



THALHIMER

5400 DISCOVERY PARK BOULEVARD

SUITE 301

WILLIAMSBURG, VA 23188



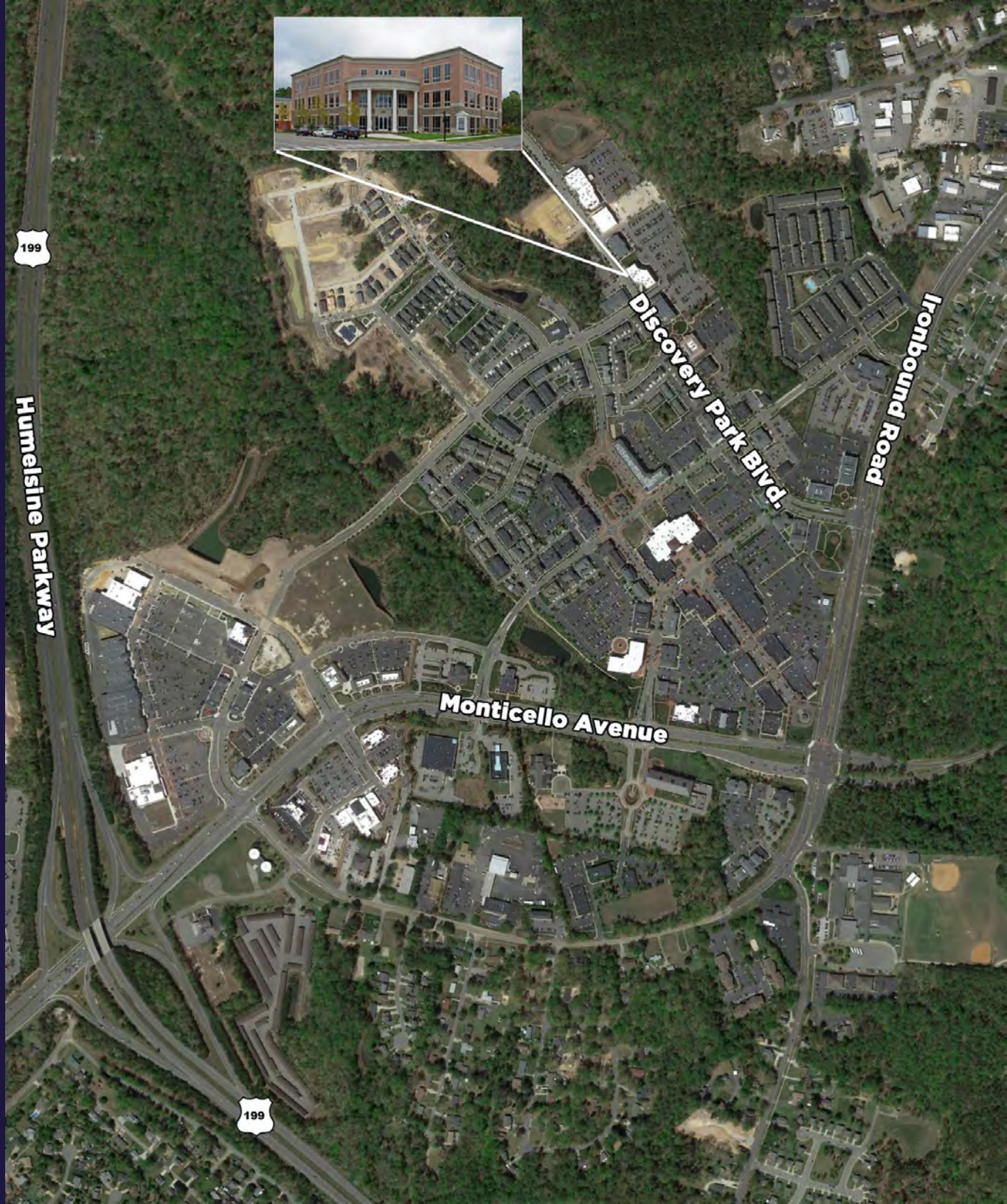
FEATURES & AERIAL

PROPERTY FEATURES

- 10,000 sf (entire) third floor Class A Office Condominium
- Built in 2009
- Upgraded finishes throughout the Premises
- Efficient and functional floor plan design conducive for the majority of office users
- Located in New Town, the most vibrant Class-A office sub-market in Williamsburg
- New Town offers a lifestyle centered environment providing: dining, shopping, entertainment, leisure, and luxury accommodations within the 360 acre mixed use development
- Strategically located in the center of Williamsburg just off Rt. 199

Investment Features

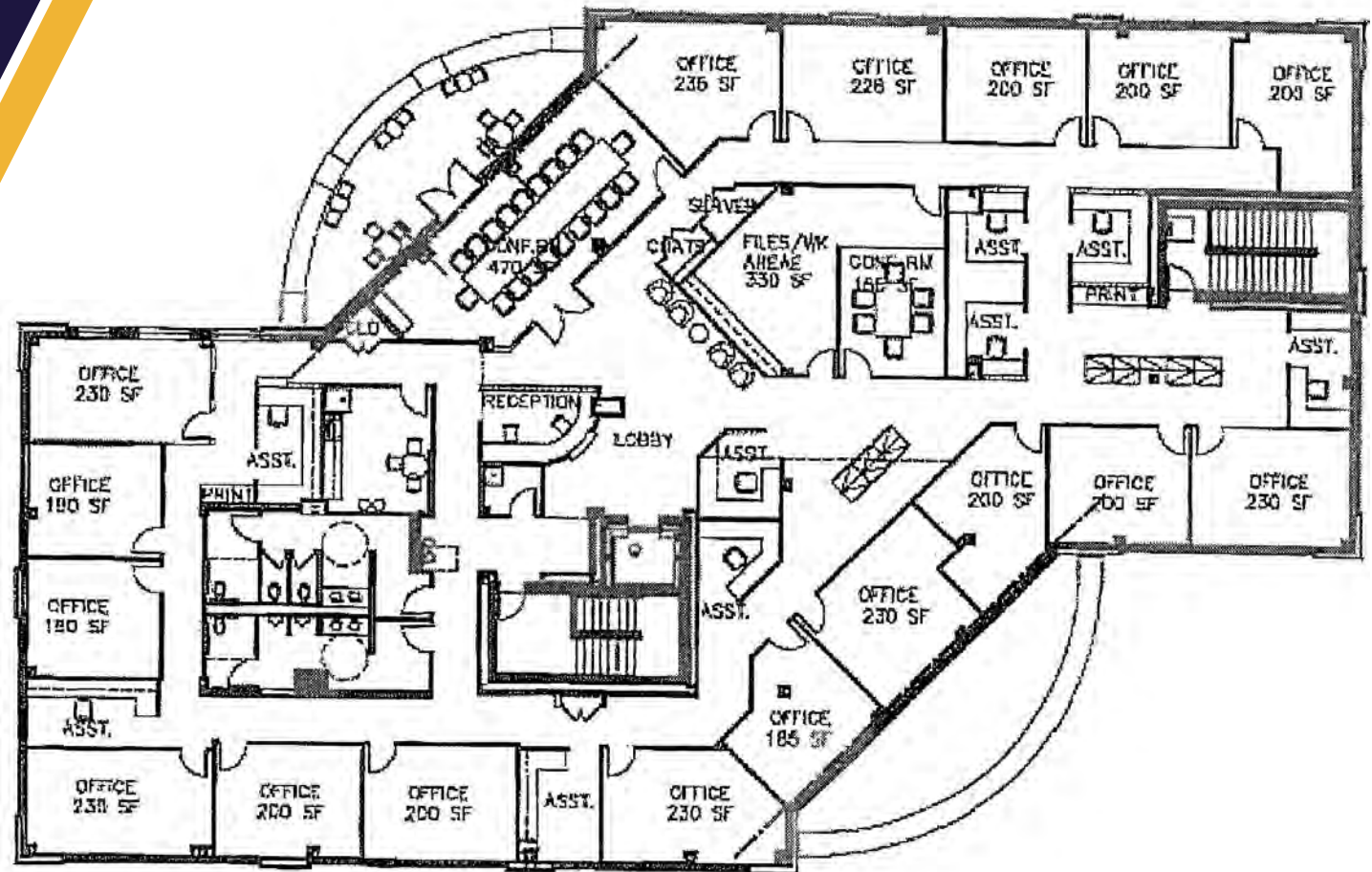
Sale Price	\$2,519,412
NOI	\$194,137 (as of September 1, 2016 rent)
Cap Rate	7.71%
Lease Expiration	August 31, 2021
Contractual Base Rent Increases	Two percent (2%) each year
Single Tenant	Davenport & Company, LLC
Lease Type	Full Service



FLOOR PLAN/ TENANT INFO

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- Davenport & Company, LLC
- Founded in 1863, headquartered in Richmond, with locations in Virginia, North Carolina and Maryland
- A full-service investment firm offering a complete range of services including comprehensive stock and bond brokerage
- 425 associates, more than 175 Investment Executives and manages over one billion dollars of client assets
- Davenport & Company, LLC is a New York Stock Exchange member firm, a member of the Financial Industry Regulatory Authority (FINRA), and a Registered Investment Advisor under the Investment Advisers Act of 1940





For more information,
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