



PRIME LOCATION

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Property Summary



PROPERTY HIGHLIGHTS

- Downtown location with close proximity to the Old Town Walking Mall
- Walking distance to Old Town, Judicial Center and Government Center
- Pride of ownership is reflected in this well-maintained property inside and out

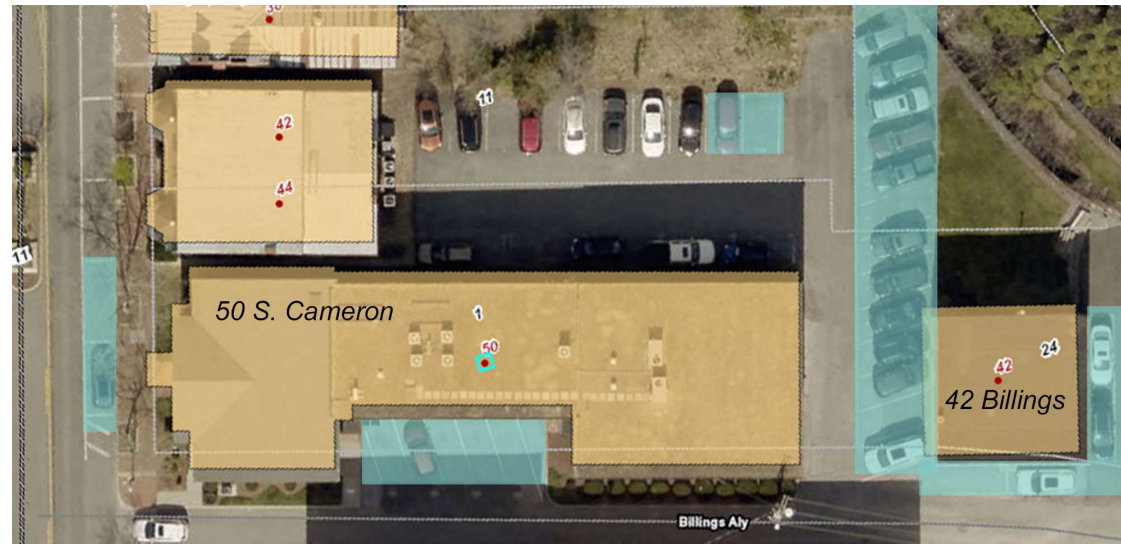
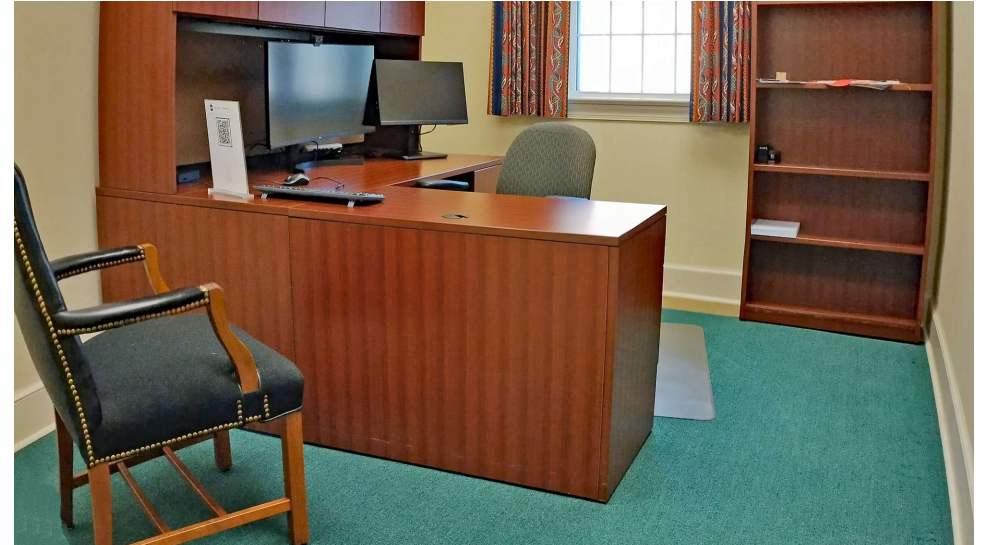
OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (Gross)
Number of Units:	1
Available SF:	3,500 - 7,500 SF
Lot Size:	0.41 Acres
Building Size:	17,580 SF

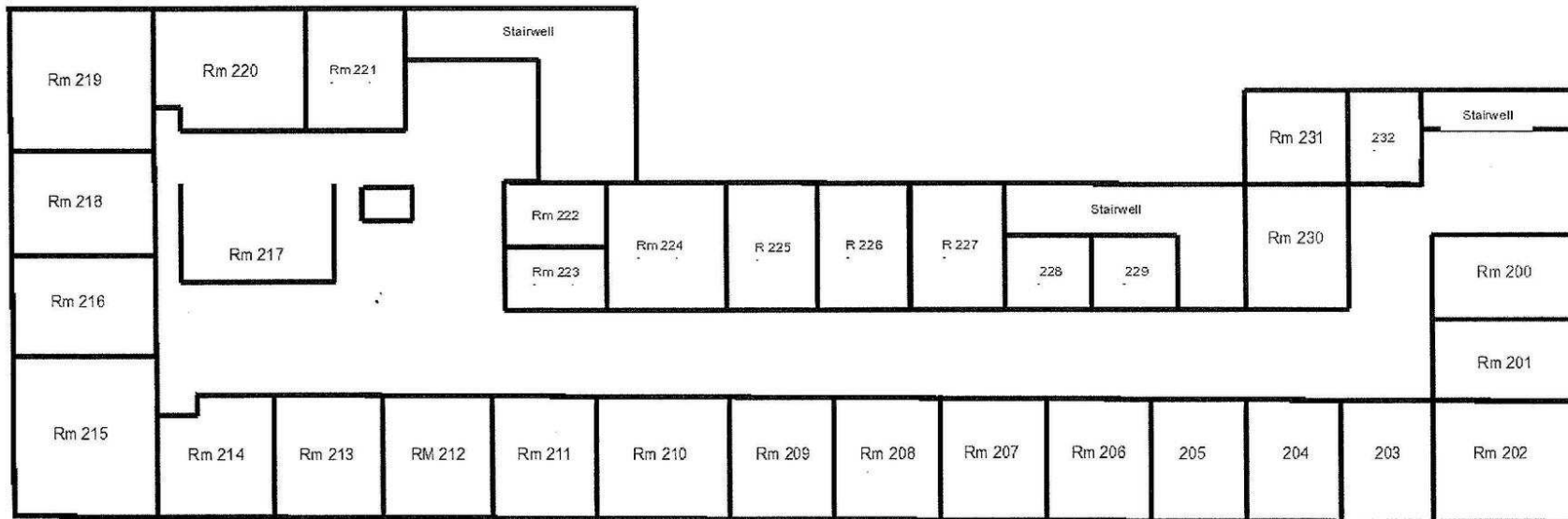
PROPERTY DESCRIPTION

SVN is offering an exceptional downtown office space for lease. The new owner intends to use the first floor for their business and is offering the second floor for lease, either as a full floor of 7,500 sq ft or potentially divided into spaces of approximately 3,500 sq ft. The second-floor features 28 office spaces, a kitchenette, and 4 restrooms, which allows for flexible configuration. The elegant four-column street view complements the Old Town Walking Mall, Judicial Center, and local Government Center. The property includes some on-site parking, and the City parking garage is conveniently located less than a block away. The location is truly prime in downtown Winchester. We will be offering a simple gross lease at \$15.00 per sq ft, which includes utilities, with the exception of internet service. This is a must-see office space in downtown Winchester.

Additional Photos

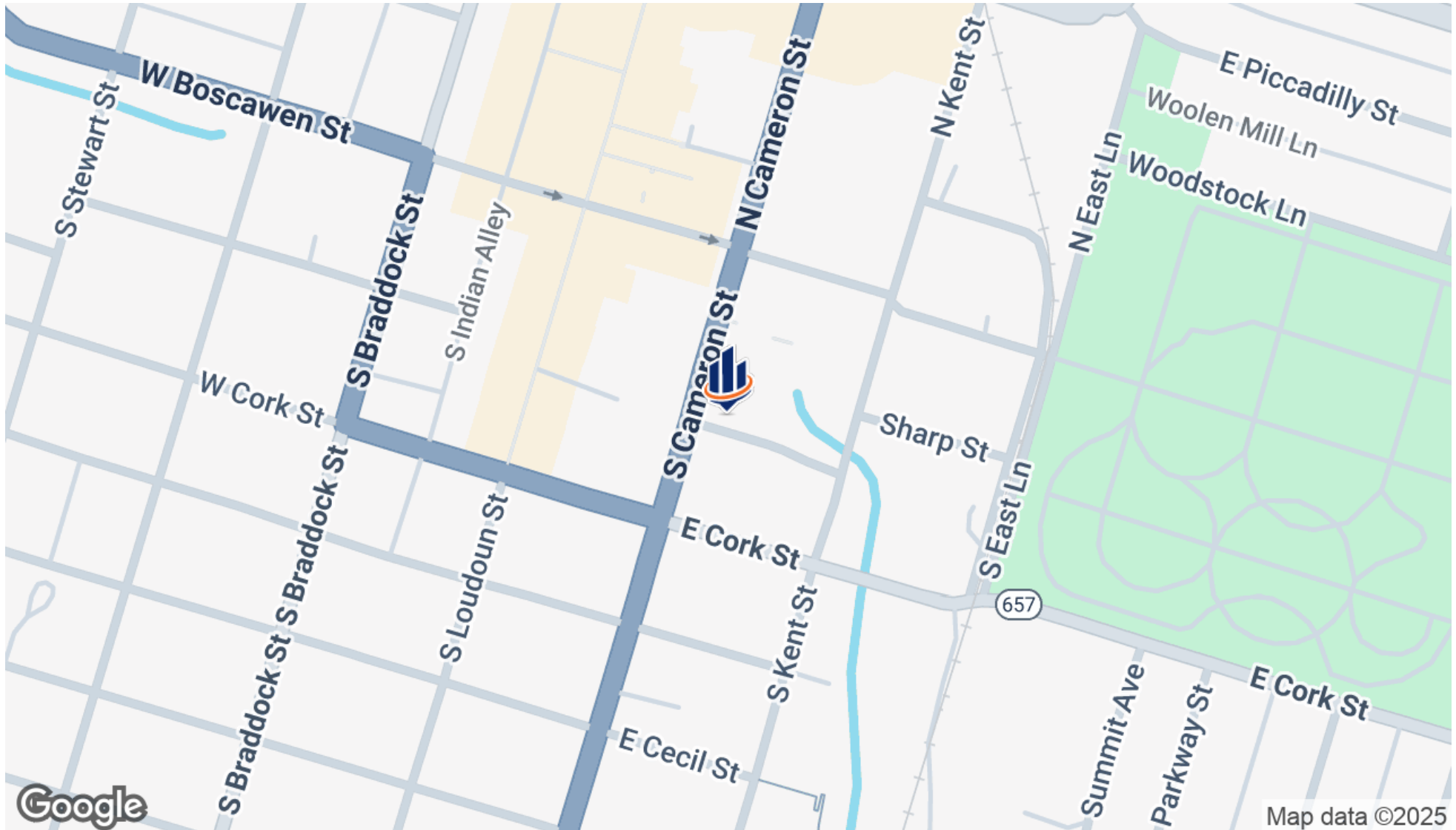


Upper Level Floor Plan - "Not To Scale"



UPPER LEVEL
28 Office Spaces
Kitchenette
4 Additional Restrooms

Location Map



Demographics Map & Report

POPULATION	5 MILES	10 MILES	15 MILES
Total Population	70,510	118,686	170,591
Average Age	40	41	41
Average Age (Male)	39	40	40
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	26,943	45,180	64,885
# of Persons per HH	2.6	2.6	2.6
Average HH Income	\$105,112	\$111,230	\$111,607
Average House Value	\$376,802	\$398,837	\$402,744

Demographics data derived from AlphaMap

