

PROFESSIONAL OFFICE FOR LEASE

70 MAIN STREET SUITE 400
WARRENTON, VA



LEASING INFORMATION

- Gross Leasable Area: 3,161 sf
- Net Leasable Area: 2,486 sf
- Base Rent (NNN): \$16.25 psf
- Operating Expenses: \$7.75 psf
- Total Rent: \$24 psf
- Gross Monthly Rent: \$6,322/month
- Security Deposit: One Month's rent with personal guarantees
- 3 - 7 years
- Escalation: 3% per year

TENANT RESPONSIBILITIES

- Telecom / Internet
- Tenant Liability Insurance
- Office Cleaning & Trash Removal

OPERATING EXPENSES INCLUDED

- Property Management
- Real Estate Taxes
- Town of Warrenton Taxes
- Building & Landlord Property, Casualty, and Liability Insurance
- Smoke Detectors, Fire Extinguishers, Fire Alarm
- Snow Plowing, shoveling sidewalks, & sanding
- Landscape maintenance
- Trash Pickup and Disposal (Tenant responsible to take trash to trash can)
- Electricity
- Water
- Common Area Cleaning
- Common Bathroom Cleaning and Supplies
- Outdoor Lighting
- Building Maintenance
- Elevator Maintenance
- HVAC Maintenance
- Pest Control

