



Class A Office Building For Lease

131 Dawson Drive / Winchester, VA 22602



Class A Office Building

19,520 SF of finished Class A office space in the Dawson Business Park for lease. Property is Zoned M-1. Lease rate is \$15.00/SF NNN plus \$2.00 CAM. Tenant pays water & sewer. Space is currently occupied and will be available February 1, 2025. Ample parking w/250 spaces. Nearby businesses include Mercury Paper, Ford Motor Co., Fed-EX Ground, American Woodmark, Trex, Rubbermaid, Corrugated Container.

Asking \$15.00/SF Plus \$2.00 CAM. Tenant pays water and sewer

Demographic Summary

	10 mile radius	20 mile radius
Population	93,140	183,962
Projected 5 year growth	0.38	0.89
Median Income	\$85,917	\$85,465
Median Age	39.0	40.4

For more information please contact:
OakCrest Commercial Real Estate

Scott Dawson

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Cell | 540.974.0206

Main | 540.504.0790

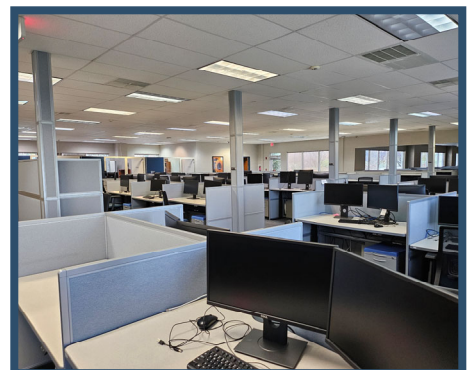
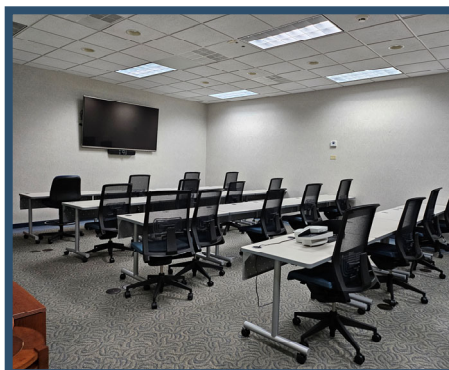
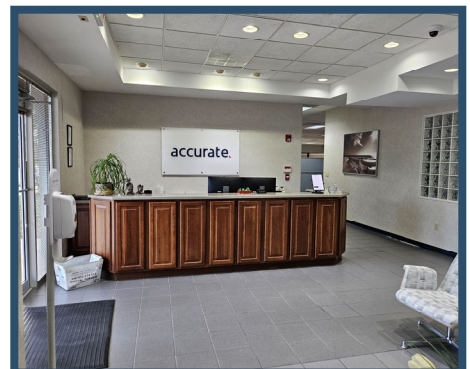
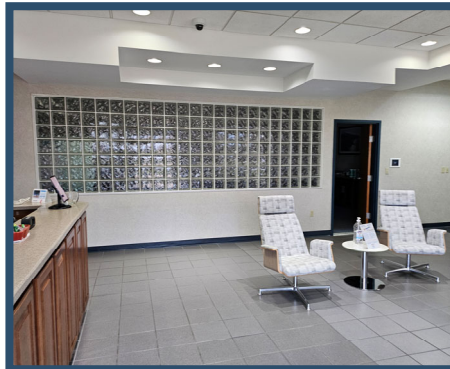
126 North Kent Street Winchester, VA 22601

All information regarding this property has been obtained from sources believed to be reliable. We make no guarantee, warranty or representation about it.

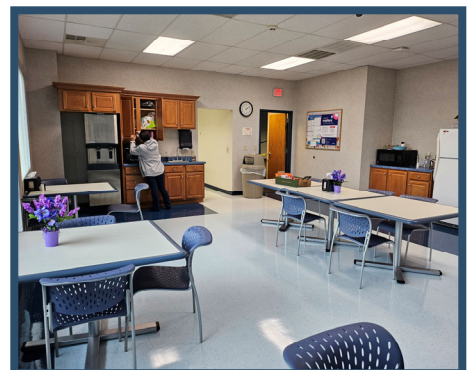
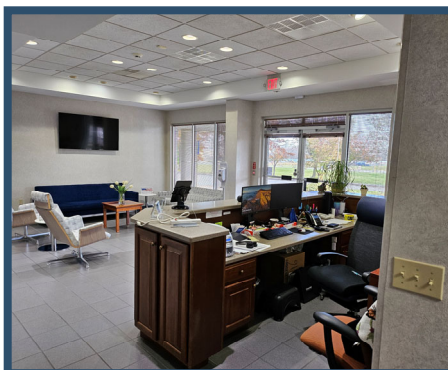
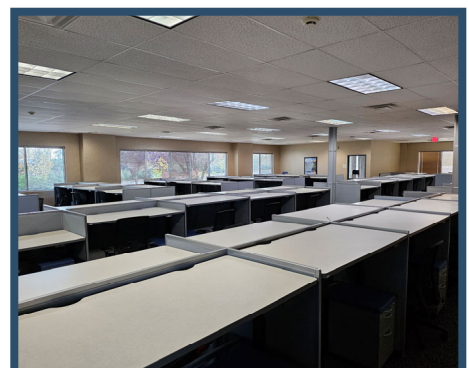
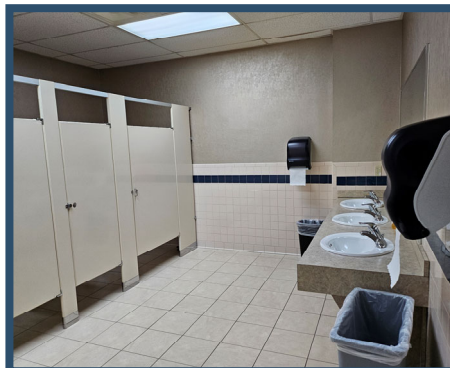
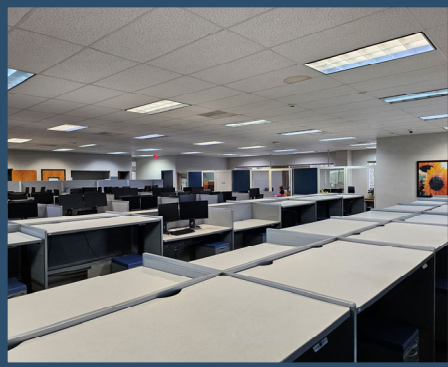
It is your responsibility to independently confirm its accuracy and completeness. Any projections, assumptions, opinions or estimate used are for example only and do not represent the current or future performance. You and your advisor should conduct a careful independent investigation of the property

to determine to your satisfaction the suitability of the property for your needs.

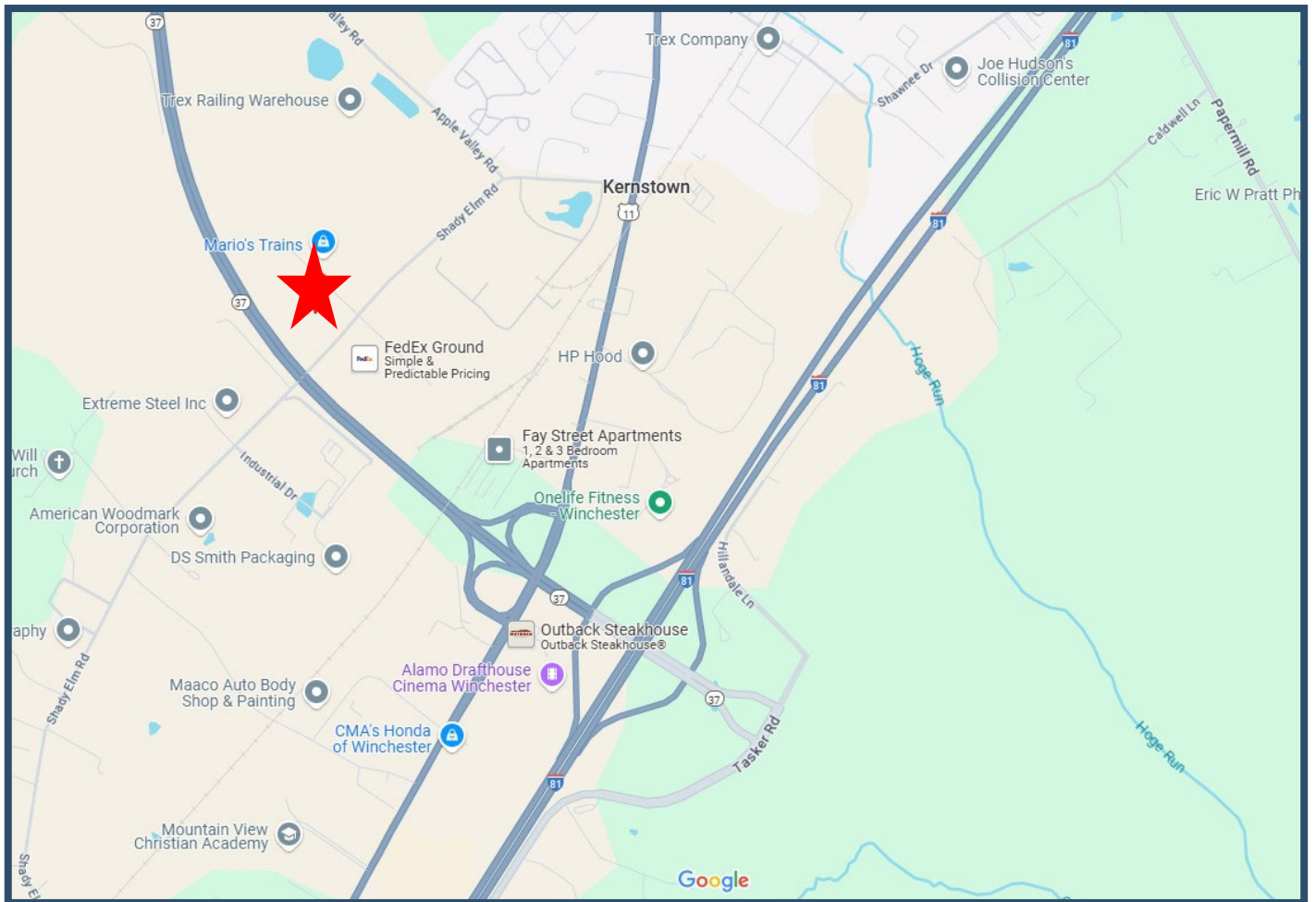
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