

Available Spaces & Properties Listing

Update: January 3, 2010

Economic Redevelopment

This listing is provided as a service of the City Development Office, and is updated monthly. Information on spaces/properties availability is provided by the property owner or manager listed as the contact for each property. There may be additional properties available that are not included on this list. For more information contact the Development Office at (540) 722-7575.

1. 9 North Loudoun Street

- **Historic or Identifying Name:** Bright Center
- **Building Square Feet:** 32,413 sq. ft.
- **Current Use:** Office/Retail
- **Rent/Lease:** Lease
- **Base Rent List Price:** \$11.00 PSF
- **Property has been recently renovated**
- **Amenities/Comments:**
 - Multiple office suites – custom size
 - T1 access for internet
 - HVAC
 - Water & sewer included with rent
 - “Smart Building” computer hook-ups
 - Handicapped accessible
- **Contact:** JBC Limited Company, Susan Sheetz, 540-336-9020



2. 139 North Loudoun Street

- **History:** Office Space
- **Current Use:** Vacant
- Second Floor
- **Rent:** \$200.00 - \$600.00/monthly
- All utilities included
- **Contact:** Hables Real Estate – (540) 662-3124

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3. 151 North Loudoun Street

- **Identifying Name:** Old Town Retail & Apartments
- **Current Use:** Vacant
- **First Floor:** 1856 sq. ft.
- **Second Floor:** 1856 sq. ft.
- **Third Floor:** 465 sq. ft.
- **Sale:** \$875,000
- **Amenities/Comments:**
 - HVAC
 - Rear and front entrance
 - Seven parking spaces
 - Display window
- **Contact:** Paige Manuel – DAB Commercial Realty, Inc. - (540) 667-9794



4a. 185 North Loudoun Street

- **Identifying Name:** GlenRock Building
- **Current Use:** Retail and office space
- **Business Description:** bookstore
- **Total Square Footage:** 7,868 sq. ft. in four floors plus mezzanine, located on the corner of the historic Mall and Piccadilly Street
- **Sale:** \$1,050,000
- **Rent/Lease:** \$15.00 per sq. ft./24 month lease term
- **Amenities:**
 - Luxury space in totally renovated historic building
 - Elevator
 - HVAC
 - Display window
 - Rear and front entrance
 - "Smart Building" computer hook-ups
- **Contact:** Betty Friant or Conrad Koneczny –Sperry Van Ness - (540) 535-0808



4b. 3 West Piccadilly Street

- **Identifying Name:** GlenRock Building
- **Current Use:** Luxury office space for lease
- **Second Floor:** 1,620 sq. ft net, 12 ft. ceilings, \$14/sq. ft. NNN
- **Third Floor:** 1,620 sq. ft. net, 10 ft. ceilings, \$14/sq.ft. NNN
- **Fourth Floor:** "Penthouse," 1,670 sq. ft. net, 10 ft. ceilings \$15/sq. ft. NNN
- **Amenities:**
 - Elevator
 - HVAC
 - Computer hook-ups
- **Contact:** Robina Rich Bouffault – Owner – 540-837-1988 or 540-533-0617 (cell)

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5. 6 West Boscawen Street

- **Description:** 1900 sq ft of retail space with shop window
- Office and storage area off showroom
- Dressing room
- **Rent:** \$1900 per month NNN
- **Contact:** Dick Helm or Marie DiLorenzo – Sperry Van Ness – 540- 535-0808

6. 10 West Boscawen Street

- **Description:** Second floor offices are 200 to 800 sq ft from \$350 to \$600 per month NNN
- Individual split-system A/C
- 4 phone line capability
- DSL availability
- **Contact:** Dick Helm – Sperry Van Ness – 540-535-0808

7. 17 East Boscawen Street

- **Historic or Identifying Name:** Gallery One
- **First Floor:** 1,319 sq. ft.
- **Second Floor:** 1,319 sq. ft.
- **Current Use:** Retail
- **Sale:** \$395,000
- **Amenities:**
 - Property has been recently renovated
 - HVAC (Upstairs only)
 - Rear and front entrance
 - Display window
 - "Smart Building" computer hook-ups
- **Contact:** Betty Friant– Sperry Van Ness – (540) 535-0808



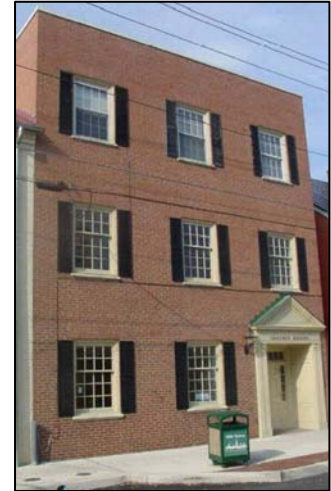
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8. 25 East Boscawen Street

- **Historic or Identifying Name:** Graichen Building
- **Current Use:** Office
- **First Floor:** 2,550 sq. ft.
- **Second Floor:** 2,392 sq. ft.
- **Second Floor:** 900 sq. ft. sublet, turn-key operation, fully-furnished, rent: \$1,500 per month
- **Third Floor:** 2,600 sq. ft.
- **Sale Price:** \$995,000
- **Third Floor Lease:** \$10.00 per sq. ft.
- **Amenities:**
 - Property has recently been renovated
 - Will renovate to suit tenant
 - HVAC
 - Utilities included with rent
 - Front entrance
- **Contact:** Richard Vaaler - Vaaler Real Estate – (703) 771-1162



9. 132 South Cameron Street

- **Current Use:** Title Research Company
- 1,700 sq. ft. total finished plus basement
- **Amenities:**
 - HVAC
 - Rear and front entrance
 - Parking (2 off street spaces)
- **Sale:** \$385,000
- **Contact:** Gillian Greenfield – Sperry Van Ness - (540) 535-0808



10. 427 North Cameron Street

- **First Floor:** 7,697.5
- **Second Floor:** 7697.5
- **Rent:** \$3.50 per sq. ft/36 month lease term
- **Amenities:**
 - Rear and front entrance
 - Parking
- **Business description:** industrial
- **Contact:** Dick Helm or Marie DiLorenzo – Sperry Van Ness – (540) 535-0808



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11. **501 South Cameron Street**
- 5,000 sq. ft
 - \$5,000 per month
 - **Contact:** John Scully, Colony Realty, 540-662-0323
12. **502 South Cameron Street**
- 2,445 sq. ft.
 - \$1,100 per month or purchase \$250,000
 - **Contact:** John Scully, Colony Realty, 540-662-0323
13. **114 North Cameron Street**
- 7,000 sq. ft.
 - \$12 per sq ft rent
 - **Contact:** John Scully, Colony Realty, 540-662-0323

14. **423 North Cameron Street**
- **Building Square Feet:** 5,000 sq. ft. of recently remodeled space on 2 floors
 - Second floor has ground level entry with 6 spacious offices, break room and conference room
 - Offices are wired for multiple phone outlets and Ethernet capability
 - Ideal for technology company and telecommuting
 - First floor has a 10' X 12' bay door
 - \$6.50 per sq. ft. NNN
 - **Contact:** Tucker White, Sperry Van Ness, 540-504-0795



15. **20 South Braddock Street**
- **Current Use:** Hair salon first floor
 - **Business Description:** Prime office/retail/artist studio in historic brick townhome
 - **Rent/Lease:** \$850 monthly, 1,100 sq.ft. (second floor)
 - **Sale:** \$239,999
 - **First floor:** 1,000 sq. ft.
 - **Amenities/Comments:**
 - Heat and water included with rent
 - Front entrance
 - On - street parking
 - Central air
 - Wall to wall carpet
 - Computer and cable ready
 - "Smart Building" computer hook-ups
 - **Contact:** Jimmy B.- Century 21 Braddock – (540) 550-6554



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16. 9 West Piccadilly Street

- **Current Use:** Office Space or Retail
- **First Floor:** 1,200 sq. ft.
- **One year lease**
- **Amenities:**
 - Two parking spaces
 - Front and back entrance
 - Display window
 - Recently renovated
- **Contact:** Kulla Katunas – (540) 662-1716



17. 24 East Piccadilly Street

- **Description:** 850 sq ft of retail and 300 ft of back office
- Recessed entry with double display windows
- Short term street parking and loading zones
- **Contact:** Dick Helm, Sperry Van Ness – 540-535-0808



18. W. Jubal Early Drive – Office Condos

- 4,920 sq ft office condo
- Includes 3,078 sq ft beautifully finished
- Plus 1,843 sq ft unfinished for flexibility
- Buy, lease or rent-to-own
- From \$275,000 to \$850,000
- **Contact:** Conrad Koneczny, Sperry Van Ness, 540-535-0808

19. 30 South Braddock Street

- 900 sq ft of retail or office space
- 3 large rooms
- New central air
- Wood floors
- Heat included in rent
- **Rent:** \$650 per month
- **Contact:** Vickie Puckett, 540-662-4451

