



CLASS A, FULL SERVICE OFFICE SPACE

629 CEDAR CREEK GRADE
WINCHESTER, VA 22601

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Property Summary



PROPERTY HIGHLIGHTS

- Rare Class A Office within the City of Winchester
- Distinctive architectural appeal with its mansard roof line
- Elevator service, with at-grade access from both front and rear parking areas.

OFFERING SUMMARY

| | |
|------------------|-------------------------------|
| Lease Rate: | 20.00 SF/yr (Full Service) |
| Number of Units: | 4 |
| Available SF: | 1,940, 2,121, 4,321, 4,800 SF |
| Lot Size: | 2.4 Acres |
| Building Size: | 34,112 SF |

PROPERTY DESCRIPTION

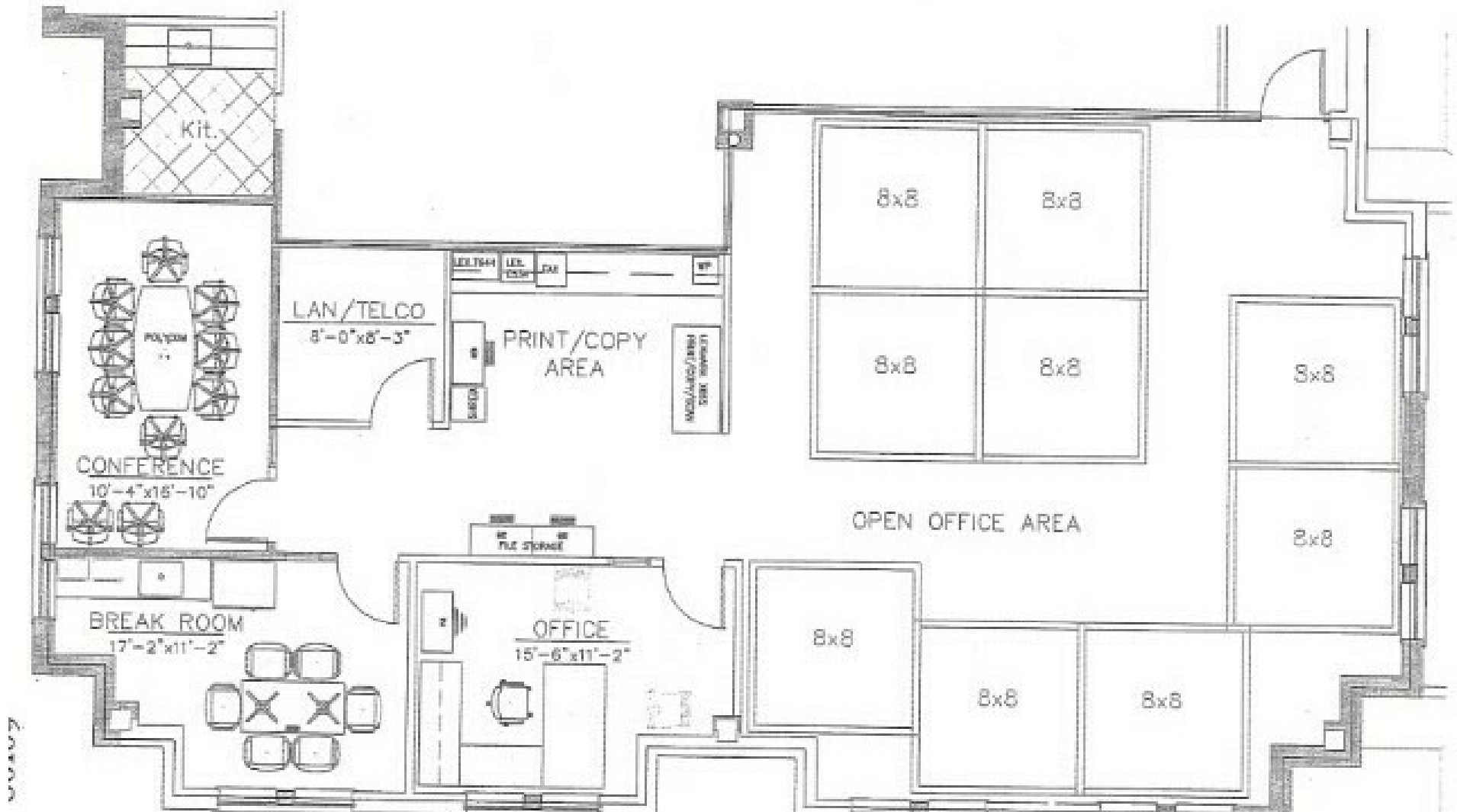
Stunning brick architecture! Class A office building centrally located in the City of Winchester, Minutes from Downtown and close proximity to the Winchester Medical Center, make this a prime location for office and medical use. The building is 34,112 sq ft with over 100 parking spaces and elevator service to the second floor from the front of the building or second floor access at-grade from the rear parking lot.

SVN is excited to offer the following spaces that will cover a myriad of space requirements:

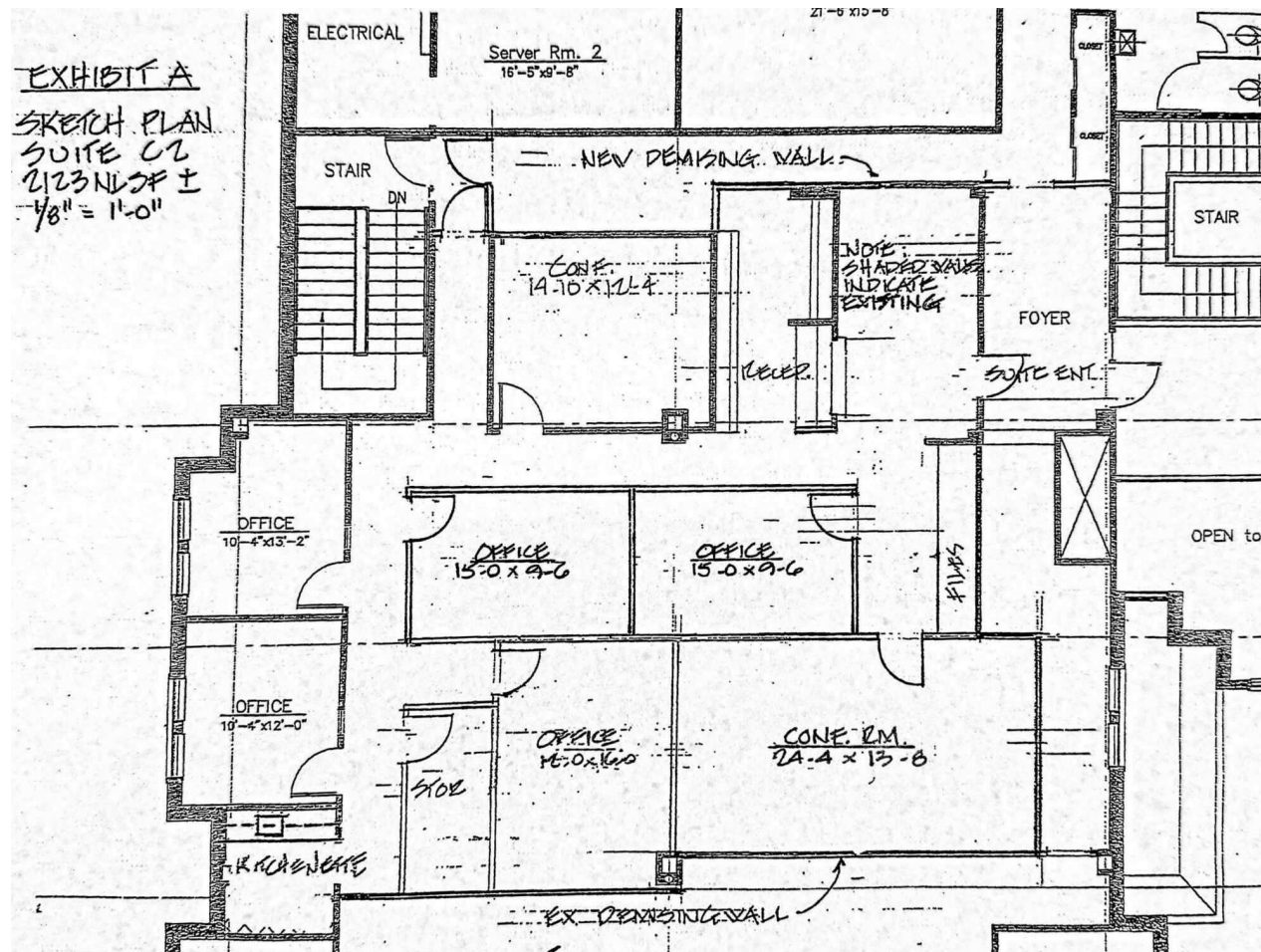
- C1 has 1940 sq ft, reception area, executive office, conference room, open bullpen with 9 existing cubicles with a kitchenette with a break area. Ready for immediate operation!
- C2 has 2,121 sq ft consisting of reception area, 6 offices, conference and kitchenette
- C3 has 4,321 sq ft with an open floor plan, 4 offices, kitchenette and break room combo, an expanse of windows for natural light
- B1 has 4,800 sq ft setup for medical use, floor plan included, space will be available in January 2026

All space measurements are to BOMA standards, which includes a core charge in the CAM fixed operating expense. Lease rate includes all utilities, except internet and interior janitorial.

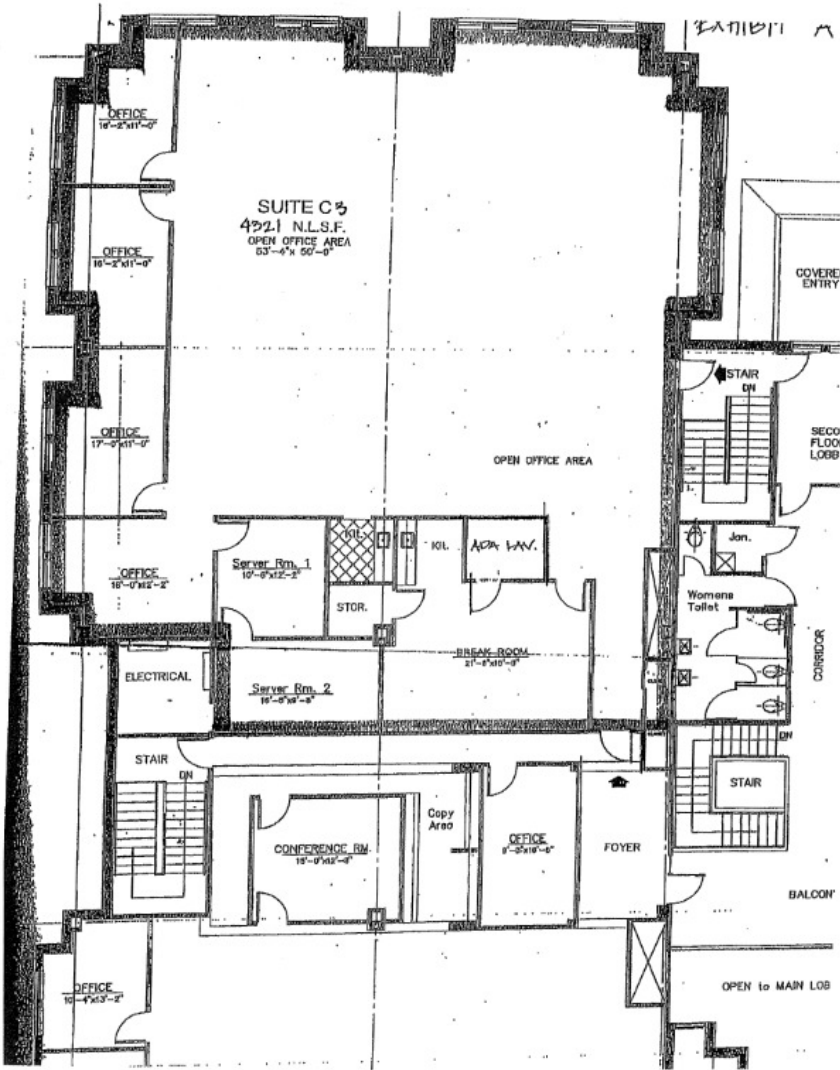
Floor Plan - Suite C1



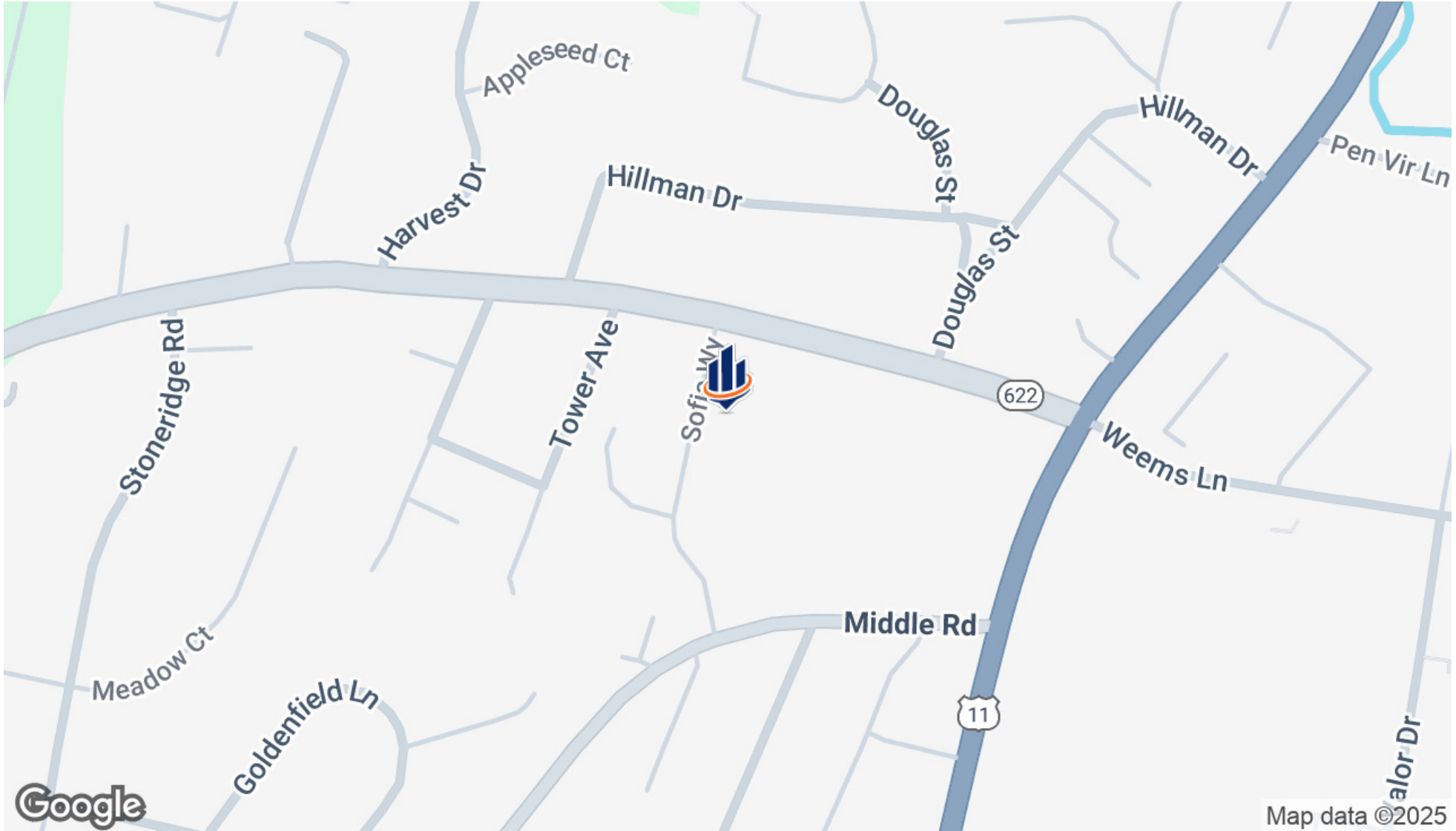
Floor Plan - Suite C2



Floor Plan - Suite C3



Location Map



Demographics Map & Report

| | 5 MILES | 10 MILES | 15 MILES |
|--------------------------------|-----------|-----------|-----------|
| POPULATION | | | |
| Total Population | 71,681 | 117,012 | 173,260 |
| Average Age | 40 | 41 | 41 |
| Average Age (Male) | 39 | 40 | 40 |
| Average Age (Female) | 41 | 42 | 42 |
| HOUSEHOLDS & INCOME | | | |
| Total Households | 27,516 | 44,511 | 65,914 |
| # of Persons per HH | 2.6 | 2.6 | 2.6 |
| Average HH Income | \$105,730 | \$110,994 | \$110,760 |
| Average House Value | \$376,228 | \$399,917 | \$396,999 |

Demographics data derived from AlphaMap

