

## Bright Center, Suite 202/204

9 N. Loudoun St., Winchester, Virginia 22601



### Listing Details

<b>Property Type</b>	Office	<b>Building Use</b>	Office & Retail
<b>Suite</b>	202/204	<b>Building Square Feet</b>	38,000
<b>Listing Type</b>	Lease	<b>Year Built</b>	1900
<b>Suite Square Feet</b>	1,202	<b>Year Renovated</b>	2005
<b>Base Rent List Price</b>	\$8.50 PSF	<b>Zoning</b>	B1

### Property Description

Office suite on second floor of Old Town all's magnificent Bright Center. Four private offices and reception area. Adjacent to elevator. Wired for internet and phone throughout. Move-in ready. Restrooms, kitchen and beautiful lunch room overlooking Loudoun Street Mall included in common area. The Bright Center is just across the street from the Braddock Street Autopark and near plenty of street parking. Rents are gross and include CAM and utilities. Do not include phone, internet and interior cleaning.

Bright Center is a recently renovated 38,000 s.f. building in the heart of downtown Winchester, Virginia. Once an anchor department store, the circa 1900 building has been fully upgraded to modern offices and retail space. Bright Center fronts on the Old Town pedestrian mall and has rear access via Indian Alley. Two public parking garages with daily and monthly parking available are located close by – one just across the alley. Tenants of the Bright Center enjoy the most upscale finishes on the mall, T1 access for internet, network wiring, architectural features too numerous to list, access to restaurants, banks, shopping, courthouses and more.



John Sheetz  
29 N. Loudoun St.  
Winchester, VA 22601

540.247.8450 mobile  
888.241.4454 fax  
www.jbclc.com

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