



ROSENTHAL

BLACKWELL OFFICE PARK

28 Blackwell Park Lane, Warrenton, Virginia

www.rosenthalproperties.com



PROPERTY FEATURES:

- 2,067 - 3,102 SF OFFICE SPACES 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

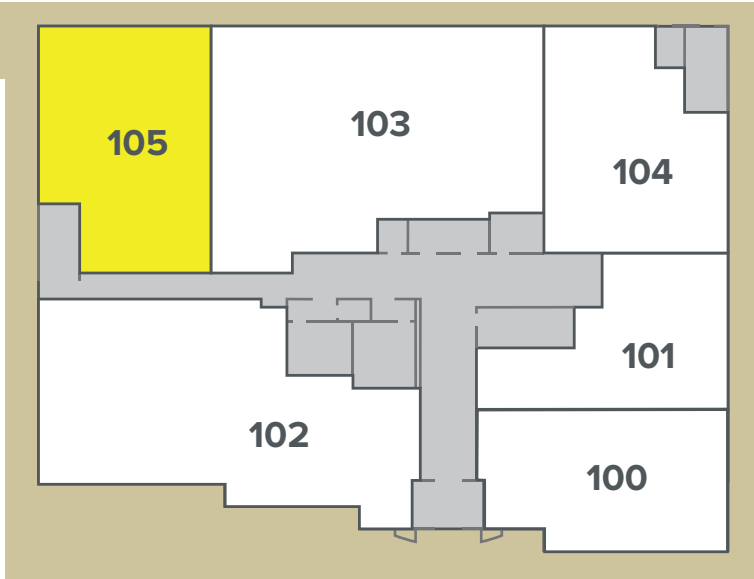


CONTACT

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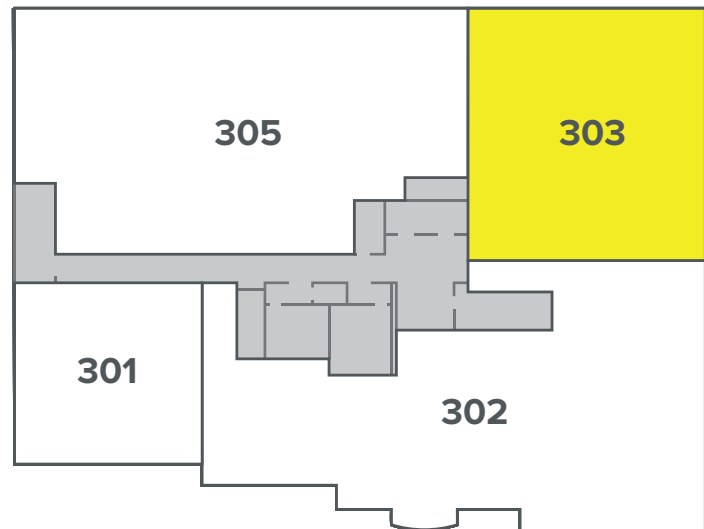
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR



UNIT	SQ FT	TENANT
100	1,595	Parkway Ventures
101	1,417	State Farm Insurance
102	3,342	Warrenton Dermatology
105	2,067	AVAILABLE
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	AVAILABLE 6/1/2023
301	1,829	Lin Quest Corporation
302	5,317	Warrenton Dermatology
303	3,102	AVAILABLE 5/1/2023
305	5,223	Consortium Management