

## Executive Summary

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### VERSATILE OFFICE SPACES AVAILABLE MINUTES FROM DOWNTOWN STAUNTON

413 N Coalter St, Staunton, VA 24401

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#### OFFERING SUMMARY

Available SF:	1,653 SF Lower Level
Lease Rate:	\$13.00 SF/yr + \$1.50 SF/Yr CAM
Zoning:	B1
Utilities:	Public Water Public Sewer Included in Rent
Parking:	Paved   Private
MLS#:	671582



#### PROPERTY OVERVIEW

Versatile 1,653 SF lower-level office suite available just minutes from downtown Staunton. The space offers private entrance access, restrooms, and a kitchenette, providing a professional and convenient setting for a variety of business uses. Individual private offices may also be leased. All utilities are included, and reasonable build-out requests will be considered.

#### For More Information:

**Dylan Clark**  
540.255.2332  
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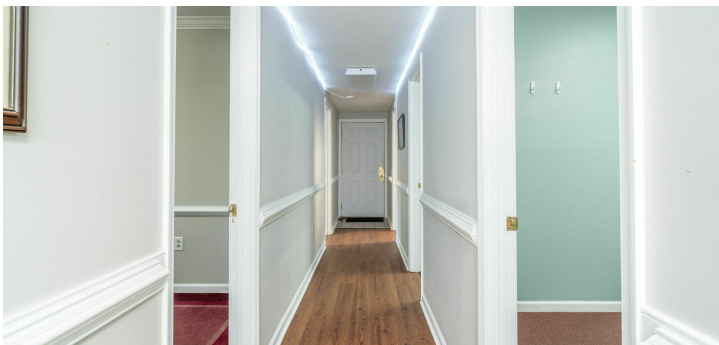
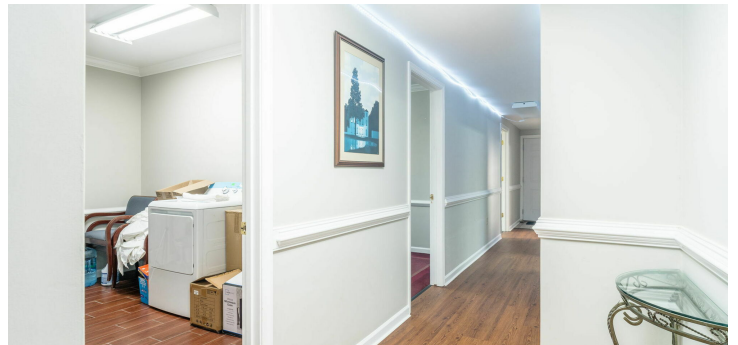
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## Interior Photos

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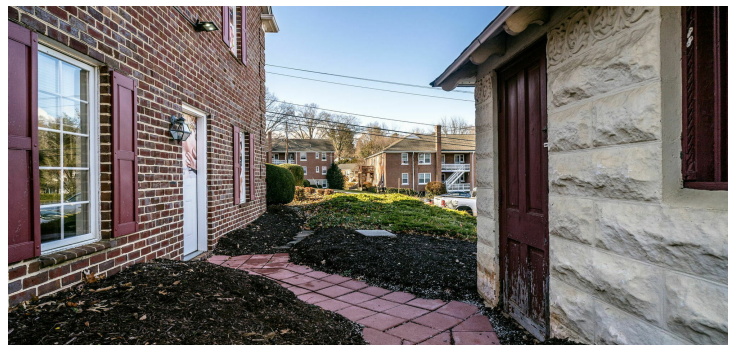
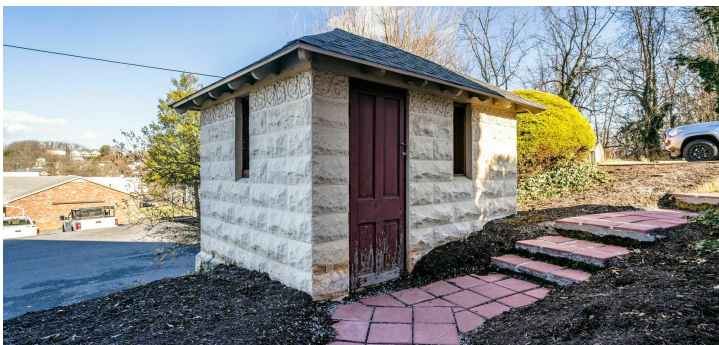
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## Exterior Photos

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## Location Map

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