



READ & CO., REALTORS

FOR LEASE

37,000 Sq. Ft. +/-
2840 Linkhorne Dr.
Lynchburg, VA 24503



RICKY READ, CCIM
BROKER
434-841-3659
ricky@realestatelynchburg.com

RICK READ
ASSOCIATE BROKER
434-455-3618
rread@realestatelynchburg.com

COLDWELL BANKER COMMERCIAL
READ & CO., REALTORS
101 ANNJO COURT
FOREST, VA 24551
WWW.CBCREAD.COM

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Each office is independently owned and operated.



**COLDWELL BANKER
COMMERCIAL**

READ & CO., REALTORS

FOREST HILL SHOPPING CENTER ANCHOR SPACE AVAILABLE

**2840 Linkhorne Dr.
Lynchburg, VA 24503**

FEATURES

- 37,000 +/- Sq. Ft. Available
- Anchor Opportunity
- Zoned B - 3C
- Newly renovated in 2017
- 350+ parking spaces available
- \$10.00 sq. ft. / yr. + add-ons

AREA

Forest Hill Shopping Center consists of 88,000 Total SF and has a great tenant mix. Current tenants include: Dollar General, Med-Express, Comcast, Joe Beans, Tokyo Restaurant and various retail stores.



Ricky Read, CCIM
Broker
434.841.3659
ricky@realestatelynchburg.com

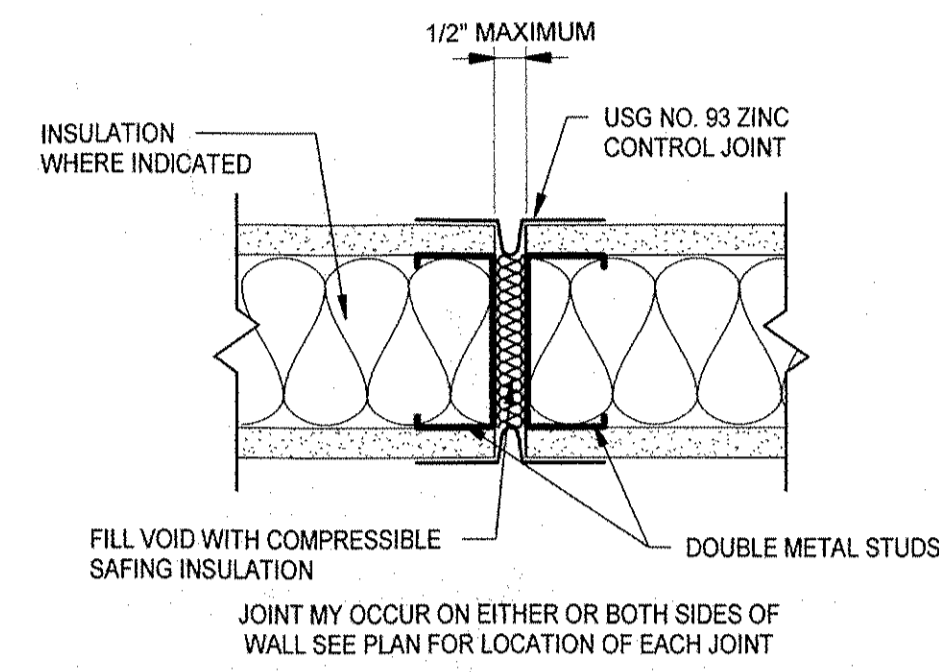
Rick Read
Associate Broker
434.455.3618
rread@realestatelynchburg.com

COLDWELL BANKER COMMERCIAL
READ & CO., REALTORS
101 ANNJO COURT
FOREST, VA 24551
434.455.2285
WWW.CBCREAD.COM

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| WALL LEGEND | | |
|-------------|---|--------------------------------|
| MARK | DESCRIPTION | COMMENTS |
| 1 | 3-5/8" METAL STUDS (25 GA.) @ 16" O.C. WITH 5/8" GYP. BOARD EA. SIDE. TERMINATE PARTITION AT CEILING. BRACE PARTITION TO STRUCTURE ABOVE. TYPICAL UNLESS NOTED OTHERWISE. | TYPICAL UNLESS NOTED OTHERWISE |
| 2 | 3-5/8" METAL STUDS (25 GA.) @ 16" O.C. WITH 5/8" GYP. BOARD OFFICE SIDE. TERMINATE PARTITION 4" ABOVE CEILING. | GREENBOARD @ BATHROOMS |
| 3 | STOREFRONT GLAZING SYSTEM | |
| 4 | 3-5/8" METAL STUDS (25 GA.) @ 16" O.C. WITH ONE LAYER OF 5/8" GREENBOARD RESTROOM SIDE AND SOUND ATTENUATION INSULATION. TERMINATE PARTITION 4" ABOVE CEILING. | |
| 5 | DEMOUNTABLE PARTITION | TRAINING ROOMS |
| 6 | 3-5/8" METAL STUDS (20 GA.) @ 16" O.C. WITH 5/8" TYPE X GYP. BOARD EA. SIDE. TERMINATE PARTITION TO DECK ABOVE. SEAL ALL PENETRATIONS PER RATING REQUIREMENTS. | ONE HOUR RATING |
| 7 | INFILL WALL-MATCH EXISTING MATERIALS AND THICKNESSES | 8" CMU |

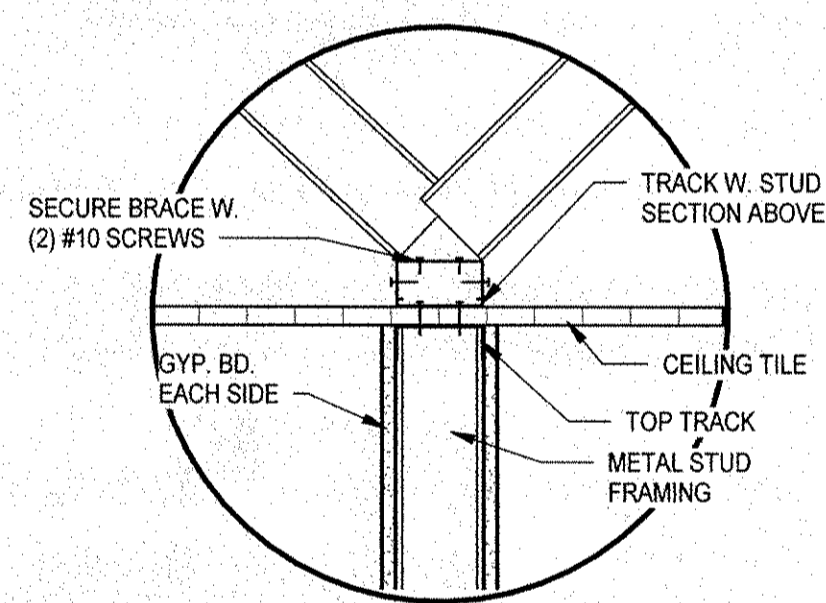


1 DETAIL
SCALE: 3" = 1'-0"

CONTROL JOINT IN GYP BOARD PARTITION

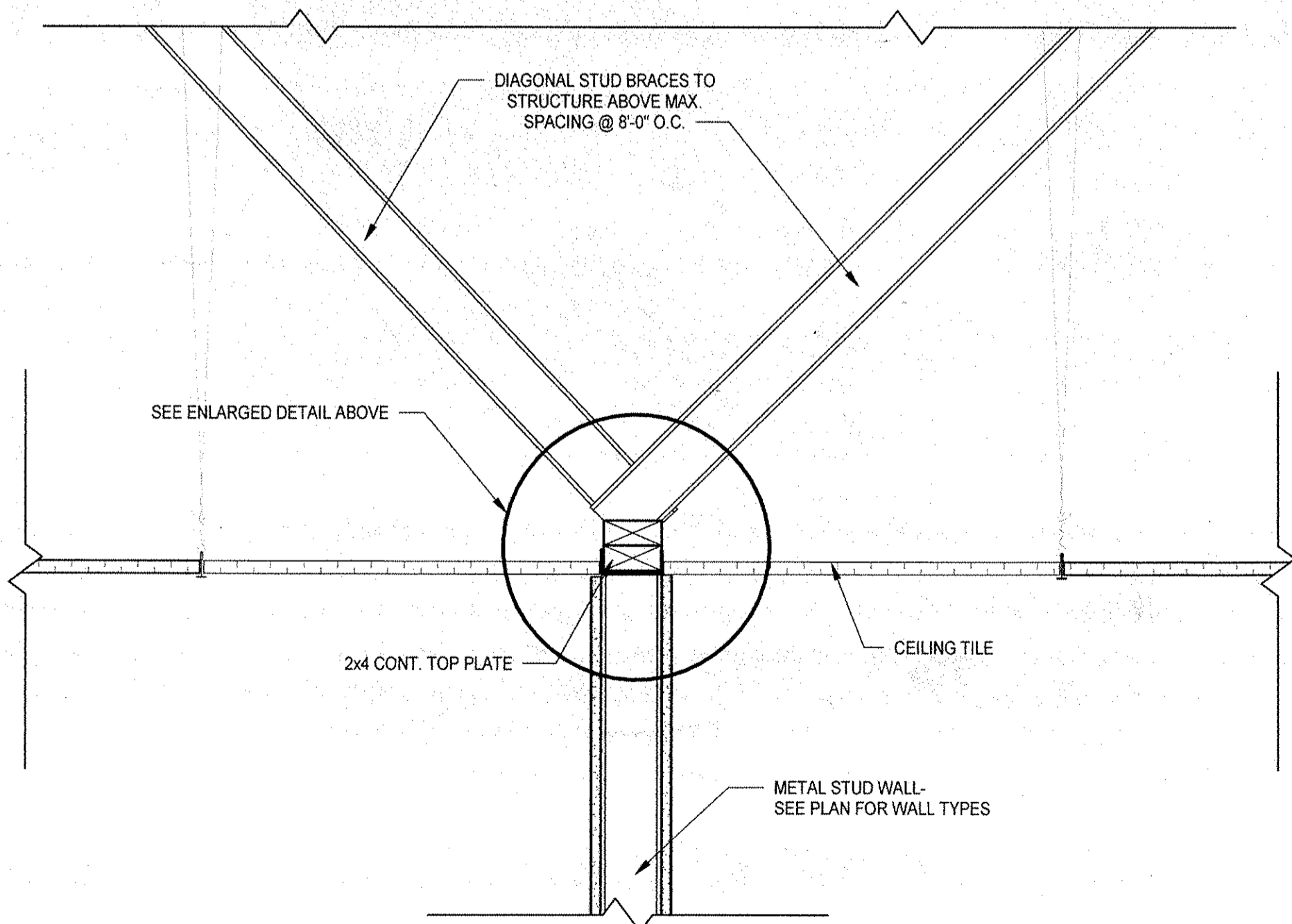
2 DETAIL
SCALE: 12" = 1'-0"

FIRE EXTINGUISHER DETAIL



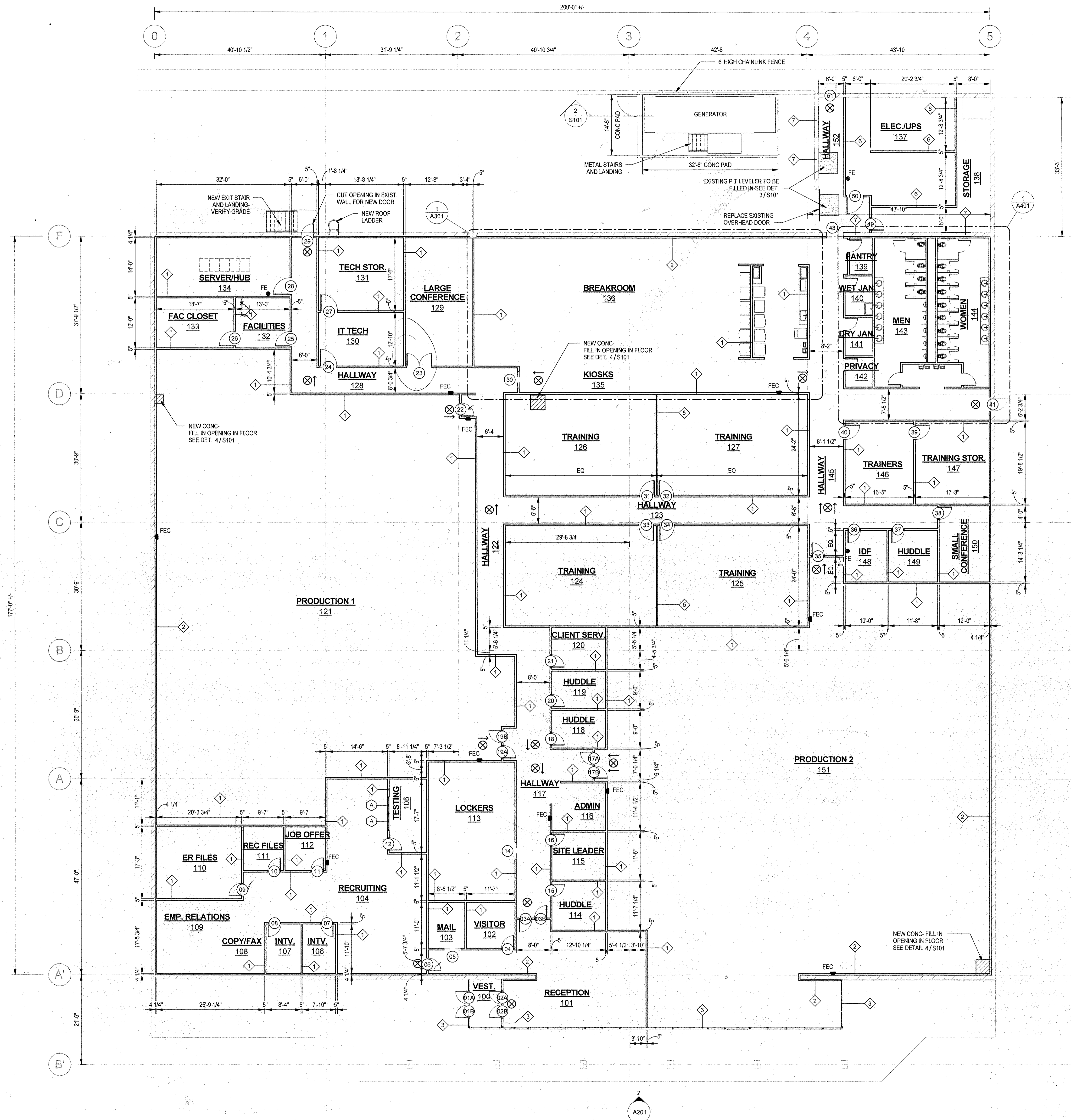
TYPICAL FIRE EXTINGUISHER DETAILS

- FIRE EXTINGUISHER NOTES:
1. PROVIDE SINGLE CLASS 3-A 40-B-C MULTI-PURPOSE DRY CHEMICAL FIRE EXTINGUISHER UNLESS NOTED OTHERWISE.
 2. ELECTRICAL/UPS, SERVERHUB (MDF), & IDF ROOMS: PROVIDE SINGLE HCFC CLASS 10-B-C FIRE EXTINGUISHER. COORDINATE LOCATION WITH TENANT'S EQUIPMENT LAYOUT.
 3. MATERIALS AND INSTALLATION OF FIRE EXTINGUISHER SYSTEMS SHALL COMPLY WITH NFPA 10-10, LOCAL CODES, AND AS INDICATED HEREIN.

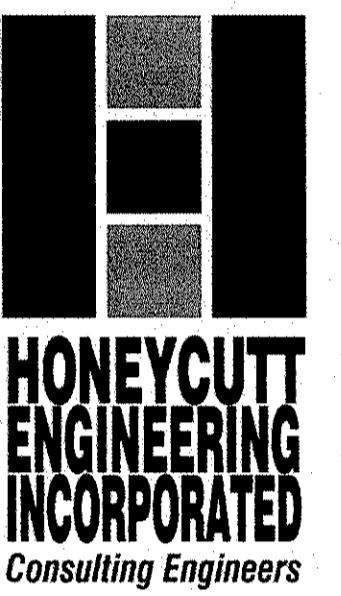


3 DETAIL
SCALE: 1 1/2" = 1'-0"

PARTITION TERMINATING AT CEILING



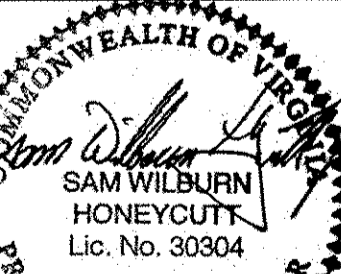
FLOOR PLAN- PROPOSED WORK
SCALE: 3/32" = 1'-0"



P.E. No. (0402030304)
1885 AIR LANE DRIVE, SUITE 5
NASHVILLE, TN 37210

FLOOR PLAN
ALTERATIONS FOR
CUSTOMER SUPPORT
CENTER
2840 LINKHORNE DRIVE
LYNCHBURG, VA

| ISSUE | DESCRIPTION | DATE | CHK | DWG |
|-------|-------------------------------|------------|-----|------------|
| 1 | TEST F.T. | 10-25-2018 | WH | 10-25-2018 |
| 2 | TEST F.T. | 11-15-2018 | WH | 11-15-2018 |
| 3 | PERMIT AND CONSTRUCTION ISSUE | 11-15-2018 | WH | 11-15-2018 |



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HEI No. 16013

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* Lot lines are approximate

