

**INVESTMENT SALE – 100% LEASED – 5 TENANTS**



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## THE OFFERING

Cushman & Wakefield Thalhimier is pleased to exclusively offer this rare opportunity to acquire a 100% leased Class A Office Building (the "Property") located in the most desirable commercial sub-market of Williamsburg, Virginia. This attractive two-story office building offers a manageable rent roll, with five (5) Full-Service Tenants, with annual rent increases and staggered lease expirations.

This modern well-maintained Property was recently built in 2015. It is located on Discovery Park Boulevard, the main business corridor in New Town. New Town is a vibrant 365-acre mixed use community that is centrally located and well positioned to service the Williamsburg area.

New Town has become the new Central Business District for the area. Many of its Tenants are associated with: real estate, banking, wealth management, estate-planning, and insurance. New Town has also developed a very strong medical presence with two major providers Sentara and Tidewater Multi-Specialty Group (TPMG) having large facilities within the development. There are also independent specialists such as dentist, dermatologist and optometrists.



## PROPERTY FEATURES

19,849  
RENTABLE SQ FT

1.56  
ACRE  
CAMPUS

2 STORY

BUILDING | BRICK FAÇADE  
& HIGH QUALITY INTERIOR FINISHES  
THROUGHOUT

YEAR BUILT: 2015

MINIMAL DEFERRED MAINTENANCE



### LOCATED

IN NEW TOWN, WILLIAMSBURG'S  
VIBRANT 365-ACRE MIXED USE  
COMMUNITY



### 100% LEASED

TO FIVE ESTABLISHED TENANTS,  
INSTANT STABILIZED CASH FLOW



### 4 PER 1,000 SF

PARKING SPACES ADJACENT  
TO THE BUILDING



### ZONING:

MIXED USE





**Product Type:**

Class A Office



**Price:**

\$4,733,100



**NOI:**

\$342,961



**Cap Rate:**

7.25%



**Lease Structure:**

Full Service



**Lease Expirations:**

Staggered



**Core Factor:**

12%

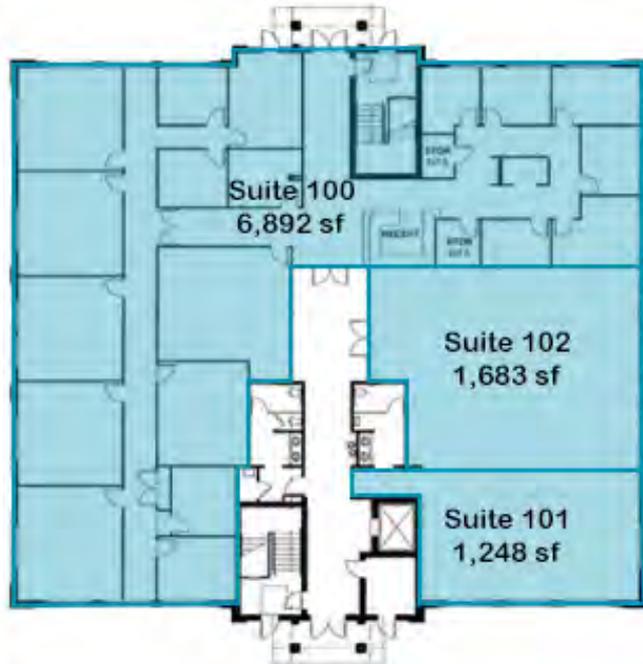
**Municipality:**

James City County



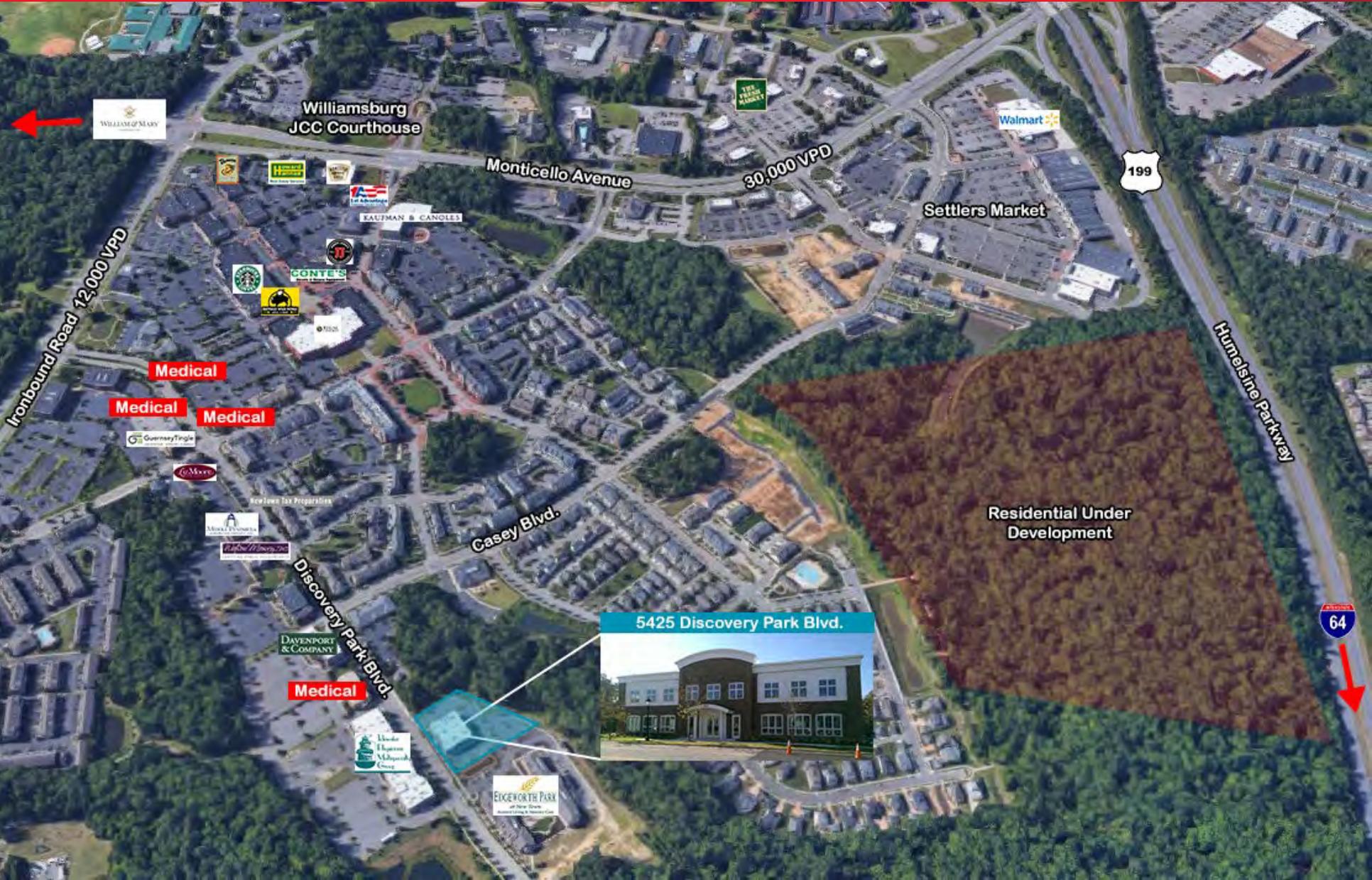
Suite	Tenant Name	Web Site	Rentable SqFt
100	Tek-Fusion Global, Inc.	<a href="http://www.tekfusioninc.com">www.tekfusioninc.com</a>	6,892
101	J.S. Burton PLC	<a href="http://www.jsburton.org">www.jsburton.org</a>	1,248
102	Union Bank & Trust dba Middleburg Trust	<a href="http://www.ubt.com">www.ubt.com</a>	1,683
200	Gordon Rees Scully Mansukani, LLP	<a href="http://www.gordonrees.com">www.gordonrees.com</a>	5,330
201	Saumier Inc., dba TYGES International	<a href="http://www.tyges.com">www.tyges.com</a>	4,696

FIRST FLOOR



SECOND FLOOR





Williamsburg  
JCC Courthouse

Monticello Avenue

30,000 VPD



Settlers Market

KAUFMAN & CANOLEY

Ironbound Road 12,000 VPD

Medical

Medical

Medical

Humelsine Parkway

Residential Under  
Development

Casey Blvd.

5425 Discovery Park Blvd.



Discovery Park Blvd.

Medical

DAVENPORT & COMPANY



EDGEWORTH PARK  
off North Gate



64

## WILLIAMSBURG 5 MILE DEMOGRAPHICS

### POPULATION

2019 TOTAL POPULATION	78,192
2024 TOTAL POPULATION	83,423



### HOUSEHOLDS

2019 HOUSEHOLDS	30,359
2024 HOUSEHOLDS	32,442



### INCOME

2019 MEDIAN HOUSEHOLD INCOME	\$83,946
2024 MEDIAN HOUSEHOLD INCOME	\$92,337



### AGE

2019 MEDIAN AGE	43.8
2024 MEDIAN AGE	44.9

