



400 Battaile Drive Winchester, VA

Term: Flexible

Strategically located in the heart of Winchester, VA, 400 Battaile Drive offers excellent connectivity and convenience for businesses seeking a professional setting with access to key amenities and infrastructure.

- Size: 3,050 SF
- Move-in Ready – unoccupied and available immediately
- Flexible lease terms
- Shared break room at No Extra Cost
- Ideal for long-term sublease
- Willing to make cosmetic improvements if required
- Strategic location with convenient access to major roads and local amenities

Office Space For Sublease



3,050 SF
Office space



Parking
on site

John Lesinski, SIOR

Vice Chair
+1 681 247 4949
john.lesinski@colliers.com

Ben Luke, SIOR

Executive Vice President
+1 703 394 4810
ben.luke@colliers.com

Clay Ellis

Associate Vice President
+1 703 394 4833
clay.ellis@colliers.com

Jay Budin

Associate
+1 202 534 3613
jay.budin@colliers.com

Property Overview

Address 400 Battaile Drive, Winchester, VA

Location Situated just 2 miles from I-81 Exit 310, the property provides seamless regional access, making it ideal for commuting employees and visiting clients.

Zoning M1

Year Built 1976

Building SF 97,500

Rentable Area 3,050 SF Office Space

Available Immediately

Term Flexible

Parking 110 Parking Spaces



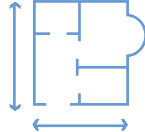
Key Highlights



Address:
400 Battaile Drive
Winchester, VA



Building SF:
97,500



Available SF:
3,050
Office space



Year Built:
1976



**Easy access to
major roads
and
highways**



**Numerous
local & national
restaurants
within a short
drive**



**Close proximity
to shopping
centers, banks,
and service
providers**



**Winchester boasts
over 270 acres
of parkland,
offering green
spaces, and
walking trails**

Photos



Floor Plan



- 3,050 SF**
- Six (6) offices
 - Flex office area
 - Reception
 - Conference room
 - Meeting area
 - Server room
 - File room
 - Copier room
 - Marketing storage
 - Restrooms

Surrounding Amenities





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