

# FOR LEASE

700-1,400 SF. ±



**COLDWELL BANKER  
COMMERCIAL**  
READ & CO.



**4849 Fort Avenue, Lynchburg, VA**

## Property Information

### Sq. Ft.

700 -1,400 Sq. Ft. ±

### Price

700 SF - \$850/Month

1,400 SF - \$1,600/Month

### Features

- Reception/Waiting Area
- Restrooms
- Offices
- Small Kitchenette
- Ample Parking

### Zoning

B-1

**Rick Read** Owner/Agent

Direct: 434-455-3618

Main: 434-455-2285

rread@realestatelynchburg.com

## Property Features

Approximately 700-1,400 Sq. Ft. of office space available. Located less than a mile from the intersection of Wards Rd. & Fort Ave. Landlord provides electricity, water, sewer, HVAC maintenance in excess of \$250.00 on a per occurrence basis, exterior maintenance, and snow removal. Tenant provides janitorial, filter for HVAC & HVAC maintenance up to \$250.00 on a per occurrence basis, internet/phone, & interior maintenance.

\*This Property is presented by Owner/Agent

**Forrest Booth**

Cell: 434-841-4110

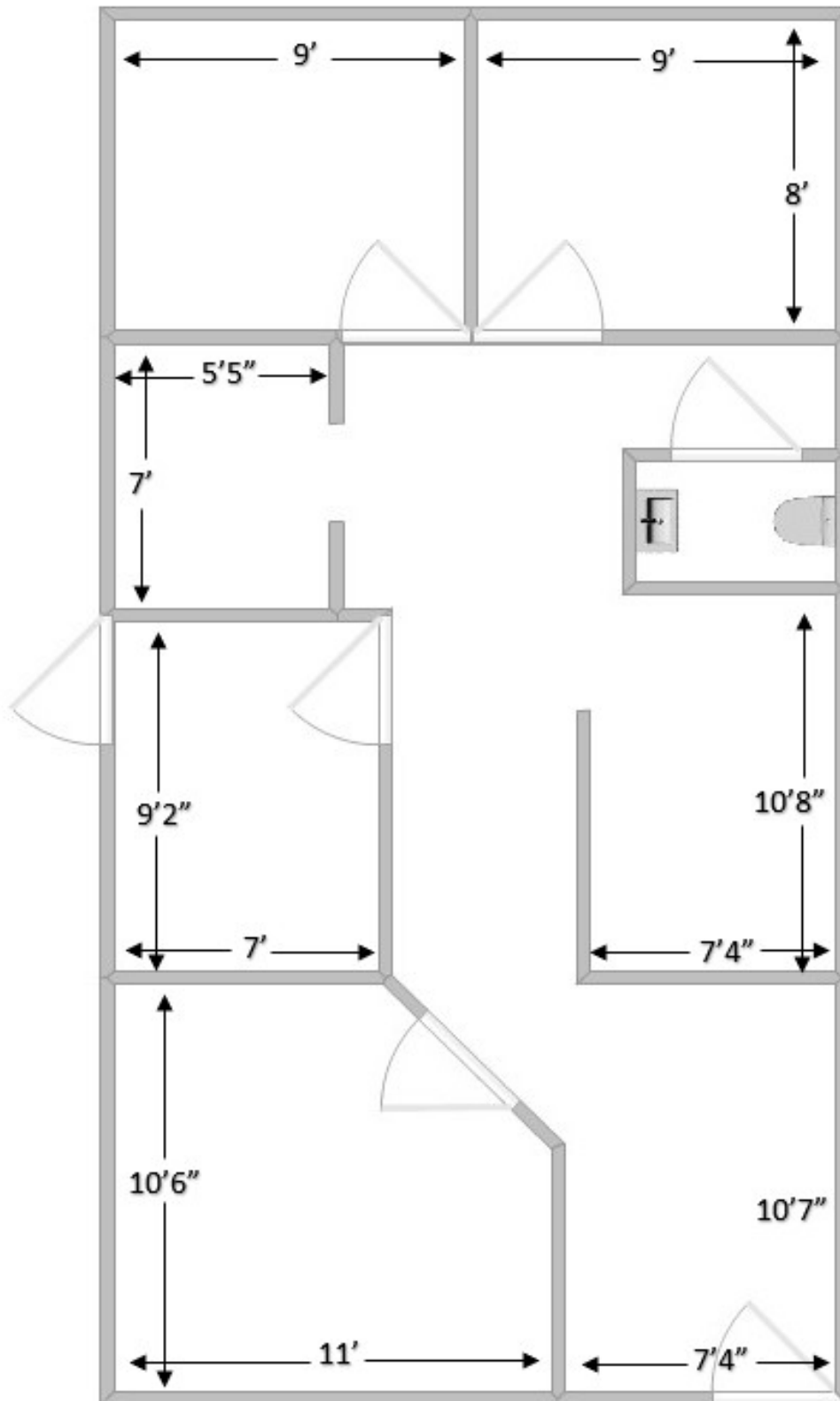
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**Coldwell Banker Commercial  
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434-455-2285



All dimensions and square footages are approximate. Purchaser or Tenant is responsible for verifying the accuracy of this information. All information is subject to change or withdrawal without notice.

