

Office | For Sale

CBRE

1504 Chestnut Street

Investment and/or Owner-Occupant
Opportunity

1504 Chestnut Street
Clifton Forge, Virginia 24222

Leased Through November 2027



Strategic Office Asset in Clifton Forge

1504 Chestnut Street | Clifton Forge, Virginia 24222



Property Overview

- + 15,620 SF freestanding office available for sale
- + Fully leased through November 2027
- + Situated on a 7.65-acre parcel, offering potential for future development, expansion, or alternative site use
- + Zoned B-1 (General Business District), supporting a wide range of commercial uses
- + Features a functional layout including private offices, a break room, lunch room, and locker room facilities with showers
- + Equipped with 250kw and 125kw on-site electrical back-up generators to support power needs
- + Excellent connectivity with convenient access to I-64 and I-81
- + Asking Price: Contact Agent



15,620

Total Building Size (SF)

162

Parking Spaces

7.65

Total Acres

Investment Summary

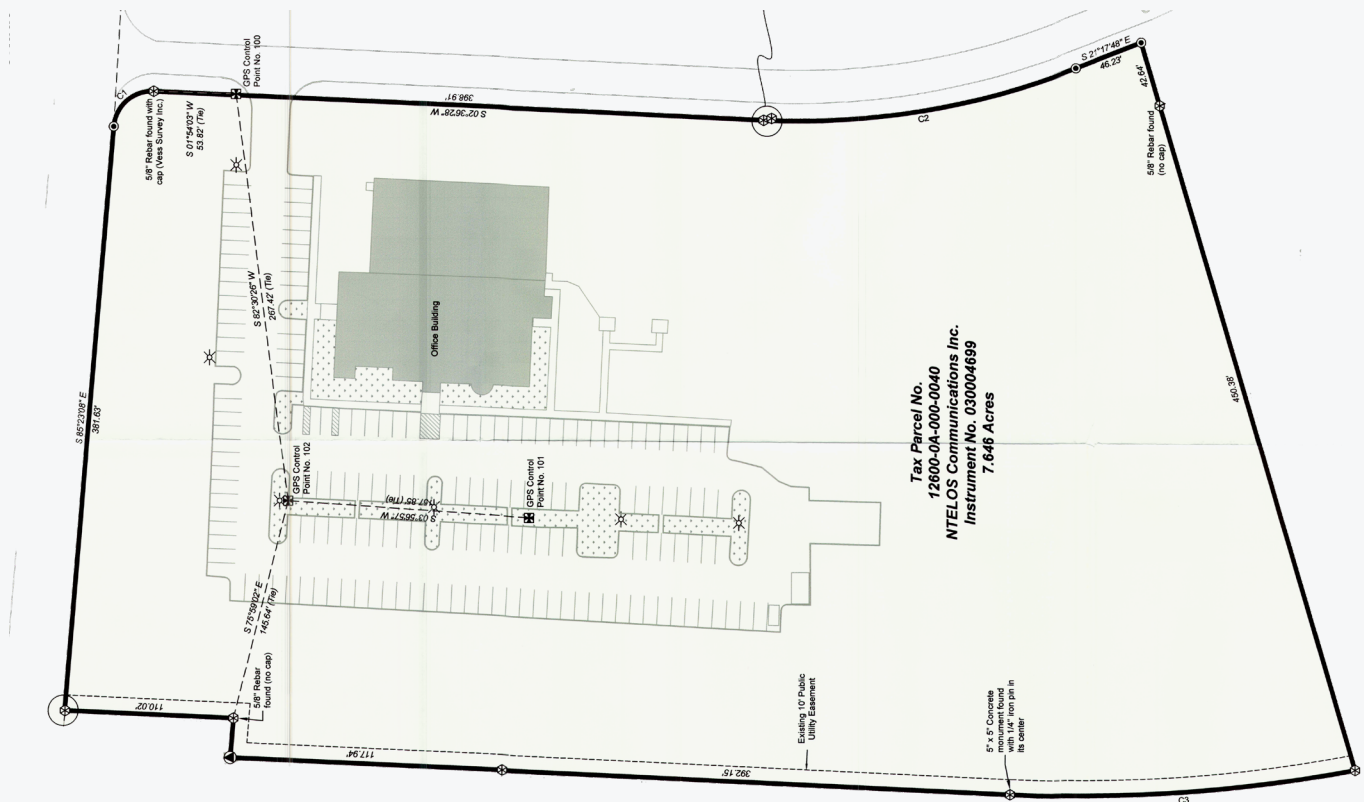
1504 Chestnut Street is a 15,620 SF freestanding office building currently leased through November 2027, offering an investment opportunity with future owner-occupant potential. The property is zoned B-1 (General Business District), which supports a wide range of commercial uses and offers significant potential for future development or alternative site use.

The building features a functional layout that includes private offices, a break room, a lunch room, and locker room facilities with showers, all supported by 250kw and 125kw on-site electrical back-up generators. Strategically positioned for regional connectivity, the property offers convenient access to I-64 and I-81.

Site Plan

7.65 Acres

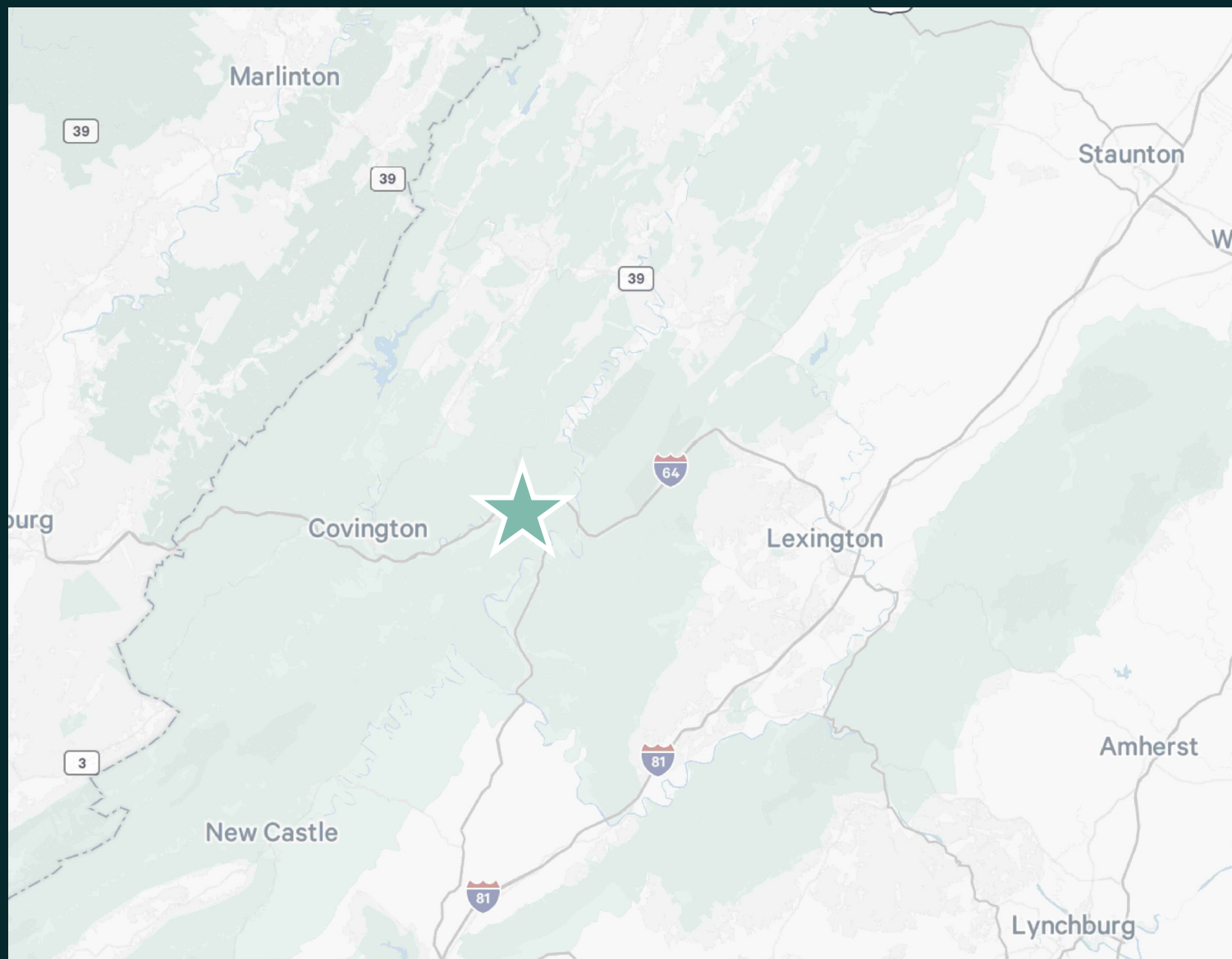
15,620 SF Office



Strategic Office Asset in Clifton Forge

1504 Chestnut Street | Clifton Forge, Virginia 24222

For Sale



For More Information

Chris Wallace
Senior Vice President
+1 804 401 4001
chris.wallace@cbre.com

CBRE
1802 Bayberry Court
Suite 201
Richmond, VA 23226

© 2026 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable, but has not been verified for accuracy or completeness. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such logos does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.