



**COLDWELL BANKER  
COMMERCIAL**  
READ & CO.

# FOR LEASE

12576 WARDS RD. - Rustburg, VA

3,246 Sq. Ft. ±



## Property Overview

**Rental Rate** \$2,700.00/Month (Includes Electricity/Water)

**Unit Size** 3,246 Sq. Ft. ±

**Features**

- Ample Parking
- Roadside Signage
- Segra Fiber Internet
- Rear Deck
- Kitchenette
- Three Restrooms
- Reception Area

## Features

Professional first floor office space located just off of Rt. 29 in Rustburg, VA. Features include: ample parking, signage, spacious rear deck, reception area, ten offices, conference room, kitchenette, hardwood/rug flooring, ample parking, & many other amenities. Water and electricity are included.

Ricky Read, CCIM  
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**COLDWELL BANKER COMMERCIAL  
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101 ANNJO COURT  
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Coldwell Banker Commercial Read & Co., Realtors represent the Seller/Landlord of this property. Upon receipt of this information, Purchaser/Tenant acknowledges Coldwell Banker Commercial Read & Co., Realtors fiduciary responsibilities are to the Seller/Landlord.



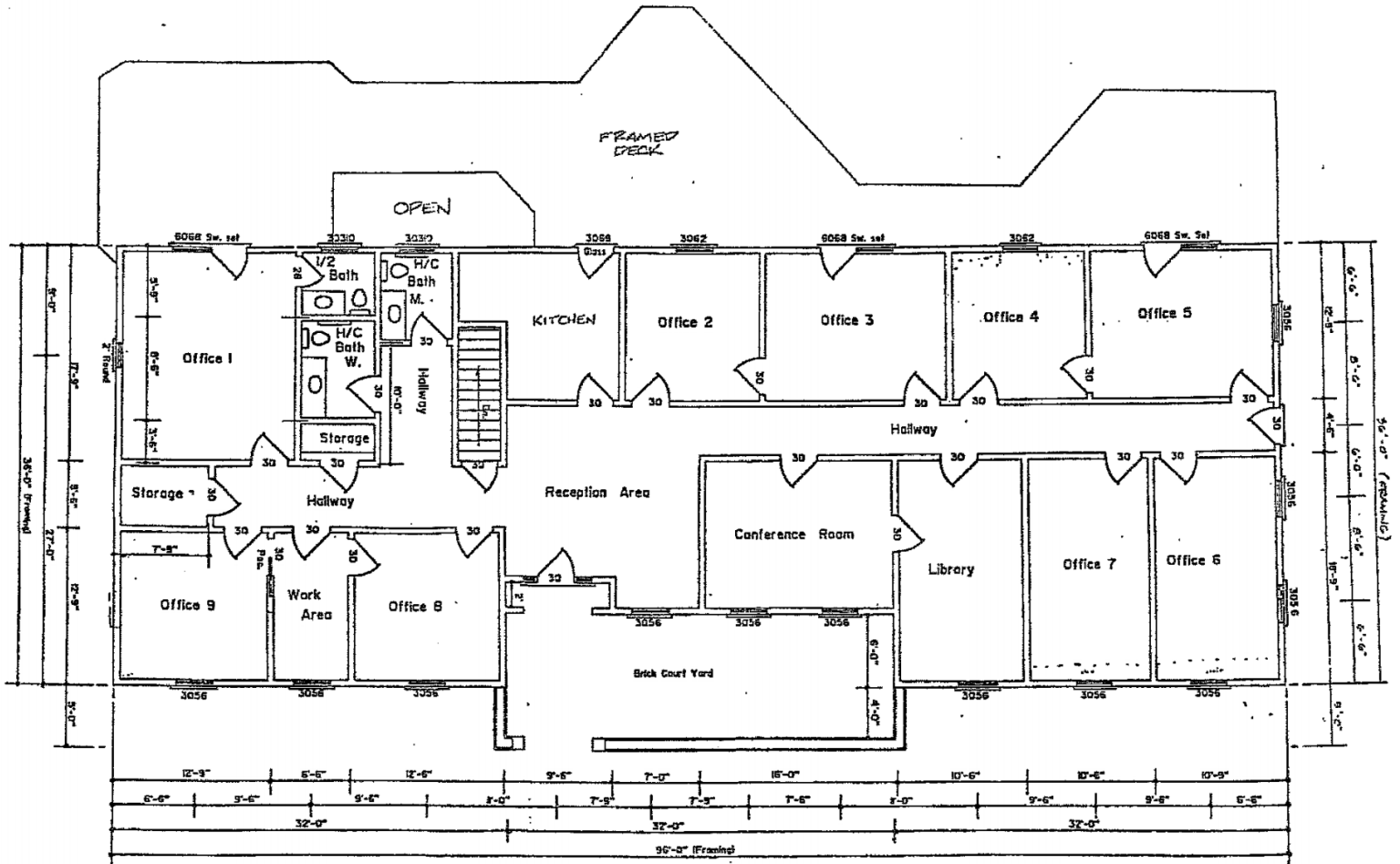


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Main Floor Plan

3246 SQ. FT.  
1093 SQ. FT. FRAMED DECK

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