



Location: **Warren County Cluster**  
**Warren County Submarket**  
**Warren County**  
**Front Royal, VA 22630**

Building Type: **Class B Office**

Status: **Existing**

Stories: **2**

RBA: **2,900 SF**

Typical Floor: **1,450 SF**

Total Avail: **1,100 SF**

% Leased: **62.1%**

Landlord Rep: **Pat Callahan**

Developer: -

Management: -

Recorded Owner: **Callahan F Patricia**

For Sale: **Not For Sale**

Expenses: **2009 Tax @ \$0.69/sf**

Parcel Number: **20A7-4-114**

Parking: **8 free Surface Spaces are available**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 2nd	1,100	1,100	1,100	\$9.81-\$10.36/mg	Vacant	1 yr	Direct

Pat Callahan / Pat Callahan (202) 244-6277

Suite C - Two rooms facing front on Royal Avenue Shared powder room, access to private balcony Suite E - Two rooms facing courtyard and rear garden area Additional facilities on same floor: kitchen and full bathroom w/shower. Rent\$900- \$950 per month plus utilities (electric and LP gas). Landlord pays for exterior lighting, trash pickup and water/sewer Area: approximately 1,100 sq. ft. Terms: minimum one year lease, security deposit required. RESTORED LANDMARK IN HISTORIC DISTRICT Spacious parking area. Gorgeous gardens and landscaped grounds. Prewired for telephone and computer capabilities. For information call: 202-244-6277. Email: aaspo@aol.com Can be seen during normal business hours or by appointment. Inquire within.