



CLASS A, FULL SERVICE OFFICE SPACE

629 CEDAR CREEK GRADE
WINCHESTER, VA 22601

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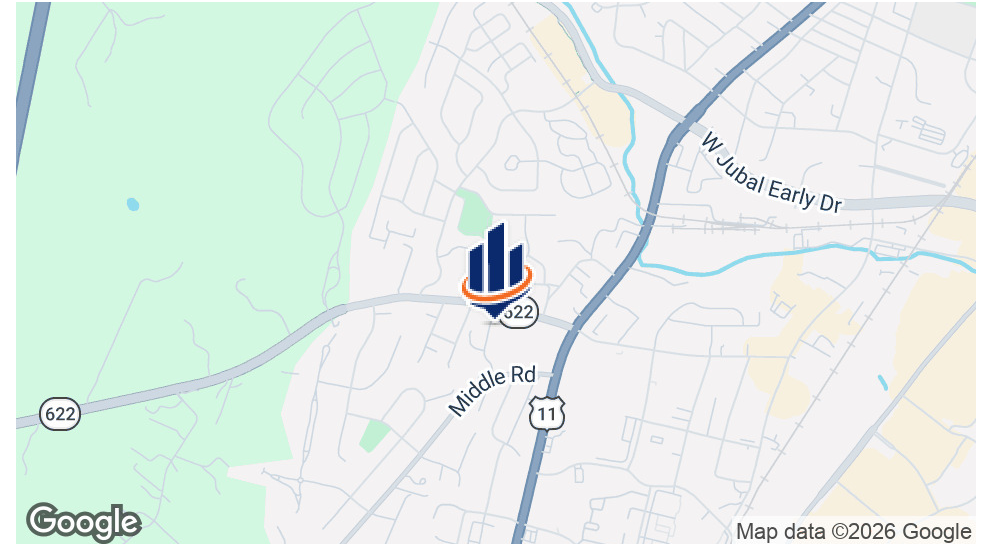
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Property Summary



PROPERTY HIGHLIGHTS

- Rare Class A Office within the City of Winchester
- Distinctive architectural appeal with its mansard roof line
- Elevator service, with at-grade access from both front and rear parking areas.

OFFERING SUMMARY

Lease Rate:	\$20 SF/yr [Full Service]
Number of Units:	4
Available SF:	4,321 SF
Lot Size:	2.4 Acres
Building Size:	34,112 SF

PROPERTY DESCRIPTION

Stunning brick architecture! Class A office building centrally located in the City of Winchester, Minutes from Downtown and close proximity to the Winchester Medical Center, make this a prime location for office and medical use. The building is 34,112 sq ft with over 100 parking spaces and elevator service to the second floor from the front of the building or second floor access at-grade from the rear parking lot.

SVN is excited to offer the following space that will cover a myriad of space requirements:

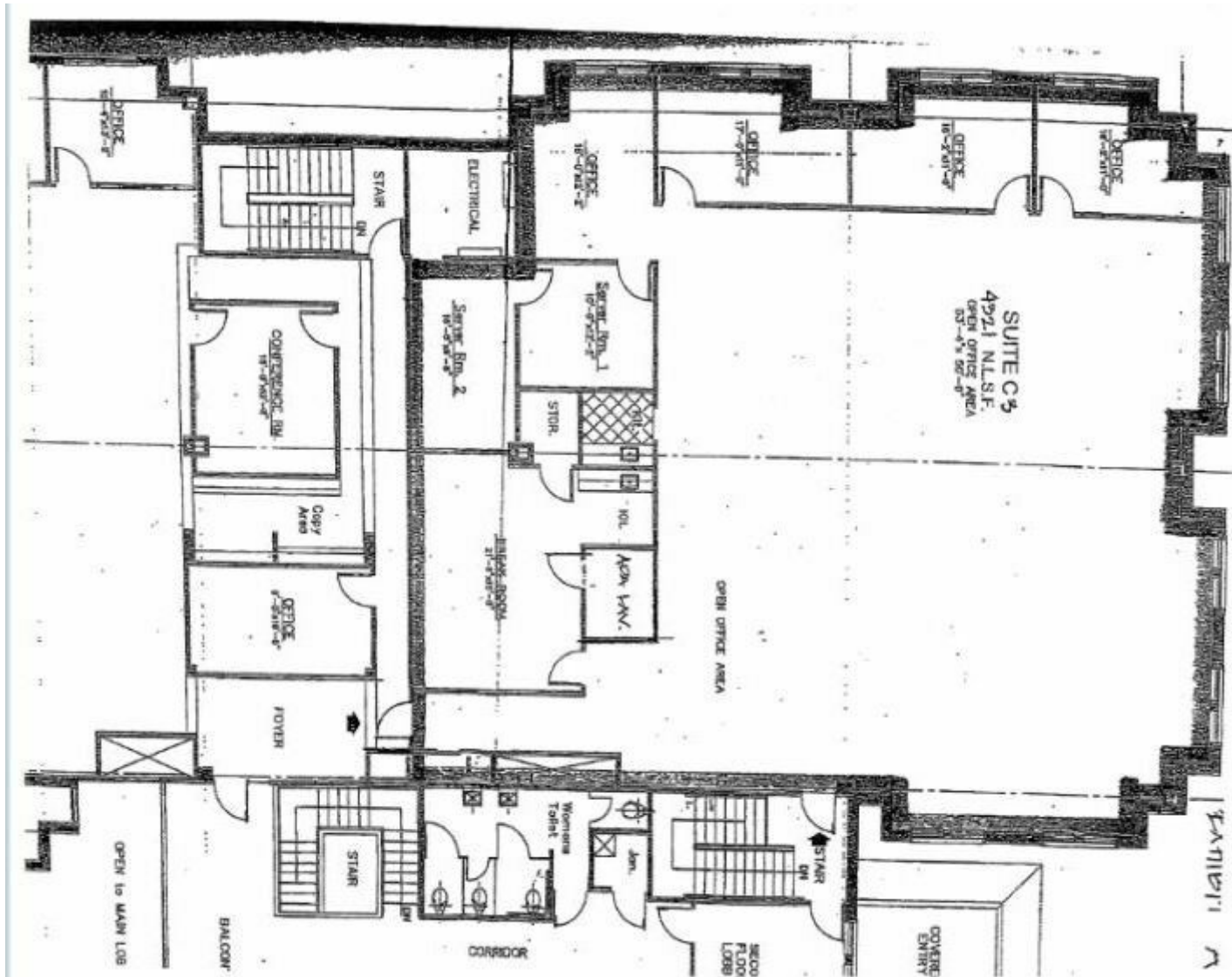
C3 has 4,321 sq ft with an open floor plan, 4 offices, kitchenette and break room combo, an expanse of windows for natural light

All space measurements are to BOMA standards, which includes a core charge in the CAM fixed operating expense. Lease rate includes all utilities, except internet and interior janitorial.

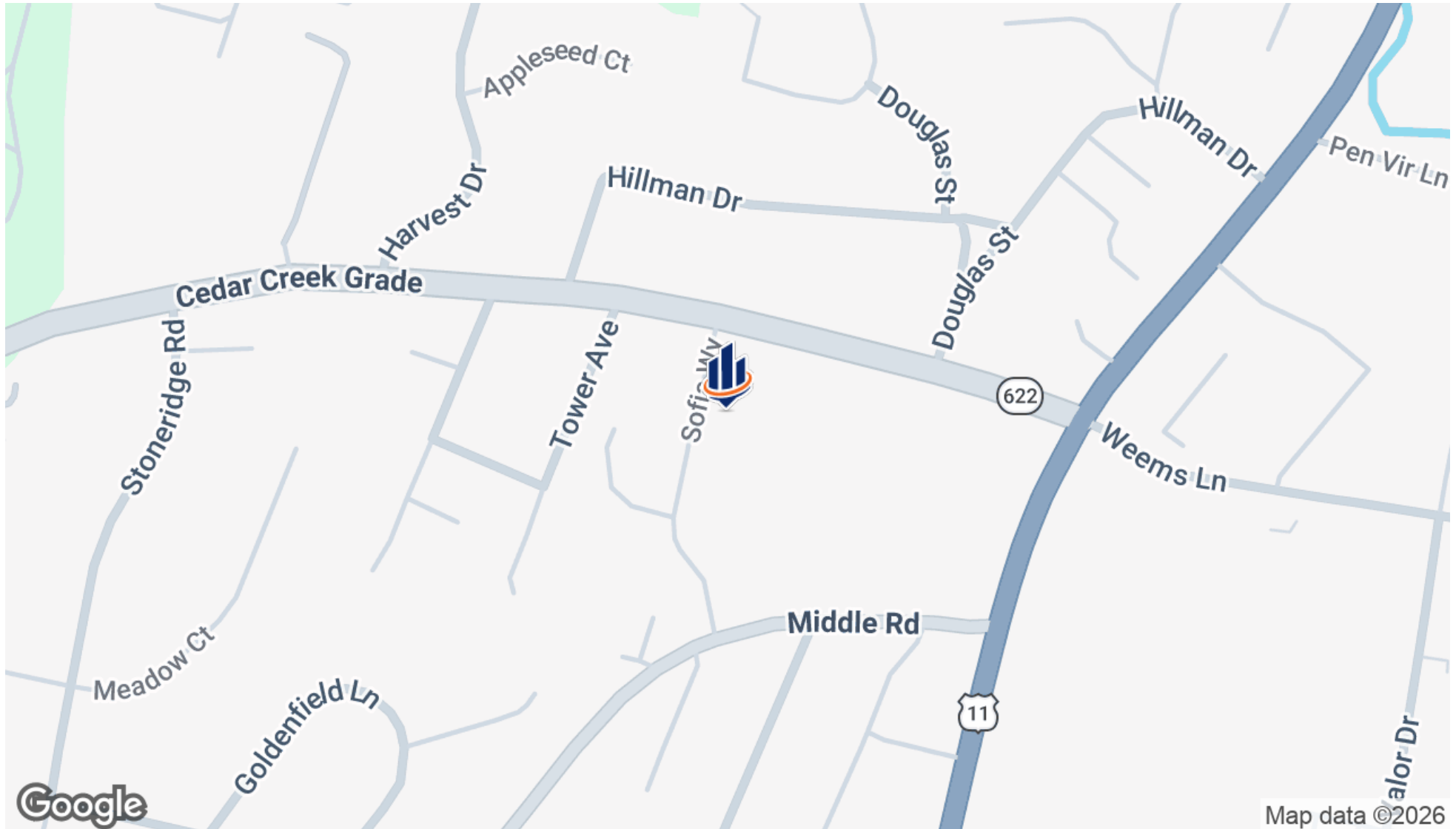
Additional Photos



Additional Photos



Location Map



Demographics Map & Report

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	71,681	117,012	173,260
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	27,516	44,511	65,914
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$105,730	\$110,994	\$110,760
Average House Value	\$376,228	\$399,917	\$396,999

2020 American Community Survey (ACS)

