

RETAIL SPACE FOR LEASE

7130 FARM STATION ROAD
WARRENTON, VA 20187



OPERATING EXPENSES INCLUDED

- Grounds Maintenance
- Garbage, cardboard, and recycling hauling
- Conservancy dues
- Real Estate Taxes
- Fire insurance on building & fixtures
- Pest control for exterior and building common areas
- Roof repairs and maintenance
- Sprinkler system repairs, maintenance, and inspections
- HVAC maintenance & repair
- Fire extinguishers, inspections and replacements
- Exterior lighting
- Utilities - Water

TENANT RESPONSIBILITIES

- Utilities (electricity, internet, telecom)
- Pest control (inside)
- Plumbing drains and laterals
- Maintenance and repair of HWH
- Interior cleaning
- Replace interior light bulbs, and electrical system in leased premises
- Business license

LEASING INFORMATION

- Leasable Area: 1,776 sf
- Rent: \$29.78 psf
- Rent: \$4,407.44/month
- Security Deposit: One month's rent with personal guarantees
- Term: 3-5 years
- Escalation: 3% per year

