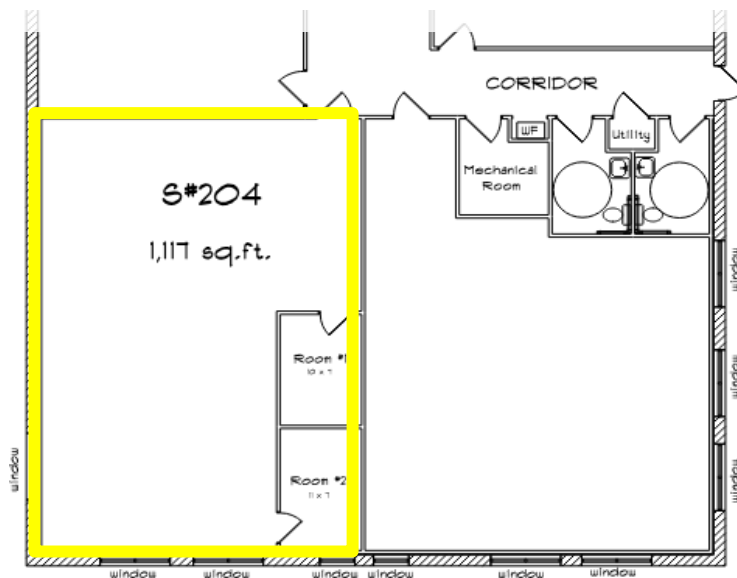


Stony Pointe

105 Stony Pointe Way
Strasburg, Virginia 22657

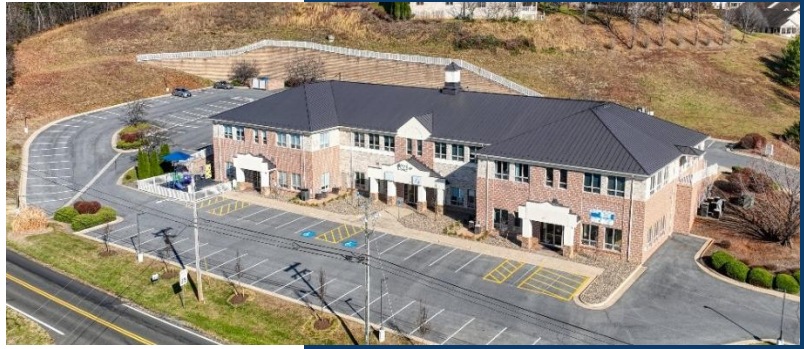
SUITE #204:

1,117 sf Finished Space
1 Open Area
2 Rooms
Corridor Restrooms



Toothman
INVESTMENTS LLC

Post Office Box 145
Woodstock, Virginia 22664
540.459.4099
info@alantoothman.com



Premier Class A Construction
Building Size – 28,800 sf
Features: Office, Medical,
Retail & Service Tenants
Full ADA Accessibility
Ample Parking
High Traffic Location

BASE RENT \$13.00/sf - \$1,210.08
CAM \$ 601.59
MONTHLY \$1,811.67

Tenant CAM Includes:
Suite Utilities-Electric, Gas, W&S
HVAC Maintenance
Corridor Restrooms
Grounds/Snow Maintenance
Dumpster Services
Exterior Lighting & Maintenance
Real Estate Tax

Landlord provides:
Building Insurance

