



FOR LEASE

22290 TIMBERLAKE ROAD

Lynchburg, Virginia

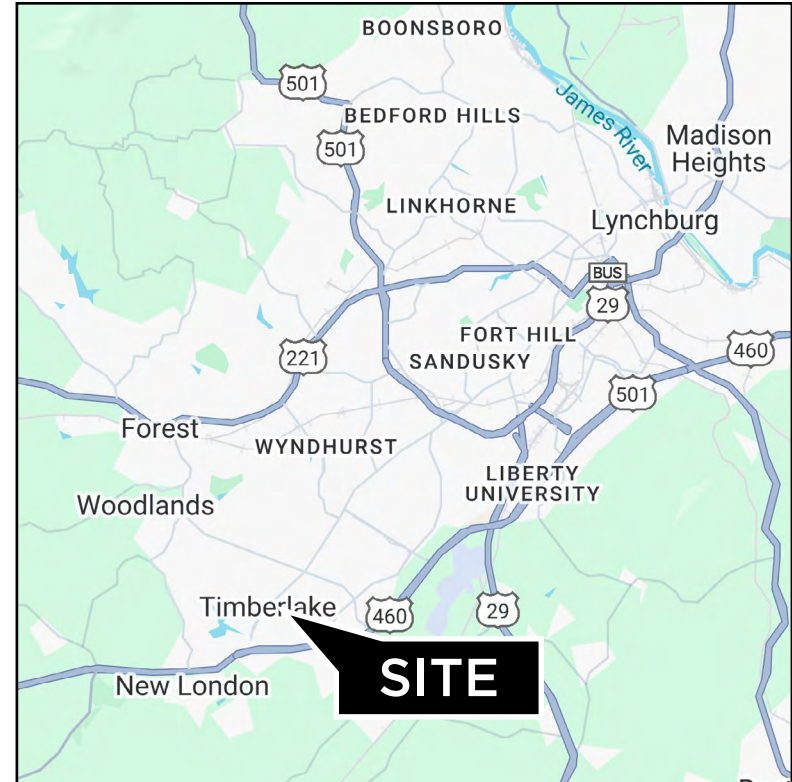
Office Space Available

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**DOMINION
COMMERCIAL**
ATLANTIC • CRE

Dominion Commercial. Information herein is deemed reliable but not warranted. Buyers, Tenants or any Interested Parties must independently verify any and all information regarding the subject property(s).



HIGHLIGHTS

- ▶ 1,650-7,500 SF of functional office space
- ▶ Multiple spaces available: 2,280 SF (Suite A), 1,677 SF (Suite B), 1,652 SF (Suite C), 7,500 SF (Suite D)
- ▶ Property Offers:
 - Ground Level Access
 - Flexible Floor Plans
 - New Paint and Carpet To Be Installed prior to occupancy
 - Interior Private Courtyard
 - Central HVAC
 - Breakroom/Kitchen Area
 - Safe and Secure Office Environment
 - Ample parking.
- ▶ Great location for area professionals, Academic or Instructional use.
- ▶ Located on Timberlake Road in easily accessible location near US Route 460.
- ▶ **Lease Rate: \$10/SF Full Service**











