



Commercial Office Building FOR LEASE Madison, Virginia



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Commercial Office Building

1235 N. Seminole Trail
Madison County, Virginia 22727

Project:

Commercial Office Building on 2.56 acres, Route 29 Madison.

Location Description:

This property is well located on Route 29, just before entering the Town of Madison, adjacent to the Seven-Eleven. The property has high visibility and excellent access.

Property:

The space currently available contains 2,800 rentable square feet.

Owner will consider dividing into 3 spaces with one bathroom in each area, priced from \$695.00 to \$1,595.00 per month including T&I.

Tenant Improvements:

Six offices/work areas, conference room, reception area with two bathrooms, file room, receptionists work space, kitchenette/break room, and two utility closets with slop sinks.

Rental Rate:

\$3,200.00 per month NNN for the entire space.

Tax and Insurance:

Estimated at \$400.00 per month.

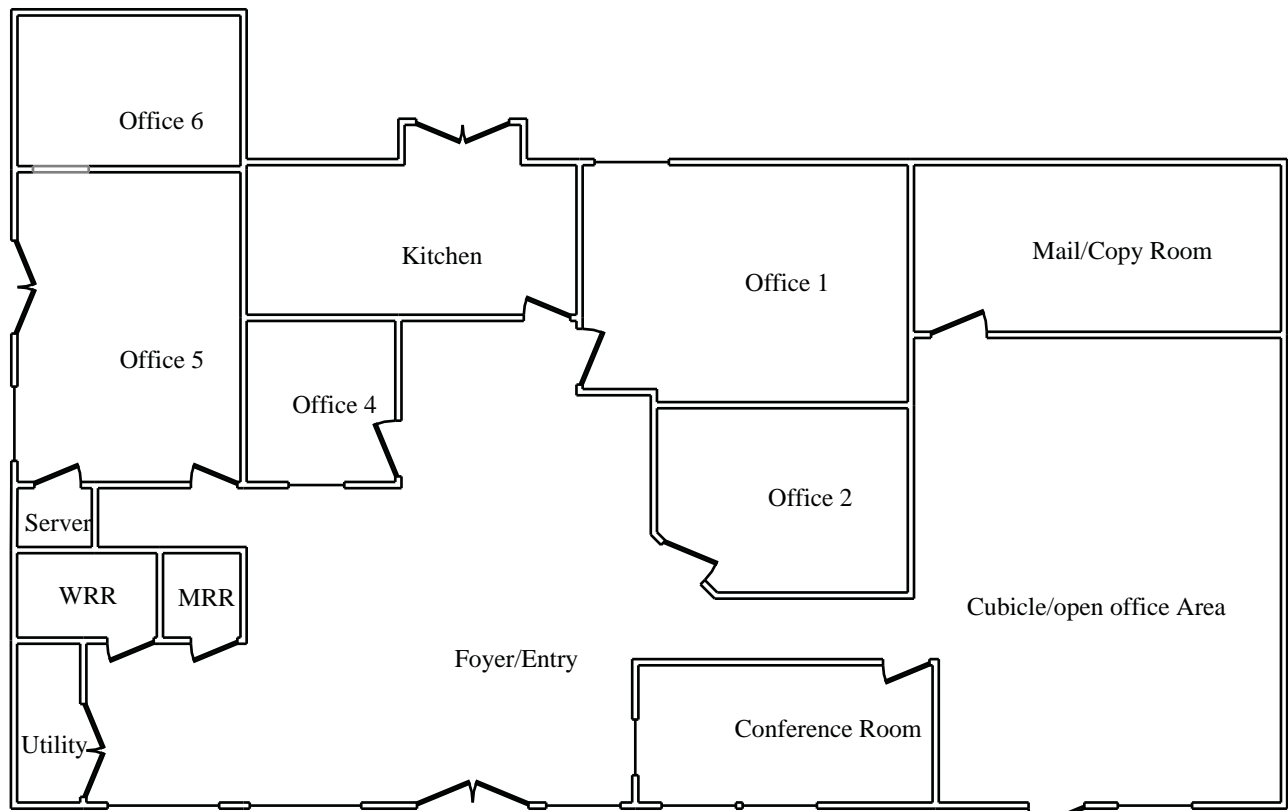
Traffic Count:

18,000 vehicles per day, according to the latest Virginia Department of Transportation (VDOT) count from 2018.

Utilities:

All utilities are available to the property exception to the natural gas.

Reception Area & Floorplan



Street Views



East View



West View