

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%

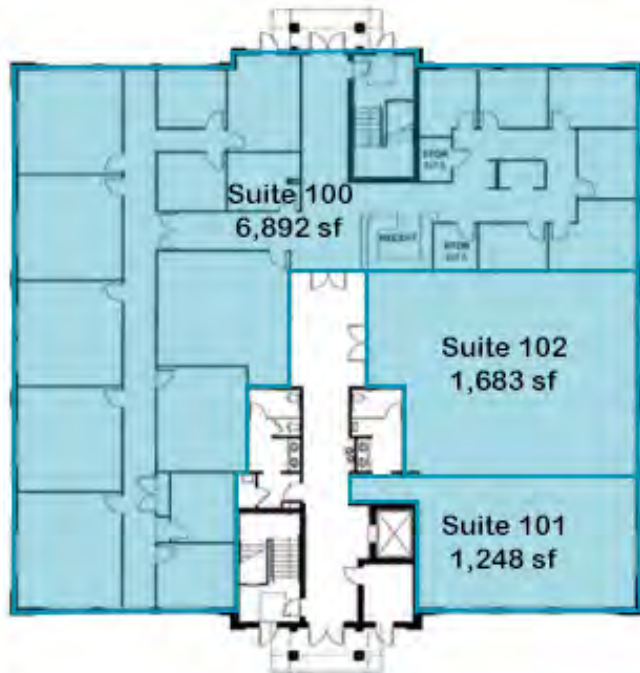
Municipality:

James City County

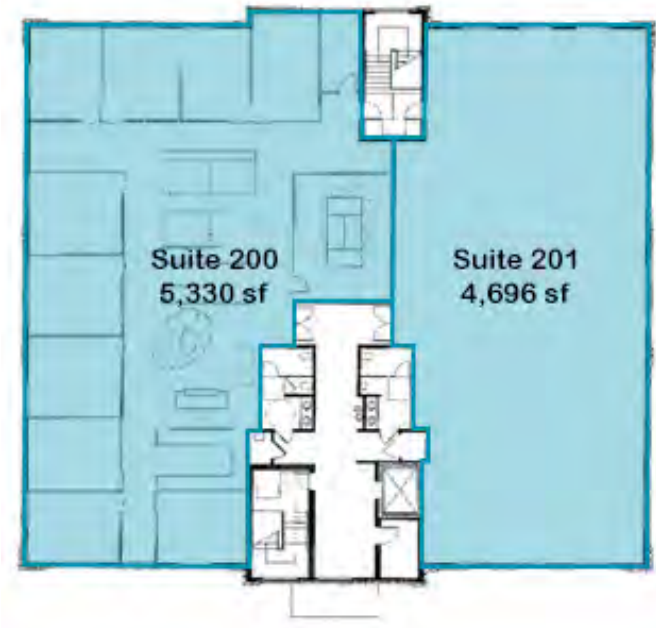


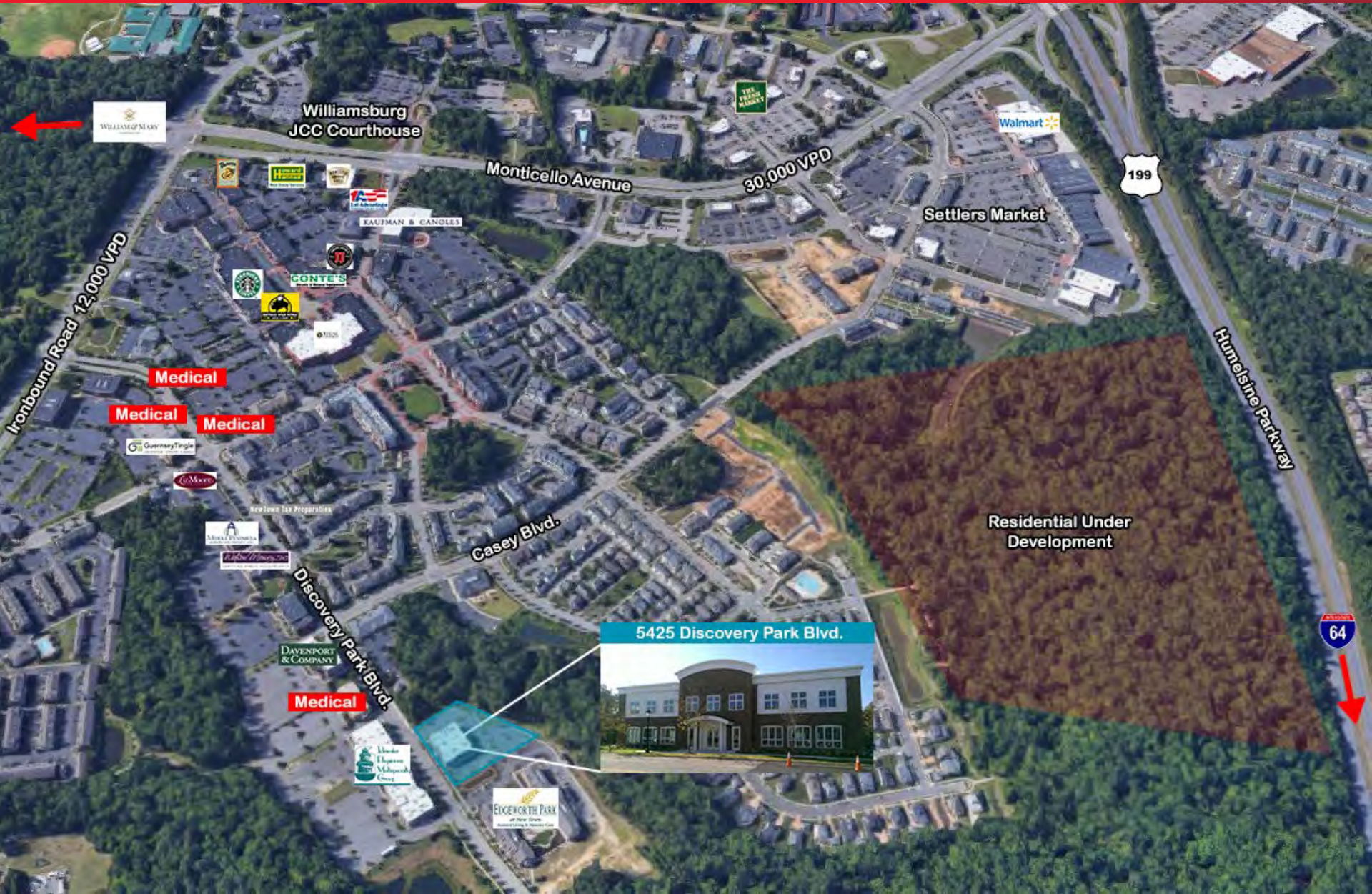
Suite	Tenant Name	Web Site	Rentable SqFt
100	Tek-Fusion Global, Inc.	www.tekfusioninc.com	6,892
101	J.S. Burton PLC	www.jsburton.org	1,248
102	Union Bank & Trust dba Middleburg Trust	www.ubt.com	1,683
200	Gordon Rees Scully Mansukani, LLP	www.gordonrees.com	5,330
201	Saumier Inc., dba TYGES International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

FIRST FLOOR



SECOND FLOOR





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

