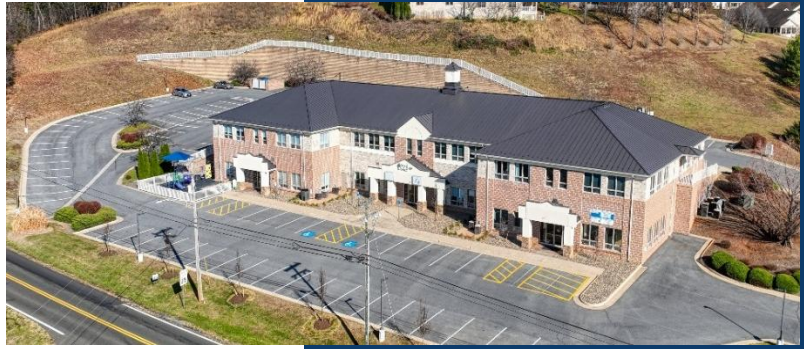


# Stony Pointe

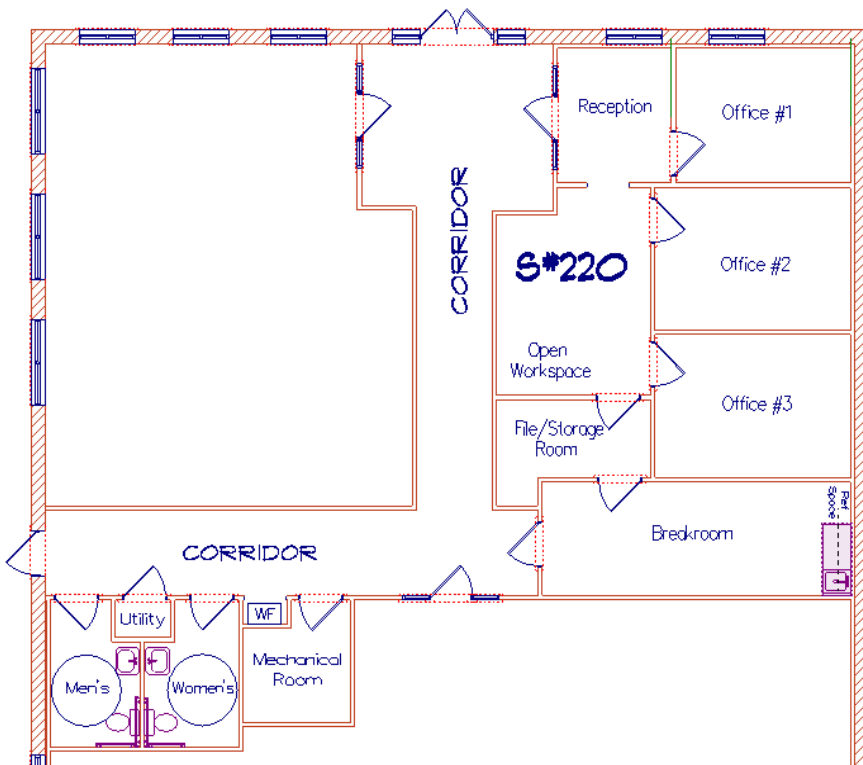


105 Stony Pointe Way  
Strasburg, Virginia 22657



## **SUITE #220:**

950sf Finished Space  
Reception, 3 Offices, Workspace,  
File/Storage Room  
Breakroom with Cabinets and Sink



Premier Class A Construction  
Building Size – 28,800 sf  
Features: Office, Medical,  
Retail & Service Tenants  
Full ADA Accessibility  
Ample Parking  
High Traffic Location

BASE RENT \$13.00sf	- \$1,029.16
CAM	\$ 571.14
MONTHLY	\$ 1,600.30

Tenant CAM Includes:  
Suite Utilities: Electric, Gas, W&S  
HVAC Maintenance  
Corridors Restrooms  
Grounds Maintenance/Snow  
Removal  
Dumpster Services  
Exterior Lighting & Maintenance  
Real Estate Tax

Landlord provides:  
Building Insurance

# Toothman

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