



LEASE SPACE AVAILABLE

- Premier Modern Class A Construction
- Multi-Tenant: Office, Professional, Retail, Medical & Service Providers
- Full ADA Accessibility
- Abundant Parking
- Great exposure along Route 55 - High Traffic Location 3 miles to Interstate I-81
- Professionally Managed and Maintained

105 Stony Pointe Way Strasburg, VA 22657



Toothman
INVESTMENTS LLC

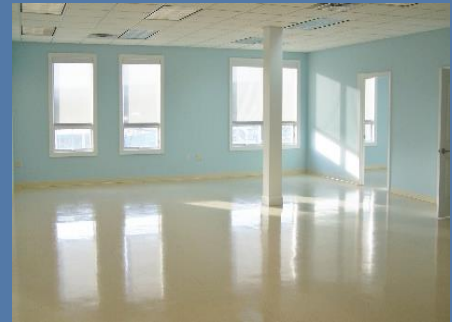
Spaces Available



Suite #101 & 110: 7,200 sq.ft.
 Fully Built-Out Child Care Center
 Licensed 110 +/- children
 \$10.33 psf NN w/ cam \$7,642.69



Suite #120: 4,600 sq.ft.
 Open Space/High Ceilings
 2 Restrooms/End Cap Location
 \$7.00 psf NN w/ cam \$3,477.27



Suite #223: 2,088 sq.ft.
 Open Work Area/Break Area
 3 Private Offices / 3 Restrooms
 Conference Room / Storage Room
 \$12.00psf NN w/Cam \$2,933.80

www.alantoothman.com 540.459.4099