

# Executive Suites For Lease

# MOODY'S

CATON PROPERTIES

1228 Cedars Court Suite 201 Charlottesville, VA 22903 | 434-293-6069

## Zion Crossroads Office Space 453-2,128sf

Executive Suites/Coworking For Lease

5574 Richmond Rd, Troy, VA, 22974

Prepared on August 13, 2025

1 of 1 Listings



### Listing Details | Executive Suites For Lease

Suite	201, 202, 203, 204, 205, 206	Divisible	453
Sublease	No	Vacant	Yes
Total Available Space	2,128 SF	Available Date	1/01/2025
Min Div/Max Contig	453/2,128 SF	Days On Market	255 days
Asking Rate	\$600.00 - \$2,800 Monthly	Date Listed	12/01/2024
Lease Type	Net NNN	Last Modified	7/14/2025
Expenses	-	Listing ID	33075256
Rent Esc. Type	Level	Entire Floor	Yes
Rent Esc. Desc.	3% annual rent escalation	Parking Spaces	-

### Description

Rarely available office space at Zion Crossroads Professional Park. Six offices, two bathrooms, kitchenette, hardwood floors in corridor, offices carpeted, plentiful parking, and great visibility/signage on 250.

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### Property Features

#### Location Details

Address	5574 Richmond Rd, Troy, VA, 22974	Parcels	5-A-44
Zoning	B1	Name	5574 Richmond Rd
County	Fluvanna	Center/Park Name	Zion Crossroads Professional Park

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## Building Details

Sub Type	<b>General</b>
Building Status	<b>Existing</b>
Building Size	<b>4,958 SF</b>
Land Size	<b>1.08 Acres / 46,827 SF</b>
Number of Buildings	<b>1</b>
Number of Floors	<b>2</b>

Year Built	<b>2006</b>
Primary Constr. Type	<b>Masonry</b>
Occupancy Type	<b>Multi-tenant</b>
Building Class	<b>C</b>
Parking Spaces	-
Parking Ratio	-

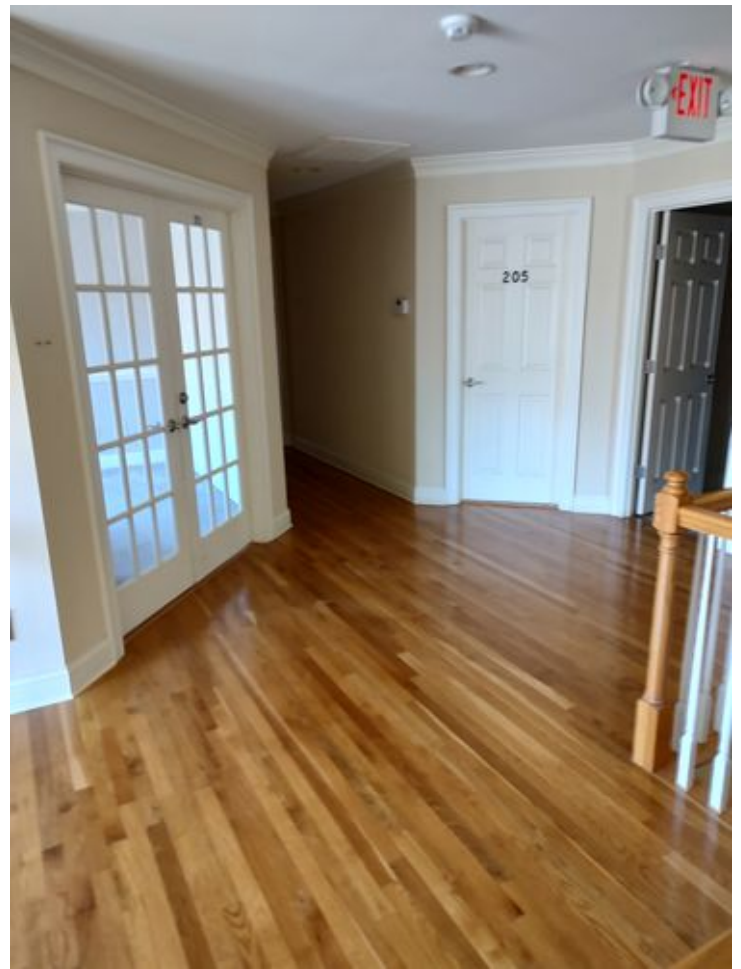
## Property Listings

1 Listing | 2,128 SF | \$600.00 - \$2,800 Monthly

Type	Condo	Space Use	Suite	Available Space	Rate	Available
For Lease	No	Office Building	201, 202, ...	453 - 2,128 SF	\$600.00-\$2,800 Month Net NNN	1/01/2025

## Additional Photos





## Contact

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**Steve Houchens**  
434-996-7819  
shouchens@msc-rents.com

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