



Heritage Hunt Professional Building

7001 Heritage Village Plz, Gainesville, VA 20155

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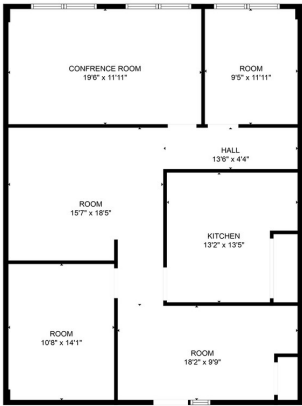
Heritage Hunt Professional Building

\$35.00 /SF/YR

Heritage Hunt Professional Building -7001 Heritage Village Plaza Gainesville, VA 20155. Suite 245 is a 1,495 SF second floor office suite. The building has an elevator and restrooms on all levels. The suite includes two private offices, reception, conference room, open area and kitchen with microwave and refrigerator. Ideal for medical, dental, insurance, real estate firm, attorneys, accountant and other typical office tenants.

Located in Heritage Hunt with easy access to UVA Novant Haymarket Medical Center, Rt. 29 & I-66. Plenty of parking, there is a shopping center right across the street, with restaurants and stores. Walk to Onelife...

- The building has a beautiful marble lobby and atrium.
- Located in Heritage Hunt with easy access to Nova UVA Haymarket Medical Center, Rt. 29 & I-66.
- Medical Office Space for Lease in Gainesville, VA
- Medical Office Space for Lease in Haymarket, VA
- Office Space For Lease in Gainesville, VA



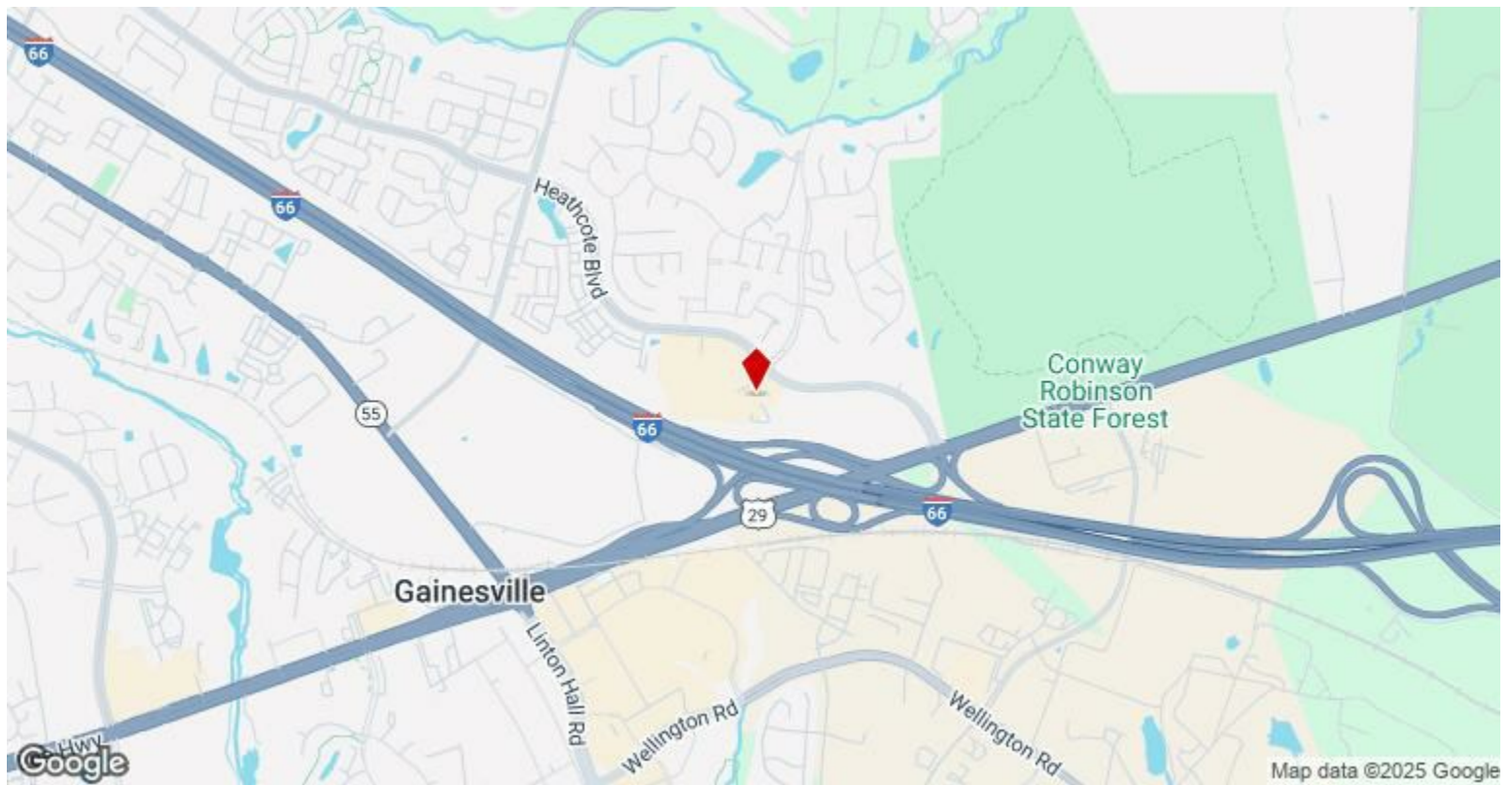
FLOOR PLAN CREATED BY CURICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Rental Rate:	\$35.00 /SF/YR
Property Type:	Office
Building Class:	B
Rentable Building Area:	53,000 SF
Year Built:	2007
Walk Score ®:	37 (Car-Dependent)
Rental Rate Mo:	\$2.92 /SF/MO

2nd Floor Ste 245

Space Available	1,495 SF
Rental Rate	\$35.00 /SF/YR
Date Available	Now
Service Type	Triple Net (NNN)
Built Out As	Standard Medical
Space Type	Relet
Space Use	Office/Medical
Lease Term	5 - 10 Years

This 1495 SF office space, located on the 2nd floor in Suite 245 with Building Elevator. 3 Offices, Open Area, Reception Area and Kitchenette with sitting area. It is suitable for both medical and office use. For more details or to schedule a tour, please contact us. Fully Built-Out as Standard Office Space is in Excellent Condition Beautifully built-out kitchen, open plan Elevator 3 Private Offices Reception Area Central Air and Heating Space is in Excellent Condition



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Located in Heritage Hunt with easy access to UVA Novant Haymarket Medical Center, Rt. 29 & I-66. Plenty of parking, there is a shopping center right across the street, with restaurants and stores. Walk to Onelife Fitness Gym.

Co-Brokers Welcome - 3 - 4%
For more details: Call/Text 703-980-7454

Property Photos



Property Photos



Property Photos



Kitchenette with sitting area - 7001 Heritage Village Plaza, Gainesville, VA



Kitchen - 7001 Heritage Village Plaza, Gainesville, VA

Property Photos



Kitchen - 7001 Heritage Village Plaza, Gainesville, VA



Open Area / Office 4 - 7001 Heritage Village Plaza, Gainesville, VA

Property Photos



Property Photos



Property Photos



Office 3- 7001 Heritage Village Plaza, Gainesville, VA



Interior Photo - 7001 Heritage Village Plaza, Gainesville, VA

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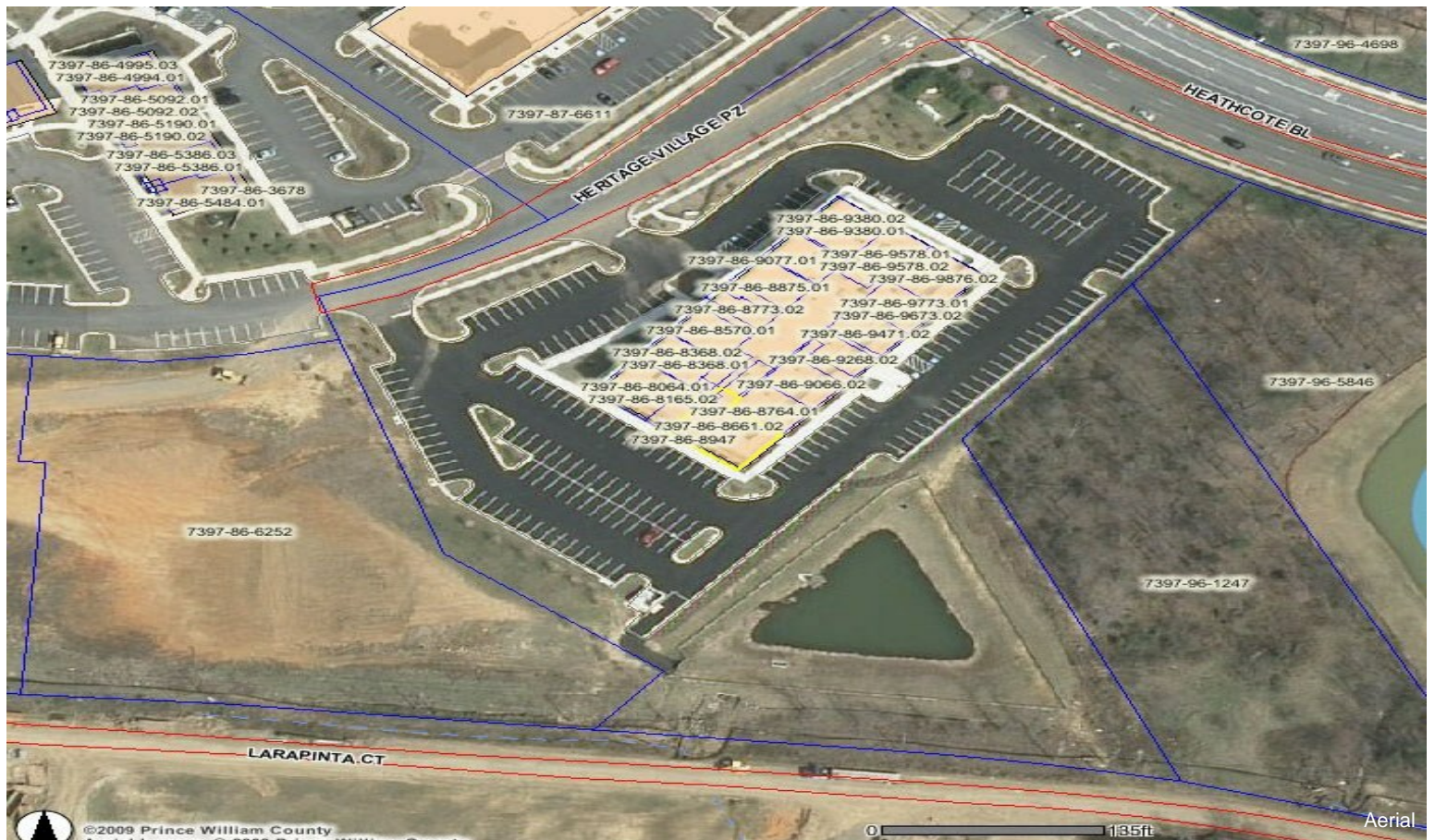
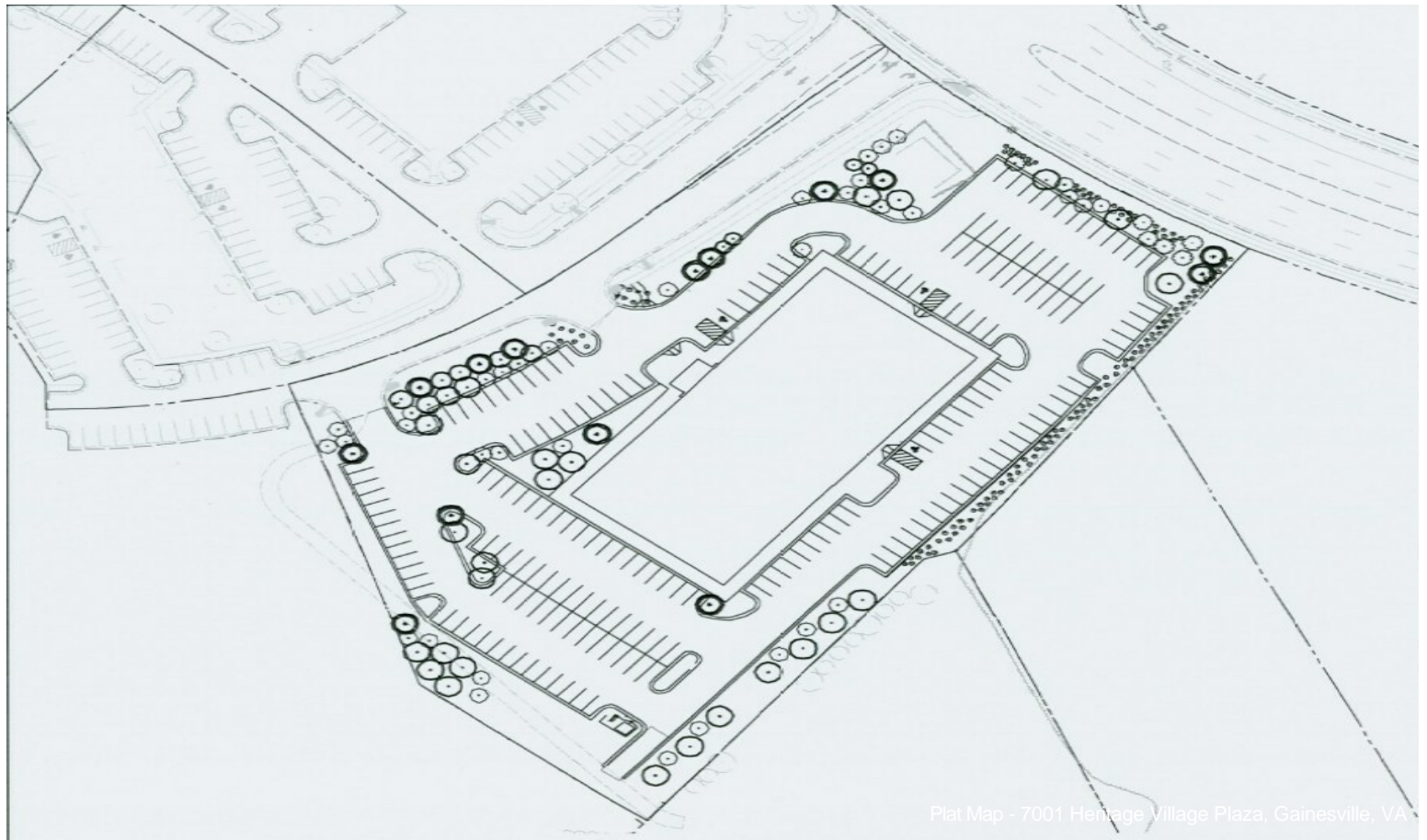


Mailbox - 7001 Heritage Village Plaza, Gainesville, VA

Property Photos



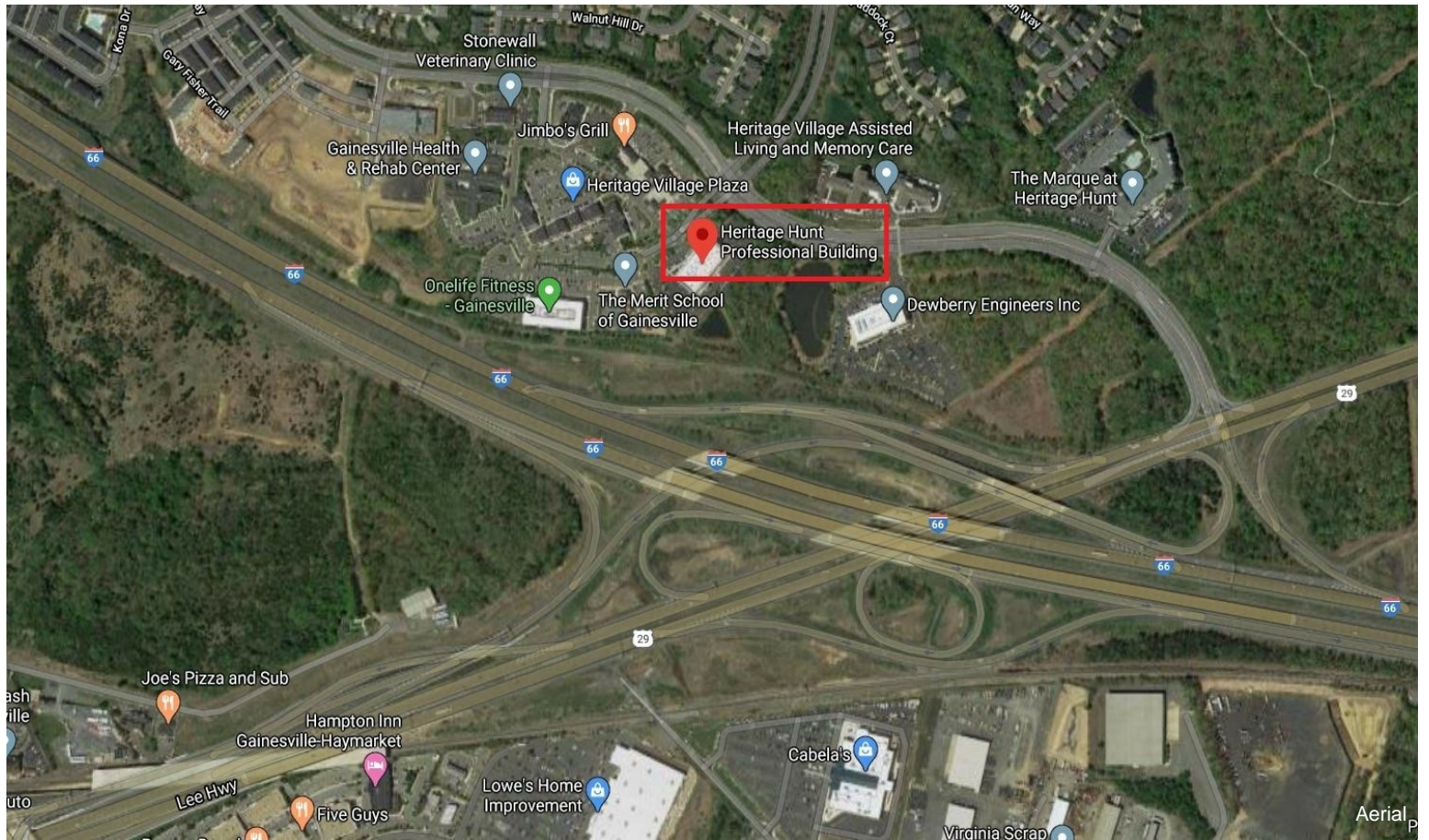
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