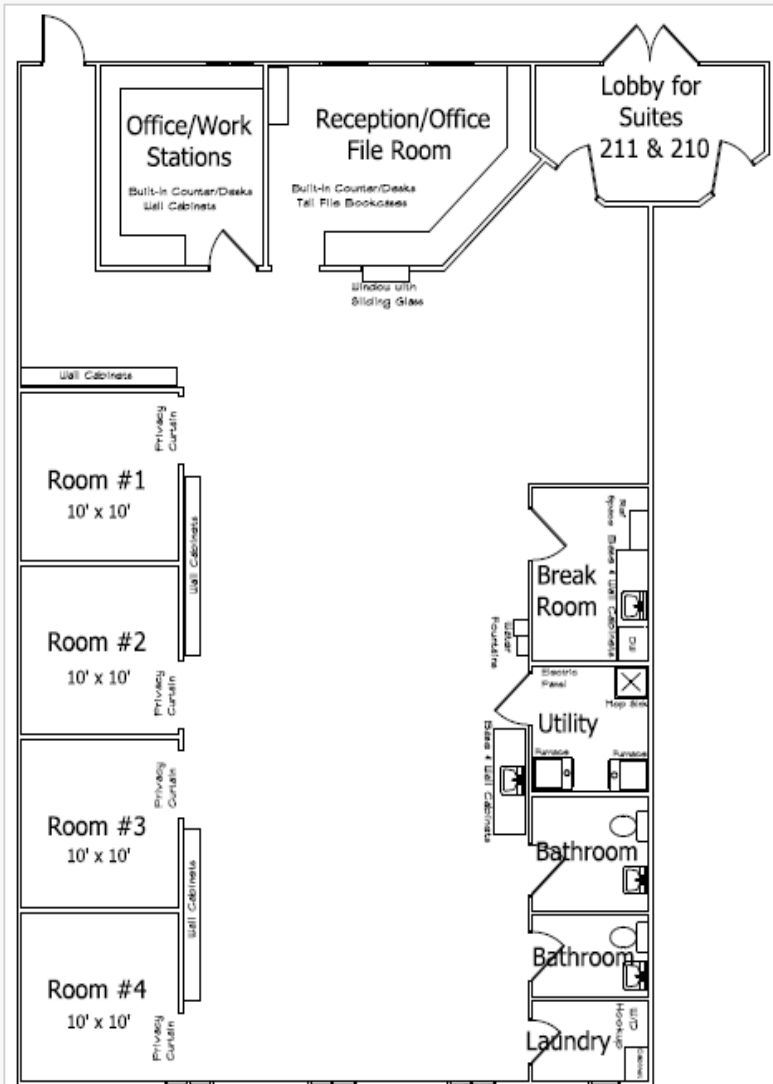


# Stony Pointe



105 Stony Pointe Way S#211  
Strasburg, Virginia 22657



## **SUITE #211:**

2,400 sf - Fully Finished  
Reception/Office/ File Room  
Office/Workstation Room  
4 Rooms 10' x 10'  
Breakroom with Dishwasher  
2 Restrooms  
Laundry Room with Hookups  
Utility Room with Mop Sink  
Built-In Cabinetry throughout  
for ample storage solutions

Premier Class A Construction  
Full ADA Accessibility  
Ample Parking

**Toothman**  
INVESTMENTS LLC

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



BASE RENT	\$12.00 sf	\$ 2,400.00
CAM	\$ 2.11 sf	\$ 423.38
<b>MONTHLY</b>		<b>\$ 2,823.38</b>

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



