



Property Features

- Stand alone 28,677 SF multi-tenant office
- Ideal user / investor property (see broker)
- 2-story with elevator (passenger)
- Sale Price: \$1,525,000 (\$53.18/PSF)
- Prime location along 39th St. (Route 351) paralleling I-664 and highly visible by 77,000 VPD
- Prominent signage available with exposure
- Adjacent to 5.32 acres, cleared, undeveloped land owned by the Newport News EDA • (zoned M1)
- Zoned M1
- Major electrical upgrades; solar energy
- Ample parking spaces; majority fenced/secure
- **Enterprise Zone**
- **HUB Zone** qualified location



For more information, contact:

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One BayPort Way, Suite 100
Newport News, VA 23606
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Property Details

Total Building	28,677 SF
Offices	27,513 SF (96% office suite floorplan accommodates office suites)
Shop/Warehouse	1,165 SF
Zoning	Zoned M1 (light industrial)
Benefits	Enterprise Zone & HUB Zone qualified location
Year Built	1958 / 2007
Roof	<u>New</u> 2015
Electrical	Major upgrades
Mechanical	1 st floor gas; 2 nd floor electric
Solar	System conveys; \$140,000 to install saving approximately \$300 per month on electricity; 50 KW
Parking	Approximately 80 car parks; approximately 65 and 15 additional
Miscellaneous	<ul style="list-style-type: none"> • Security – Extensive attractive exterior lighting • Signage



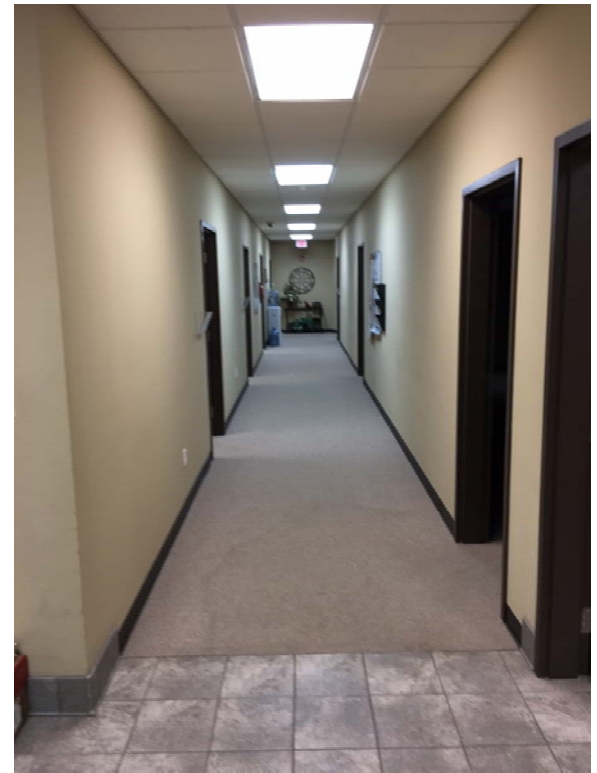
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Typical Lobby | Reception - 101



1st Floor Hallway - 105



Kitchen | Break Room - 108

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2nd Floor open office - 202



Front entry



2nd Floor built-in partitions - 202

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FIRST FLOOR

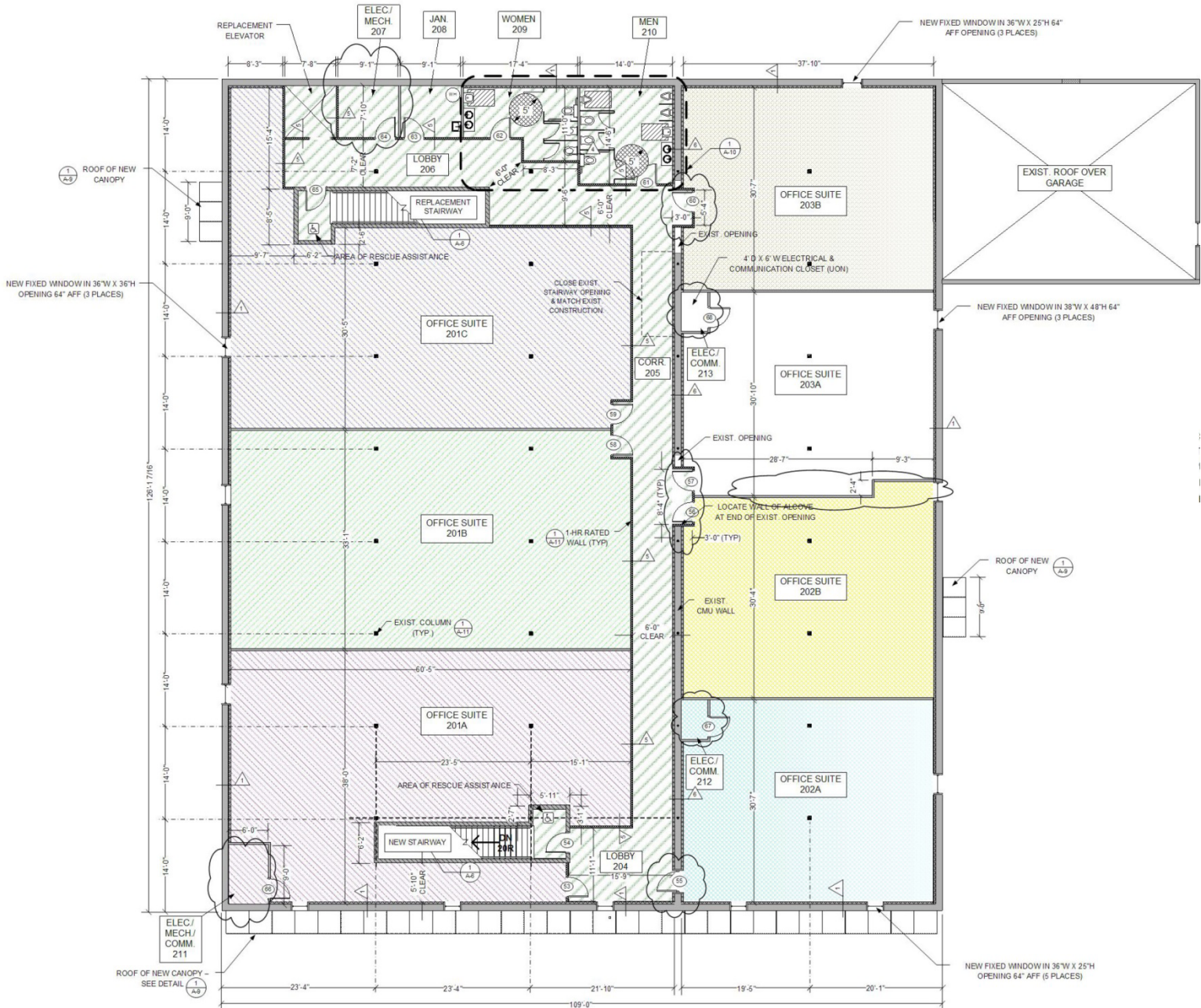


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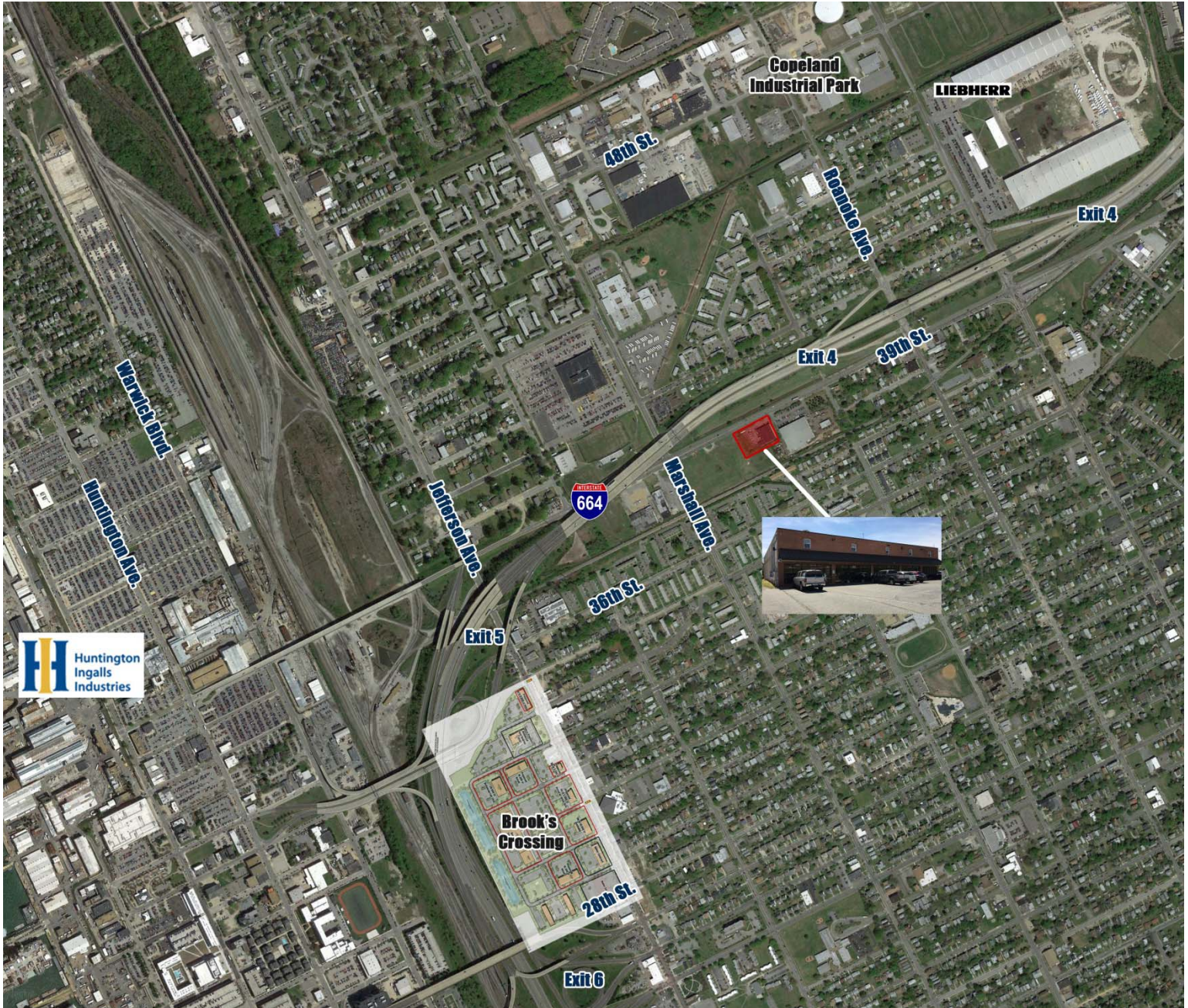
SECOND FLOOR



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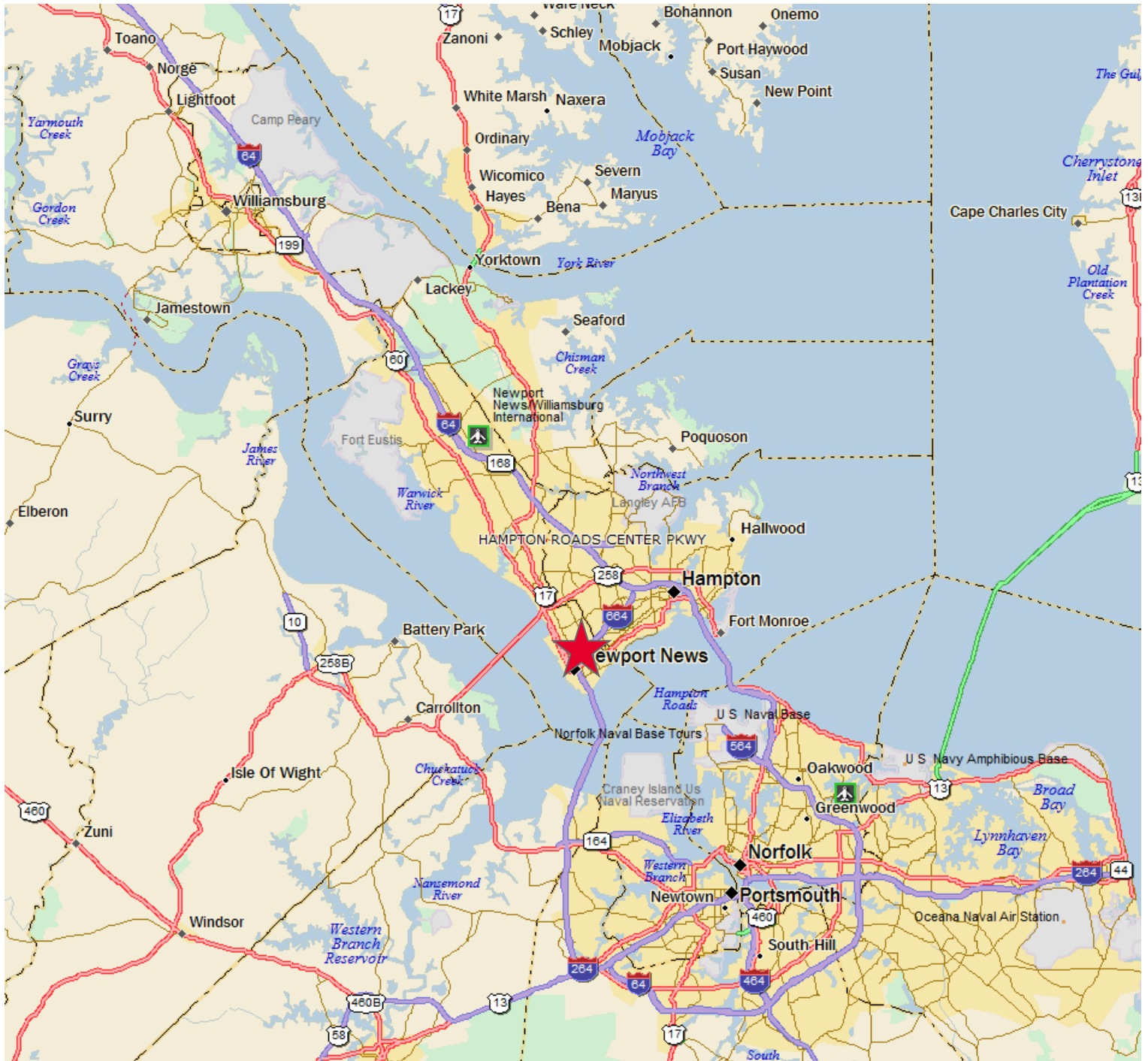
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