



# ROSENTHAL

## BLACKWELL OFFICE PARK

28 Blackwell Park Lane, Warrenton, Virginia

[www.rosenthalproperties.com](http://www.rosenthalproperties.com)



### PROPERTY FEATURES:

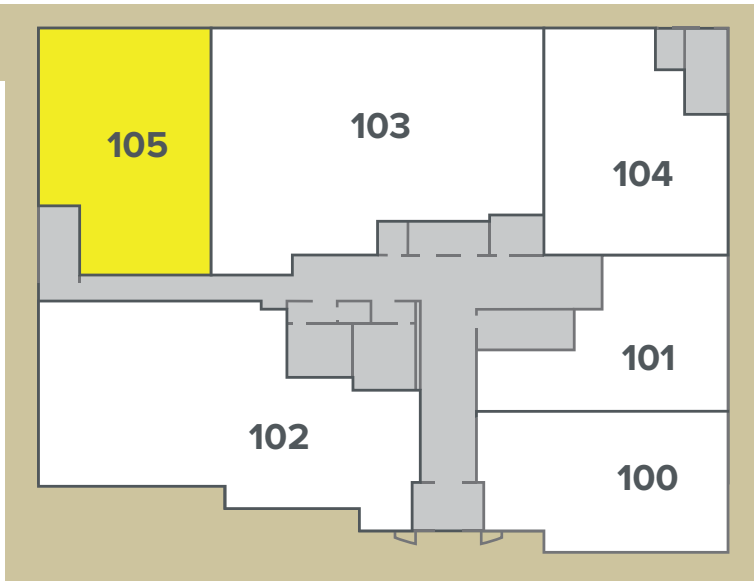
- 2,067 SF FIRST FLOOR OFFICE SPACE FOR LEASE
- THREE RETAIL PADS AVAILABLE FOR GROUND LEASE
- Highly visible 3 story Class A office building located on Blackwell Road (Business Route 15)
- Walking distance to many amenities including grocery stores, shops and restaurants
- Excellent visibility from West Lee Highway
- Ample parking and beautiful views

|          | Population | Avg HH Income | Daytime Population |
|----------|------------|---------------|--------------------|
| 1 Mile   | 7,452      | \$120,879     | 7,381              |
| 5 Miles  | 18,535     | \$125,556     | 12,509             |
| 10 Miles | 27,595     | \$134,187     | 14,290             |

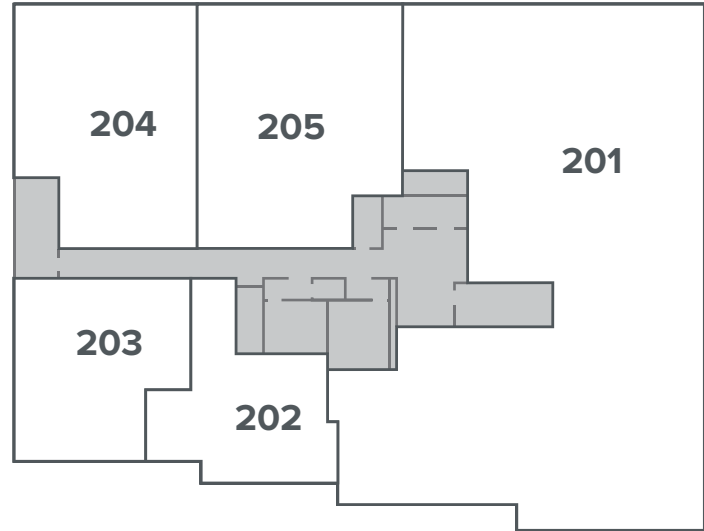




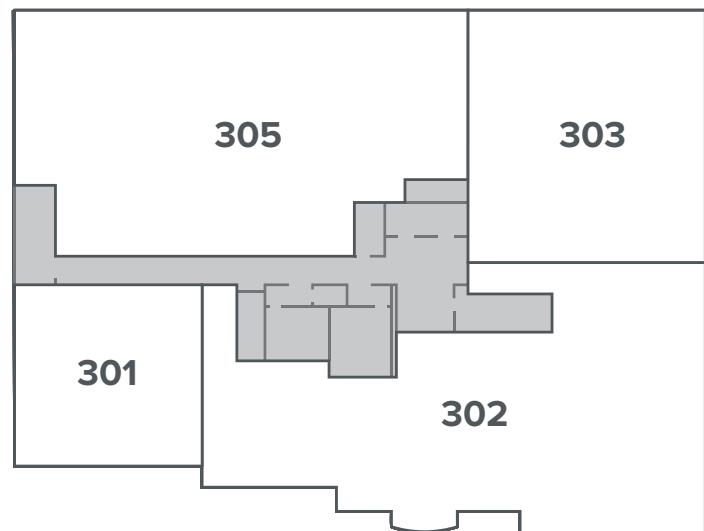
### FIRST FLOOR



### SECOND FLOOR



### THIRD FLOOR



| UNIT       | SQ FT        | TENANT                |
|------------|--------------|-----------------------|
| 100        | 1,595        | Parkway Ventures      |
| 101        | 1,417        | State Farm Insurance  |
| 102        | 3,342        | Warrenton Dermatology |
| <b>105</b> | <b>2,067</b> | <b>AVAILABLE</b>      |
| 103        | 3,684        | Warrenton Pediatrics  |
| 104        | 2,360        | DLT Law Firm          |
| 201 & 205  | 10,422       | Bohler Engineering    |
| 202        | 1,494        | Hanford Financial     |
| 203        | 1,312        | Manus Dei, Inc.       |
| 204        | 2,181        | NSA Labs              |
| 301        | 1,829        | Lin Quest Corporation |
| 302        | 5,317        | Warrenton Dermatology |
| 303        | 3,102        | Novant Health         |
| 305        | 5,223        | Consortium Management |