
GREENBRIER OFFICE PARK | LEASE SPACE AVAILABLE

1600 N Coalter St, Staunton, VA 24401

Executive Summary



OFFERING SUMMARY

Available SF:	1,239 SF - Unit 6 1,243 SF - Unit 4
Lease Rate:	\$11.95 - 13.95 SF/yr (Gross)
Building Size:	22,512 SF
Zoning:	P1
Utilities:	Public Water Public Sewer
MLS#:	671555 (Ste 6) 671554 (Ste 4)



PROPERTY OVERVIEW

Conveniently located, affordable office space available in Greenbrier Office Park on Staunton's north end. Located near Staunton High School and only five minutes from downtown. Base rent includes electric, water, sewer, heat, and exterior maintenance.

For More Information:

Isaac Grant
540.448.1588
isaac.grant@cottonwood.com

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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LEASE INFORMATION

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,239 - 2,482 SF	Lease Rate:	\$11.95 - \$13.95 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 6	Available	1,239 SF	Gross	\$13.95 SF/yr	Conveniently located, affordable office space available in Greenbrier Office Park on Staunton's north end. Located near Staunton High School and only five minutes from downtown. The suite offers six private offices, two restrooms, and substantial storage. Base rent includes electric, water, sewer, heat, and exterior maintenance.
Suite 4	Available	1,243 SF	Gross	\$11.95 SF/yr	Conveniently located, affordable office space available in Greenbrier Office Park on Staunton's north end, near Staunton High School and only five minutes from downtown. The landlord is prepared to complete the interior build-out to meet a long-term tenant's requirements, with the tenant contributing to a portion of the build-out cost. Base rent is \$11.95/SF and includes electric, water, sewer, heat, and exterior maintenance.

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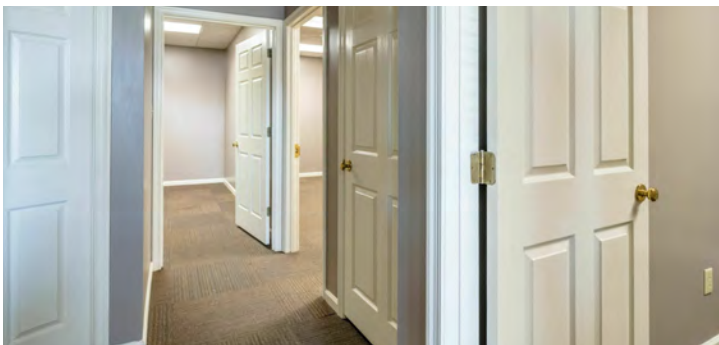
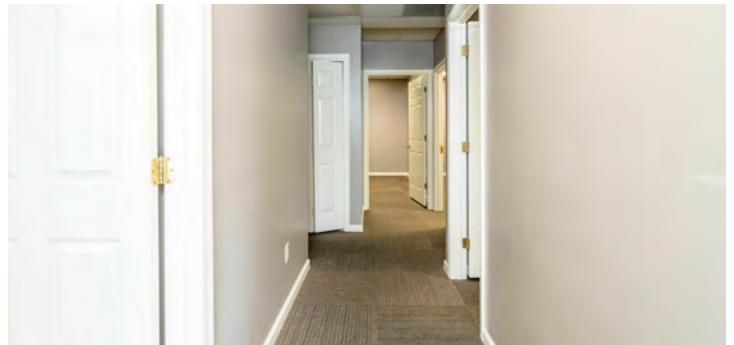
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Suite 6



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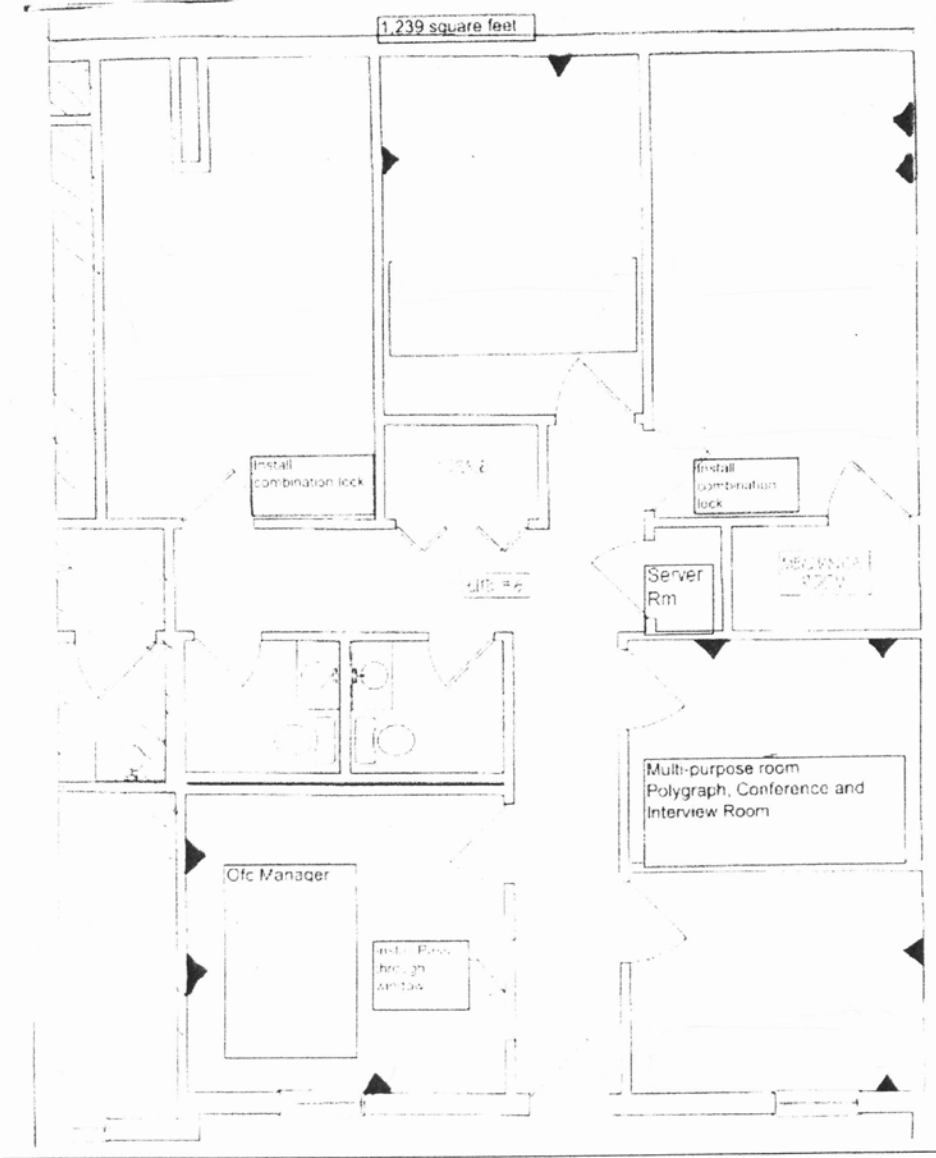
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1,239 square feet



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Suite 4



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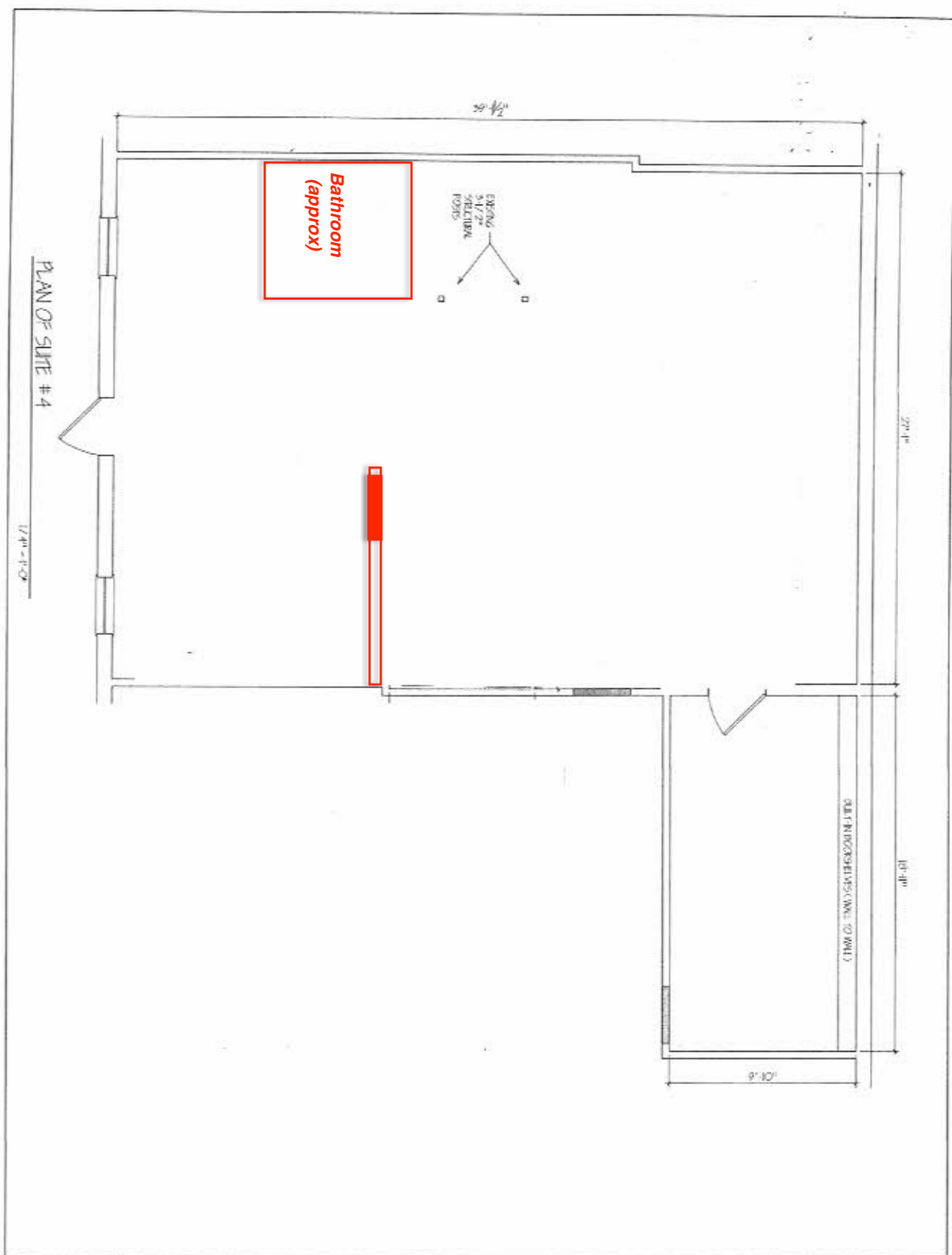
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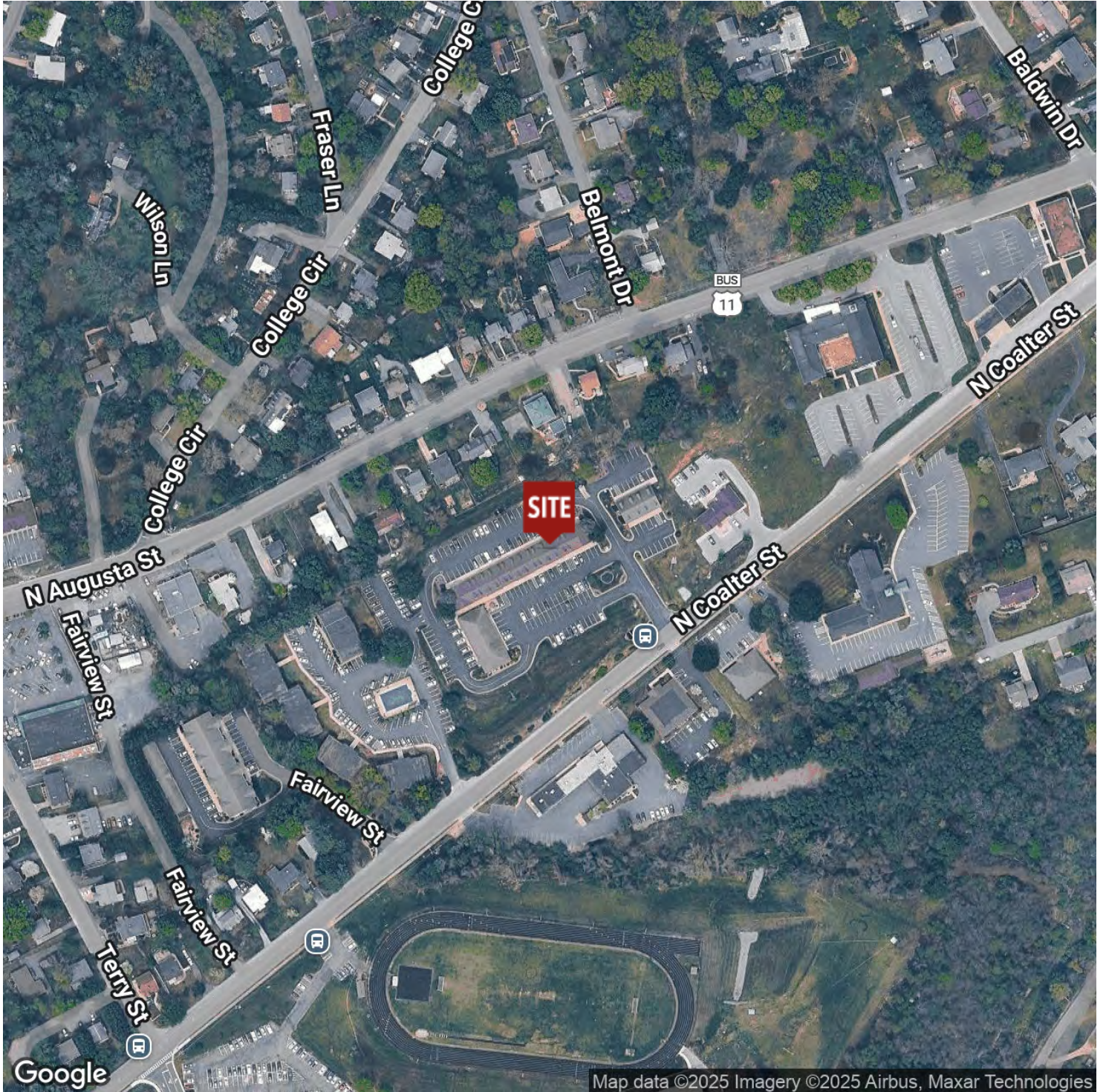
1243 sq ft.



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Location Map



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