

PRIME MEDICAL SPACE FOR LEASE | NEAR SENTARA RMH HOSPITAL!
2062 Pro Pointe Lane, Harrisonburg, VA 22801



OFFERING SUMMARY

Available SF:	±3,343 SF
Lease Rate:	\$19.50 SF/yr (NNN) \$2.50/Month CAM Fee
Lot Size:	0.53 Acres
Zoning:	B2
MLS#:	676521

PROPERTY OVERVIEW

Prime ±3,343 SF medical office space located minutes from Sentara RMH Medical Center. This well-maintained suite is move-in ready. Previously configured for an ENT practice. The space features 5 exam rooms (4 with sinks), 4 private offices, a large waiting room, spacious breakroom/kitchen, two large administrative areas, and a checkout area, offering an efficient layout for a wide range of medical users. Surrounded by established medical and professional offices, this location provides strong synergy and convenient access for patients and staff. Ideal for general practitioners, dermatology, dental, medical specialists, physical therapy, or medical spa users. Immediate occupancy available.

PROPERTY HIGHLIGHTS

- ±3,343 SF medical office suite
- Immediate occupancy available
- 5 exam rooms (4 with sinks)
- 4 private offices
- Zoned B2
- Convenient location
- Minutes from Sentara RMH

For More Information:

Chad Dunham
540.246.6700
chad.dunham@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 MEDICAL SPACE FOR LEASE | NEAR SENTARA RMH HOSPITAL!

2062 Pro Pointe Lane, Harrisonburg, VA 22801



For More Information:

Chad Dunham

540.246.6700

chad.dunham@cottonwood.com

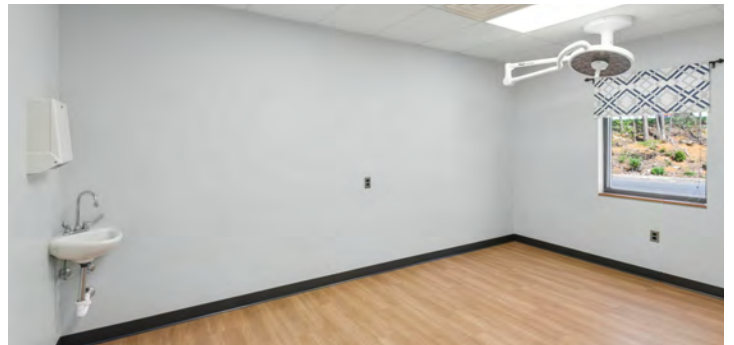
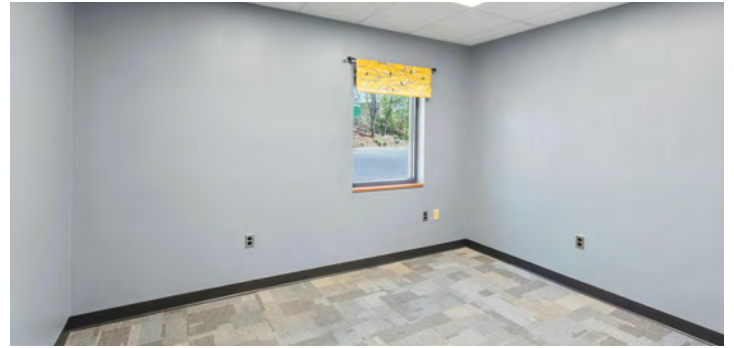
COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

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 MEDICAL SPACE FOR LEASE | NEAR SENTARA RMH HOSPITAL!

2062 Pro Pointe Lane, Harrisonburg, VA 22801



For More Information:

Chad Dunham

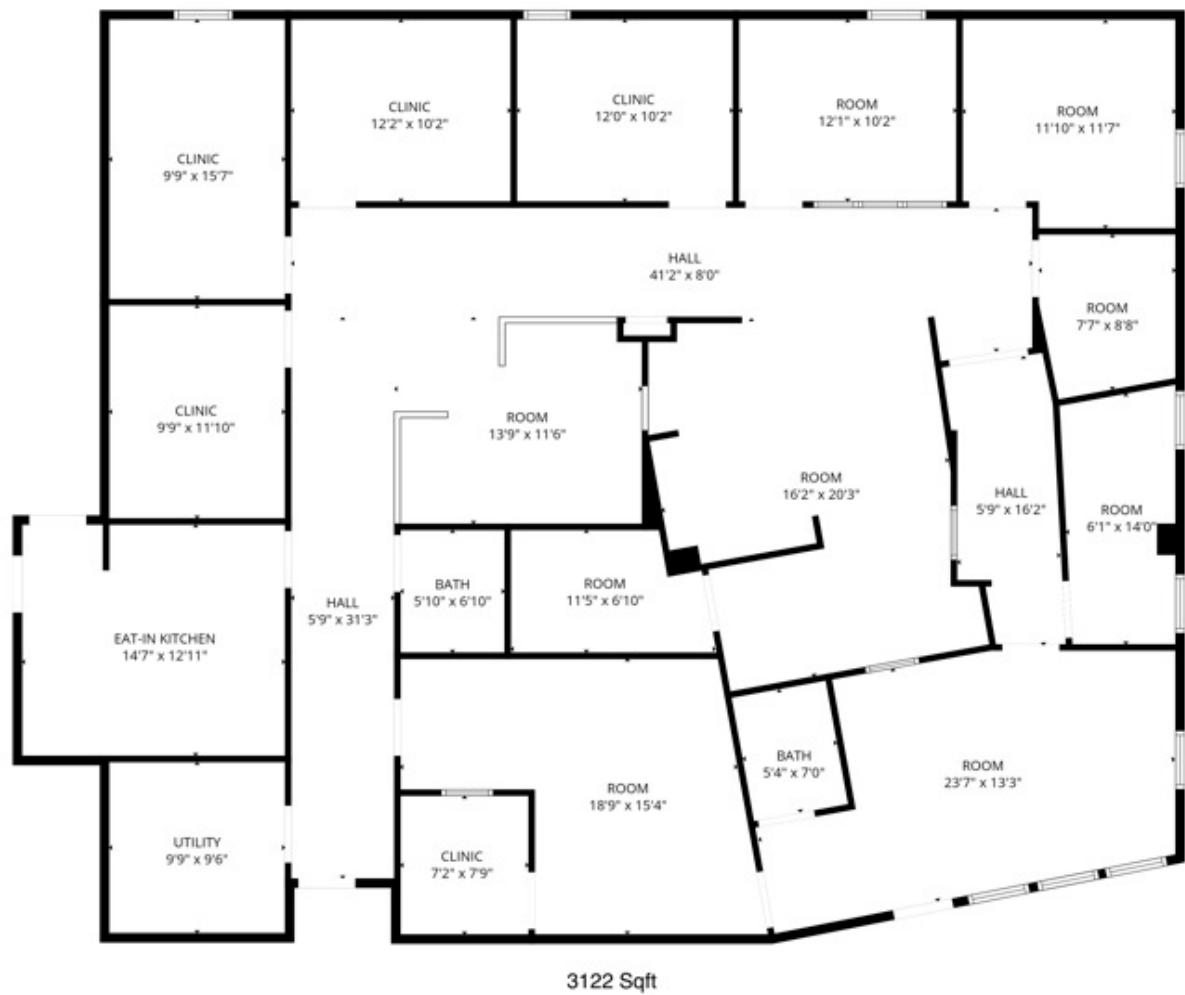
540.246.6700

chad.dunham@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 MEDICAL SPACE FOR LEASE | NEAR SENTARA RMH HOSPITAL!
2062 Pro Pointe Lane, Harrisonburg, VA 22801



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

For More Information:

Chad Dunham
540.246.6700
chad.dunham@cottonwood.com

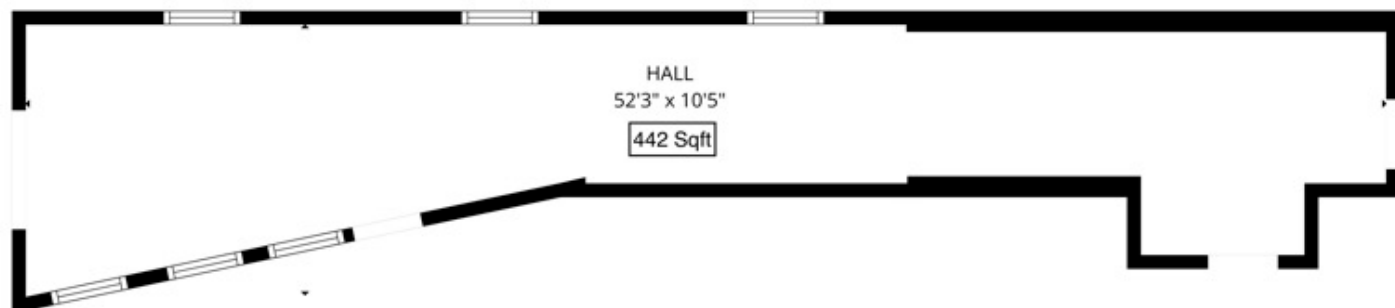
COTTONWOOD
COMMERCIAL
A COMMERCIAL REAL ESTATE BROKERAGE

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.

Floor Plans

PRIME MEDICAL SPACE FOR LEASE | NEAR SENTARA RMH HOSPITAL!

2062 Pro Pointe Lane, Harrisonburg, VA 22801



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

For More Information:

Chad Dunham

540.246.6700

chad.dunham@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.

Location Map

PRIME MEDICAL SPACE FOR LEASE | NEAR SENTARA RMH HOSPITAL!

2062 Pro Pointe Lane, Harrisonburg, VA 22801



For More Information:

Chad Dunham

540.246.6700

chad.dunham@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.