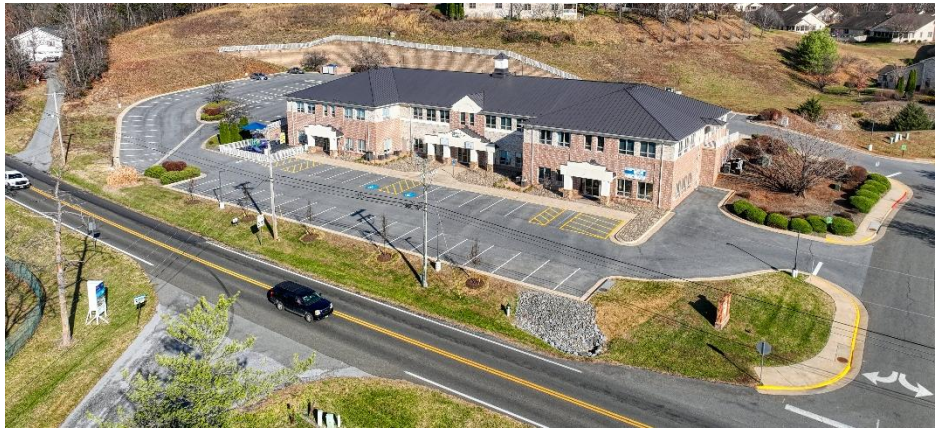


Stony Pointe



105 Stony Pointe Way S#101
Strasburg, Virginia 22657



SUITE #101: 4,800 sf

Existing Build-Out features
Reception, Office, 6 Large
Rooms (sinks in 5), BreakRoom,
Multi-Stall Restrooms,
Utility/Storage &
Enclosed Courtyard

Premier Class A Construction
Building Size – 28,800 sq.ft.
Full ADA Accessibility
Ample Parking
Professionally Managed

Toothman
INVESTMENTS LLC

Post Office Box 145
Woodstock, Virginia 22664
540-459-4099
info@alantoothman.com

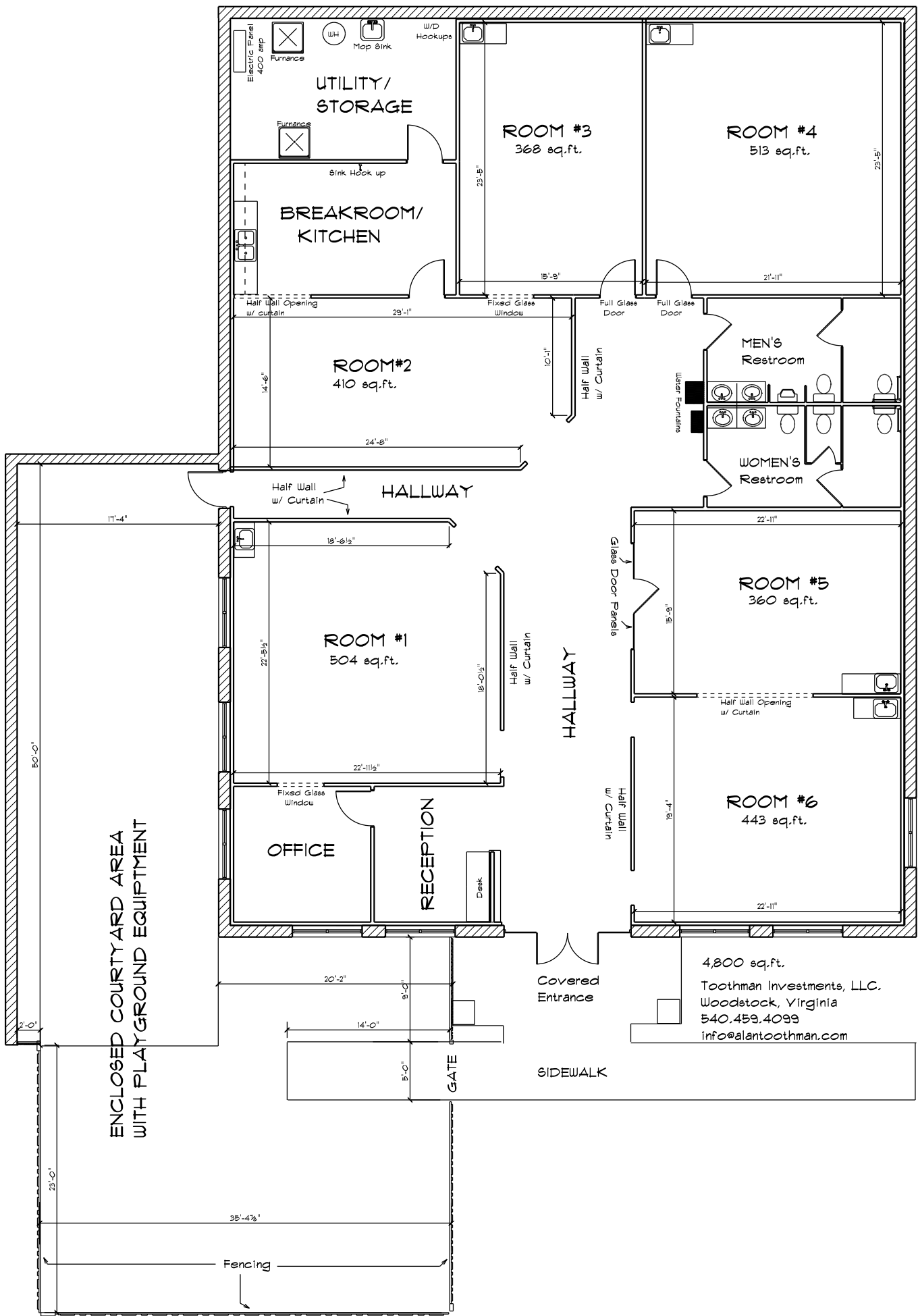
BASE RENT \$10.00 sf -	\$ 4,000.00
CAM	\$ 972.88
MONTHLY	\$ 4,972.88

Tenant CAM Includes:
Grounds Maintenance/Snow Removal,
Dumpster Services, Exterior Lighting &
Maintenance, Water & Sewer Utility,
Real Estate Tax

Tenant responsible for:
Utilities- Electric and Gas
Communication Services: Fiber Onsite

Landlord provides: Building Insurance

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Strasburg, Virginia 22657



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Toothman Investments, LLC.
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