**Office for Lease**

**Location**: 314 East Atlantic St, South Hill, VA. Great corner lot location with ample parking. *High visibility. The new traffic pattern planned for 58 is expected to increase traffic by this location.*

**Description**:

* **Built in 1940**: This building has served as a professional office for over 20 years.
* **Handicapped Accessible**: Ramp, large doorways, and two handicap accessible bathrooms.
* **Office Space**: Four large offices, one smaller office, waiting room with bathrooms, and kitchen with pantry for storage space.
* **Utilities**: Public water and sewer for $53 per month with optional trash and recycle pick up for an additional $22 per month. Electric bill averages $190 per month with a budget plan available through Dominion Power. Includes safety street lighting over parking lot and dusk to dawn porch lights.
* **Size**: 2126 square feet on a .458 acre corner lot with 70 feet of road frontage.

**Lease Terms**:

* **Rent**: $1,600.00 per month
* **Deposit**: First month’s rent plus $1,600 security deposit required.
* **Lease Duration**: Offering a 12-month lease.
* **Responsibilities**: Renter is responsible for utilities and lawn care. Must provide proof of business license from the Town of South Hill and liability insurance.
* **Subletting**: Lessee may sublet space, but renters must also provide proof of business license and liability insurance.

**Contact Information**: Call 434-447-8381 or email

 Tbistarkey@protonmail.com