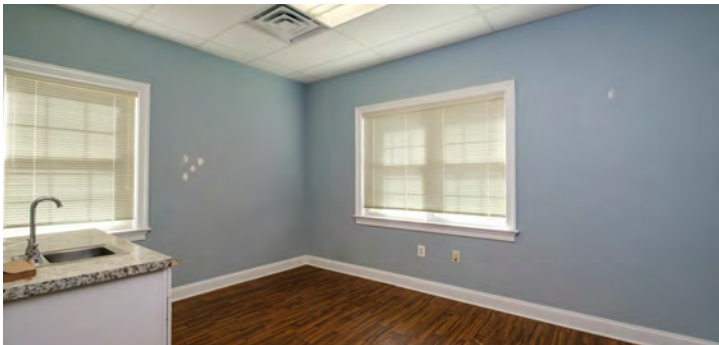
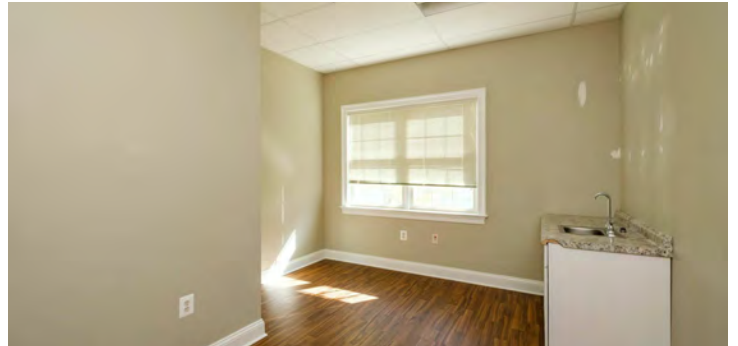
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Interior Photos - 2nd Floor Available For Lease



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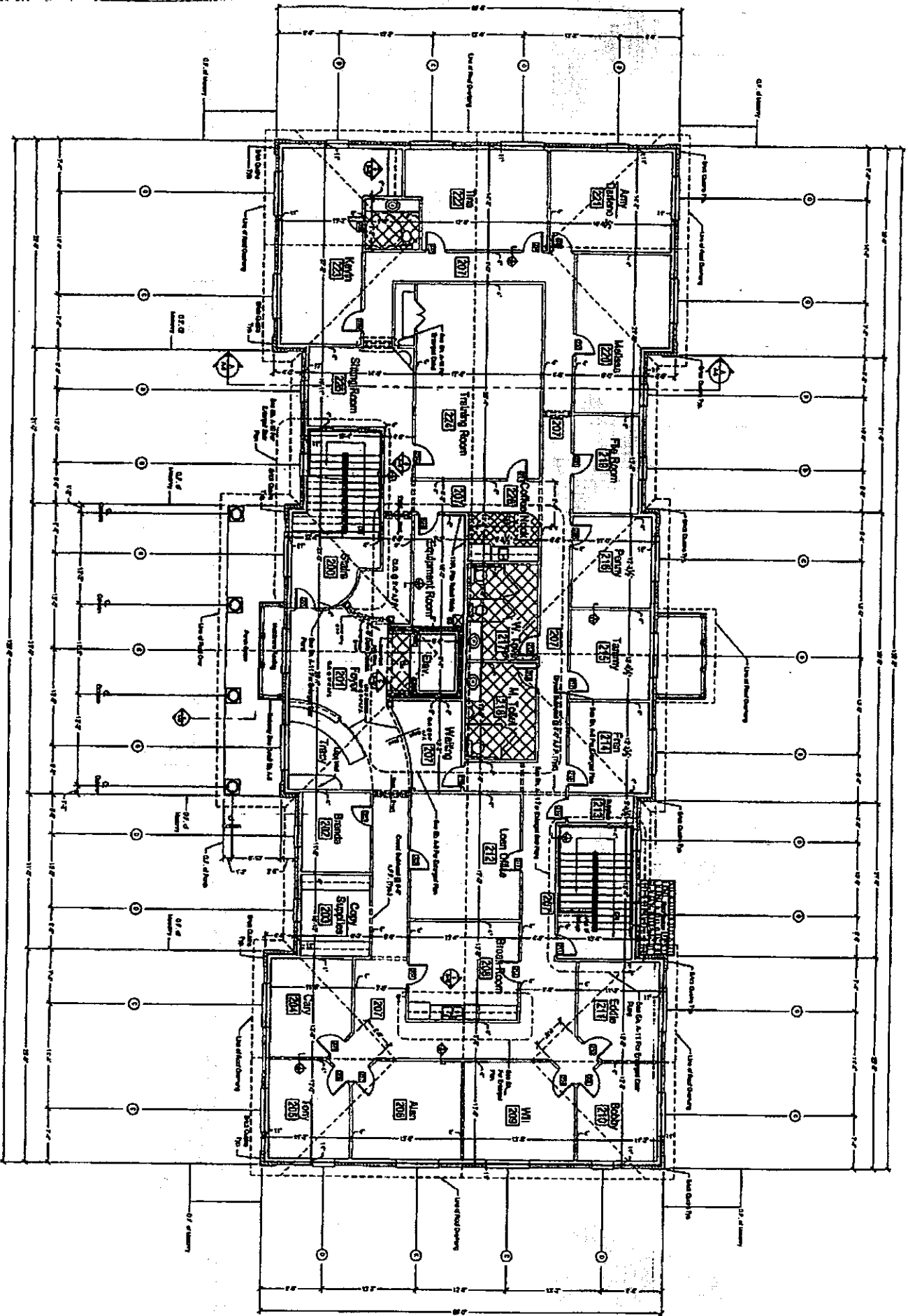
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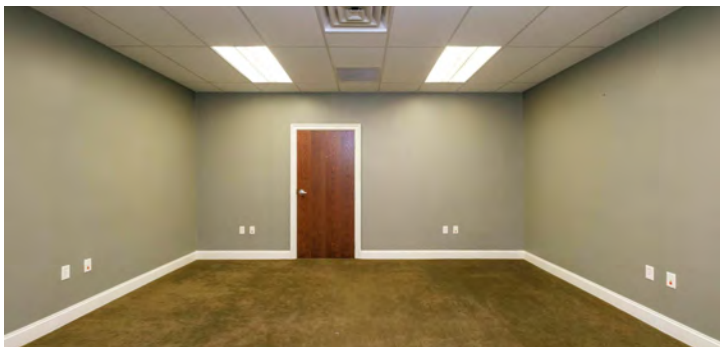
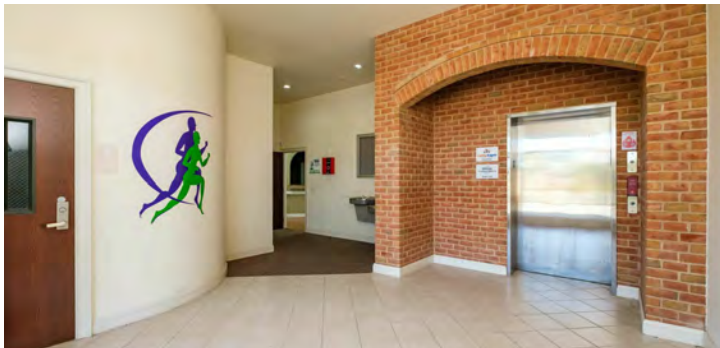
Second Floor Plan

17-5-58

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Interior Photos - 1st Floor Leased



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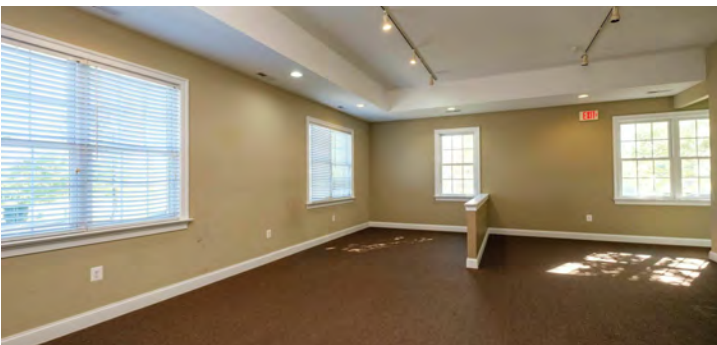
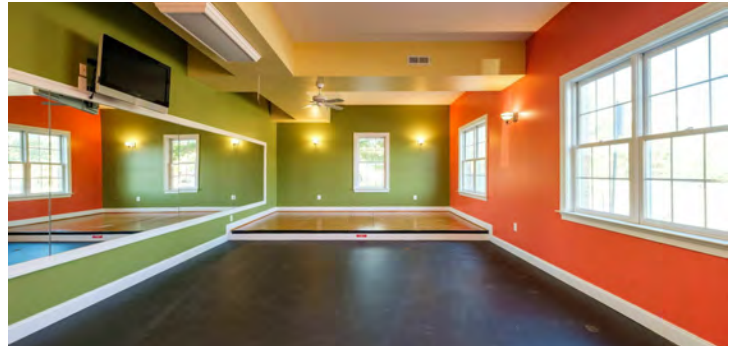
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Interior Photos - 1st Floor Leased



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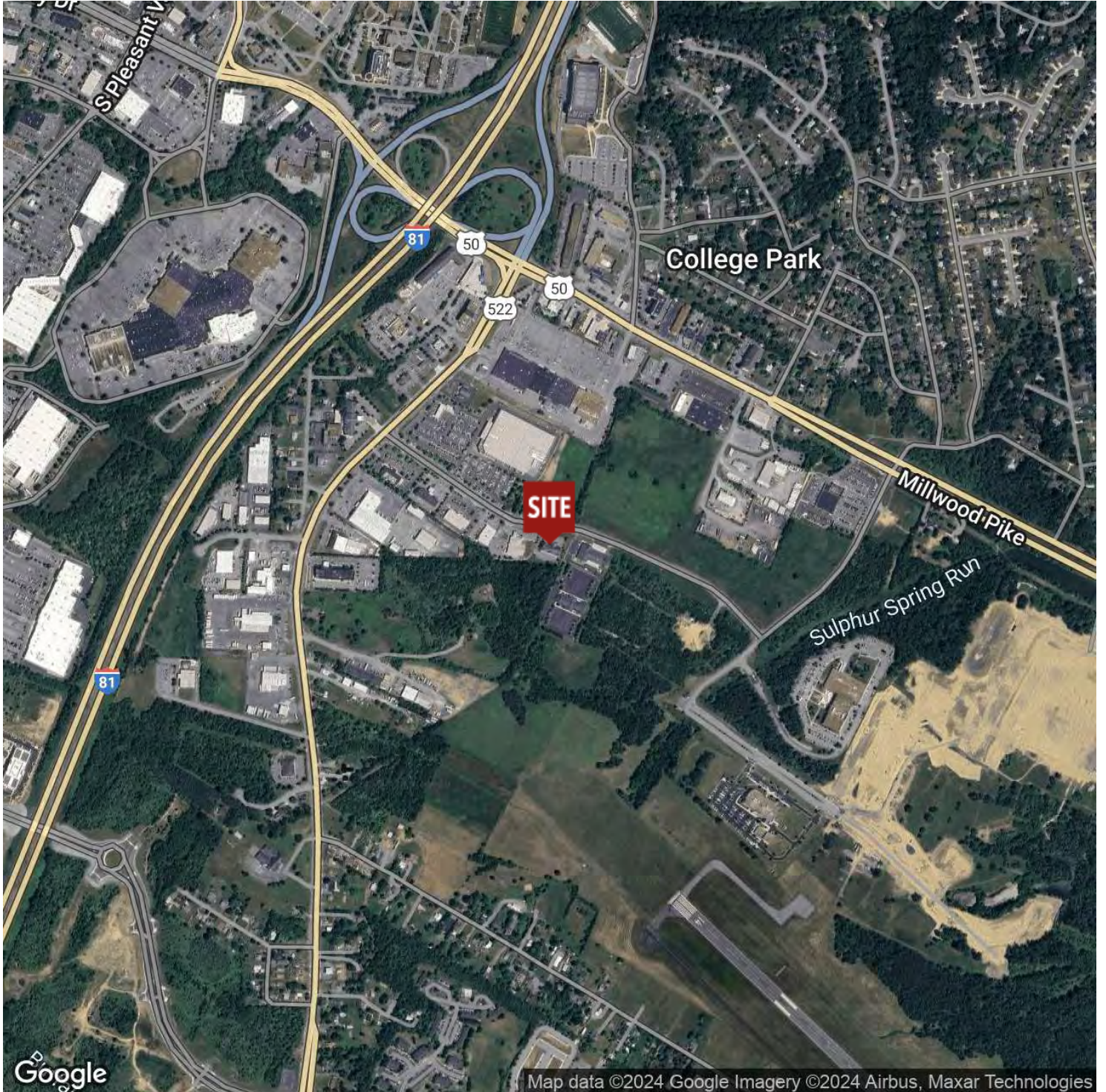
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Location Map



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