



OWNER FINANCING AVAILABLE

Property Features

- For Lease: \$14.00/SF, Net utilities and janitorial
- Sale Price: \$135/SF Standard office build-out
- Owner financing available
- Customized floor plan designs available
- Attractive office and medical condominium development built with high quality steel and masonry construction
- Upgraded finishes throughout the elegant common lobbies
- Modern glass elevator provides access to second floor suites
- Shadow anchored by Williamsburg Sentara Hospital
- Less than 1 mile from I-64 at Exit #234

Available Suites

Building	Suite	SF
302	102	2,116
302	201A	1,128
304	101	4,421*
*can subdivide		

For more information, contact:

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 First Vice President
 757 873 3661
andy.dallas@thalhimer.com

One BayPort Way, Suite 100
 Newport News, VA 23606
www.thalhimer.com



THALHIMER

OFFICE FOR SALE/LEASE
302 & 304 Bulifants Boulevard
Williamsburg, VA



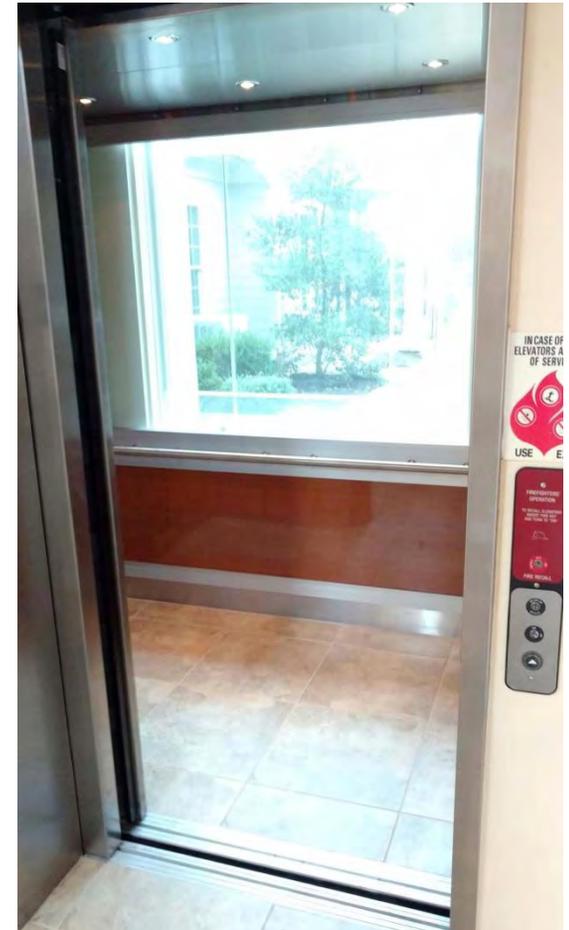
ENTRANCE



FIRST FLOOR LOBBY



SECOND FLOOR LOBBY



ELEVATOR

For more information, contact:

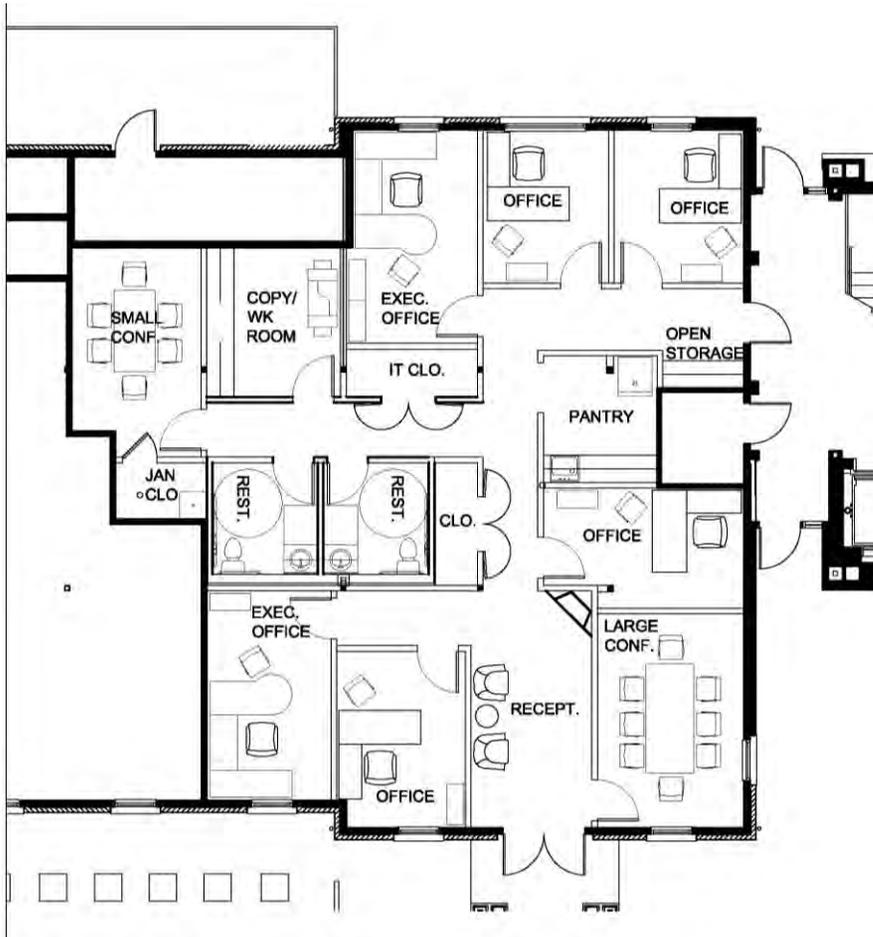
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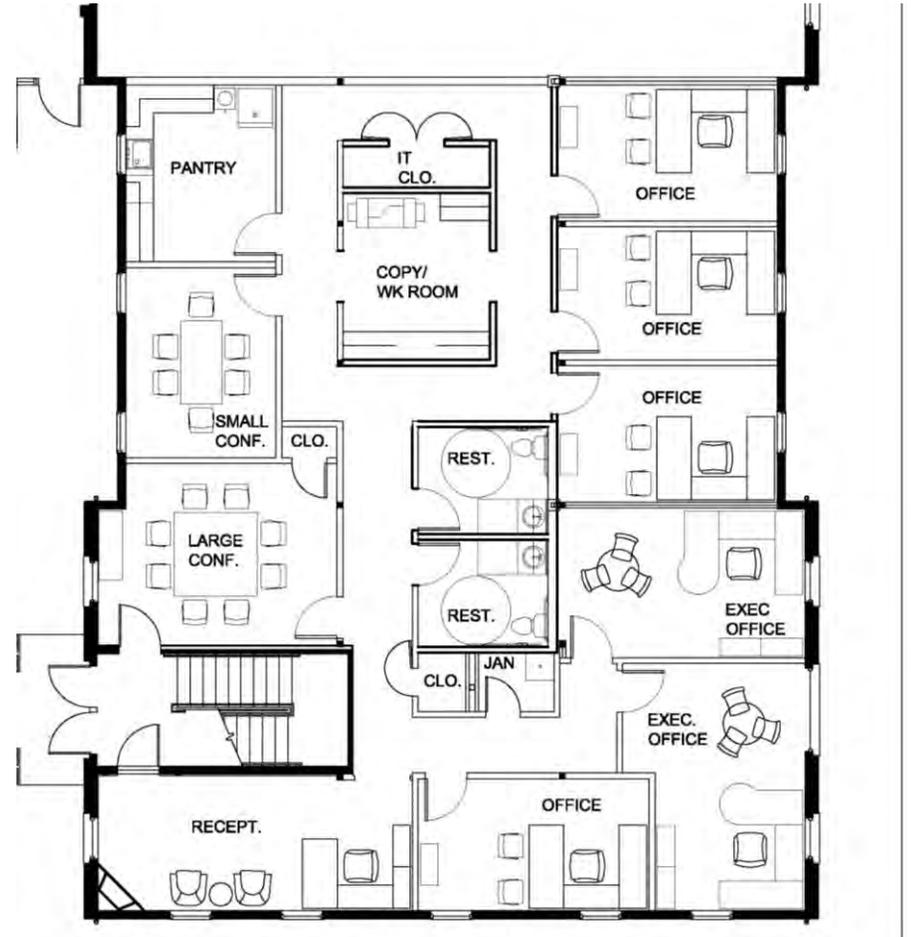
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302 BULIFANTS BLVD., SUITE 102 CONCEPTUAL FLOOR PLAN



304 BULIFANTS BLVD., SUITE 101 CONCEPTUAL FLOOR PLAN

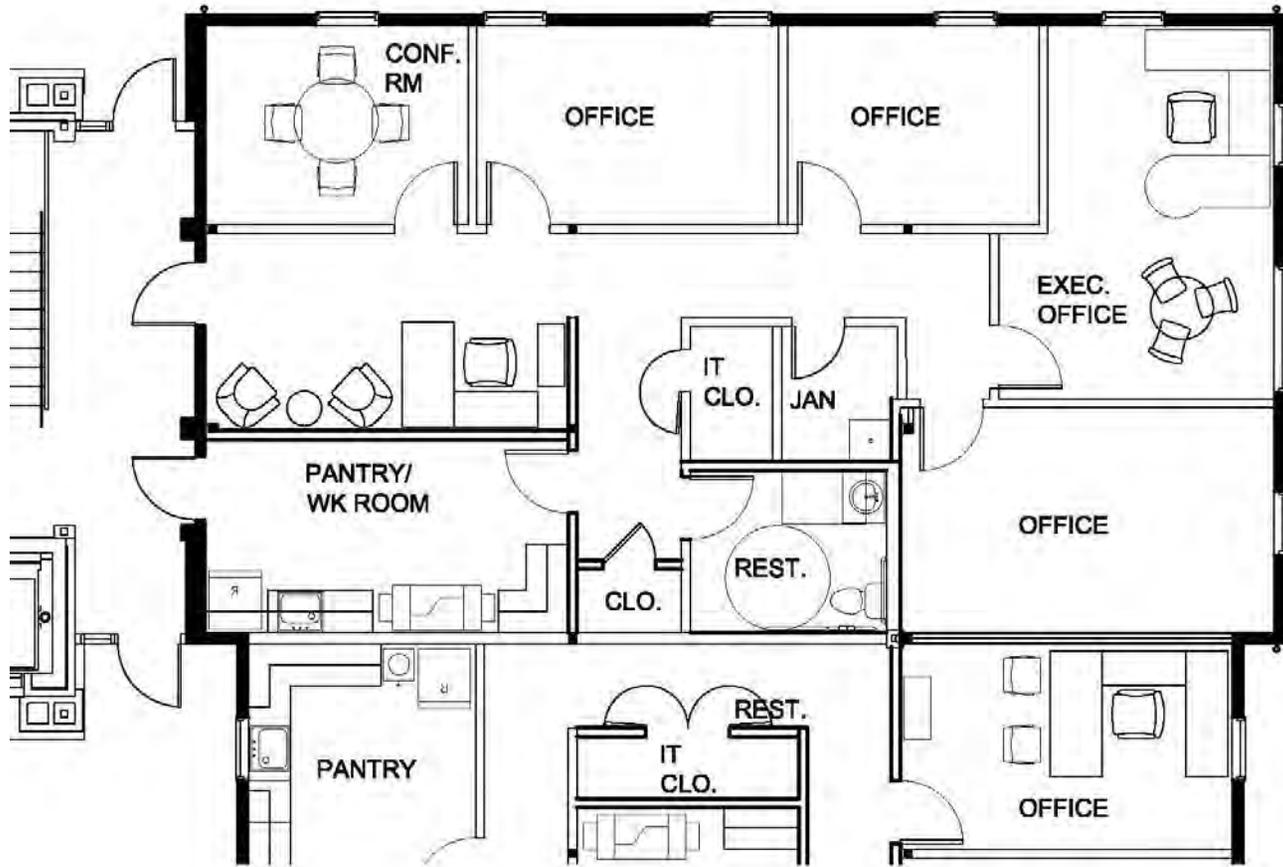


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304 BULIFANTS BLVD., SUITE 101B CONCEPTUAL FLOOR PLAN



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PROPOSED SENIOR HOUSING CONCEPTUAL RENDERING



SENIOR LIVING APARTMENTS - SIDE ELEVATION

THE EXACT PLACEMENT AND PROPORTION OF THE MATERIAL TYPES SHOWN HEREON MAY BE ADJUSTED IN CONNECTION WITH FINAL DESIGN. THE LOCATION OF UNIT TYPES WITHIN THE BUILDING AND THE CORRESPONDING PLACEMENT OF WINDOWS, BALCONIES, AND THE PROPORTION OF PROTRUDING BUILDING FACES MAY BE ADJUSTED IN CONNECTION WITH FINAL DESIGN.

PRELIMINARY ELEVATION



Cox, Kiewit & Company, P.C.
 ARCHITECTS
 1000 COLLEGE AVENUE
 FREDERICKSBURG, VA 23105
 TEL: 757-533-3300
 WWW.COXKIEWIT.COM

NEW DEVELOPMENT
 YORK COUNTY SENIOR HOUSING
 MARLYN DEVELOPMENT
 BULIFANTS BLVD. AND BOSCOE CROSBY
 YORK COUNTY, VIRGINIA
 OCTOBER 28, 2015

For more information, contact:

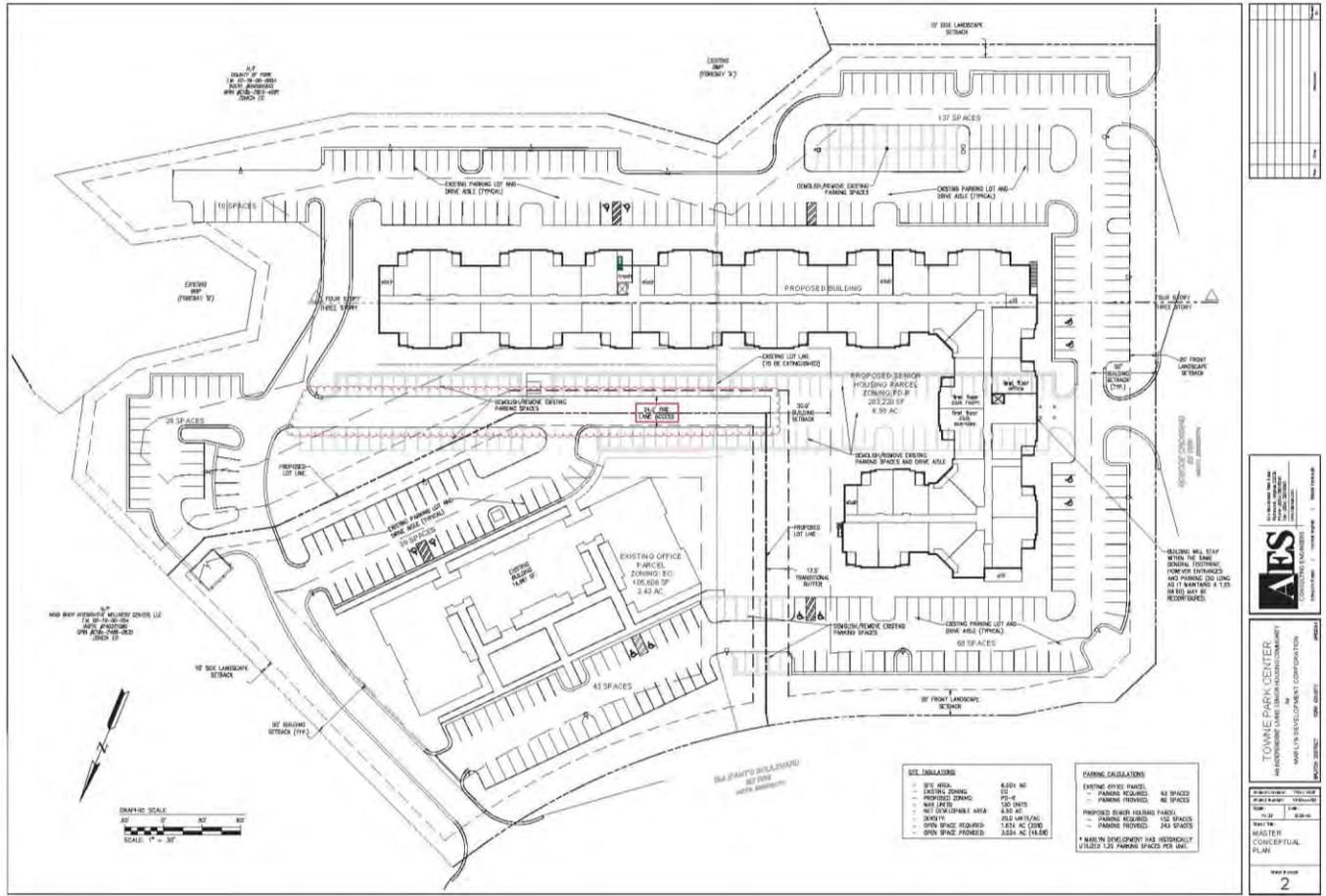
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PROPOSED SENIOR HOUSING CONCEPTUAL SITE PLAN



For more information, contact:

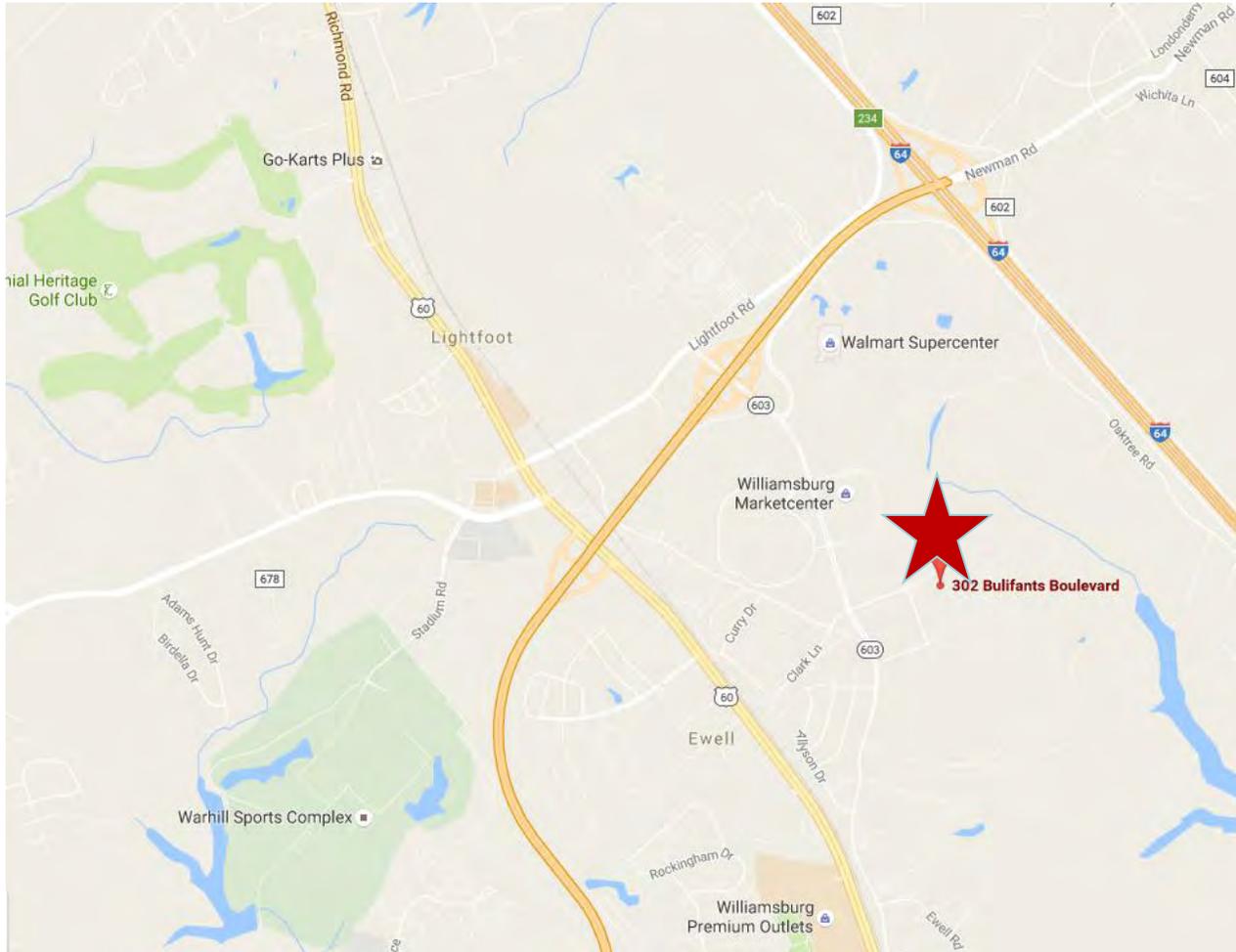
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