



**COLDWELL BANKER  
COMMERCIAL**  
READ & CO.

**FOR LEASE**

20566 & 20564 TIMBERLAKE RD. - Lynchburg, VA

1,000 - 2,738 Sq. Ft. ±



**Property Overview**

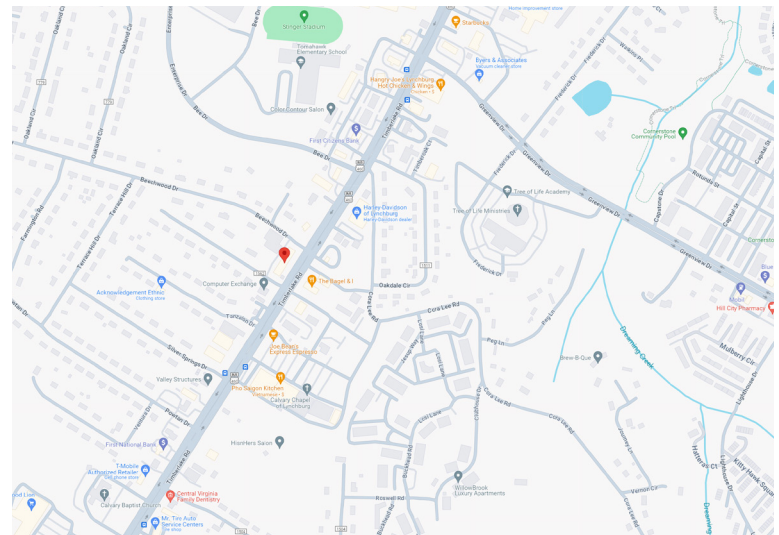
**Rental Rate** \$15.00/Sq. Ft./Year\*  
\*3% Annual Increases

**Unit Sizes** 20566 Timberlake: 2,738 Sq. Ft.  
20564 Timberlake: 1,000 - 2,000 Sq. Ft.

Professional office space located on Timberlake Rd. in close proximity to numerous other office and retail establishments. Ample parking & signage available.

**Features**

- |                          |                              |
|--------------------------|------------------------------|
| <b>20566 Timberlake:</b> | <b>20564 Timberlake:</b>     |
| - Approx. 8 Offices      | - 8 Offices (Total)          |
| - Two Restrooms          | - Two Restrooms              |
| - Conference Room        | - Reception/Conference rooms |
| - Kitchen                |                              |
| - Common Reception Area  |                              |



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Coldwell Banker Commercial Read & Co., Realtors represent the Seller/Landlord of this property. Upon receipt of this information, Purchaser/Tenant acknowledges Coldwell Banker Commercial Read & Co., Realtors fiduciary responsibilities are to the Seller/Landlord.

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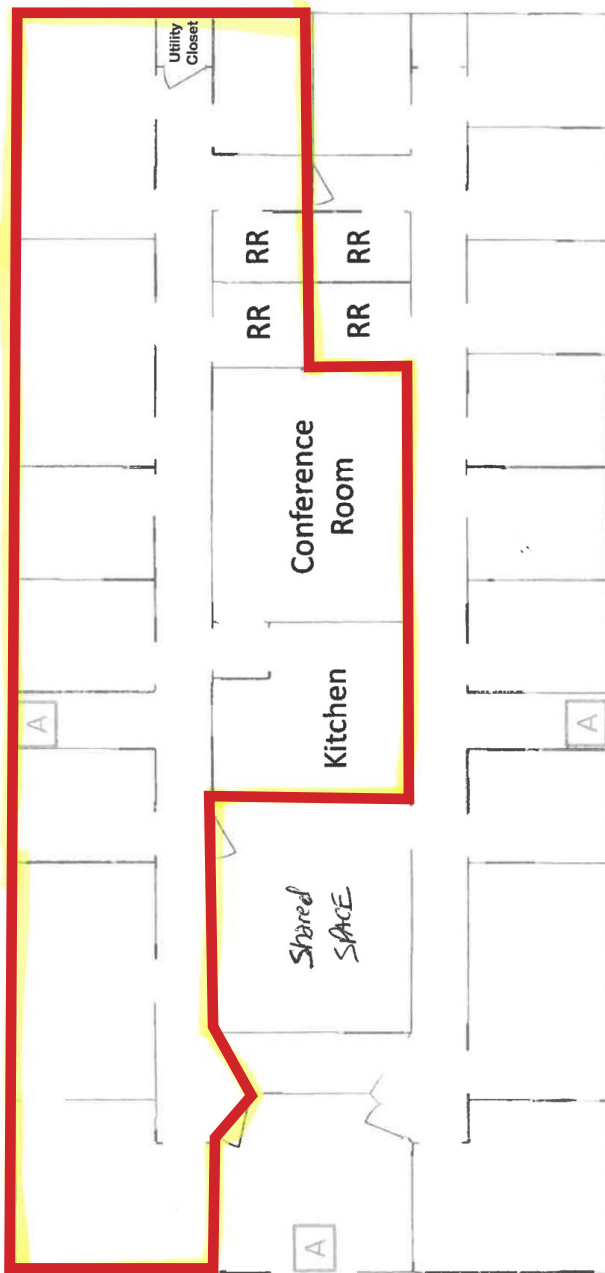
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