

For Lease
McLaws Park Office Condominium
Busch Corporate Park
Williamsburg, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC
Ron A. Campana, Jr. or Thomas P. Waltz
11832 Fishing Point Drive, Suite 400
Newport News, Virginia 23606
757.327.0333

Ron@CampanaWaltz.com
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Campana Waltz
Commercial Real Estate, LLC

*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

FOR LEASE
McLaws Park Office Condominium
Busch Corporate Park
Williamsburg, Virginia

- Location:** McLaws Park Office Condominiums
Busch Corporate Park
Williamsburg, Virginia
- Description:** Class "A" Type Office space which is located in the heart of the Busch Corporate Park in Williamsburg. The office is in close proximity to Route 199, and Interstate 64.
- Building Sizes:** 2 units available. 853 & 900 square feet of available office space.

348 McLaws Circle, Suite 3: 900 square feet

352 McLaws Circle, Suite 1: 853 square feet
- Rental Rate:** \$11.50 per square foot
- Condominium Expenses:** Included in rental rate
- Additional Information:**
- Floor Plans
 - Location Maps
 - Demographics

For Additional Information, Please Contact:

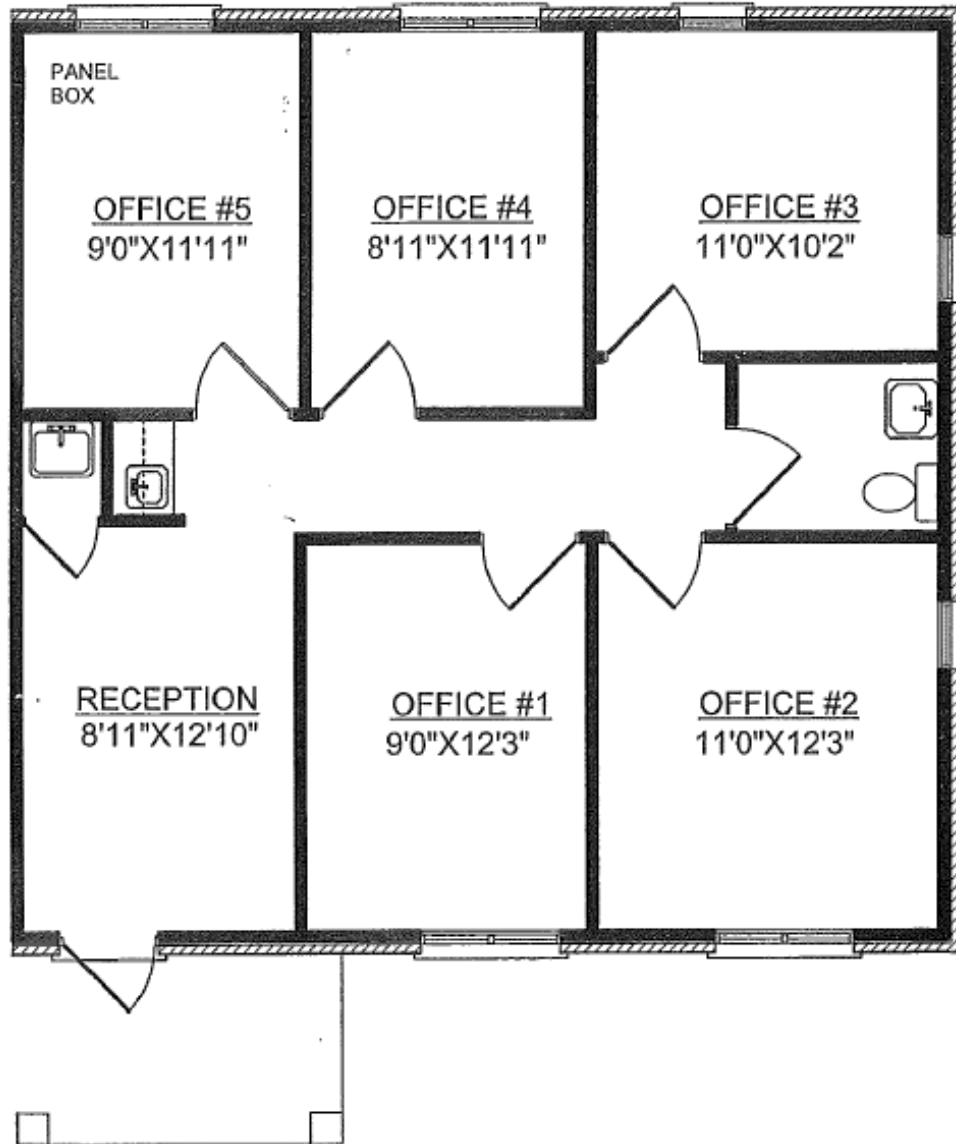
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**348 McLaws Circle, Suite 3
Williamsburg, Virginia**

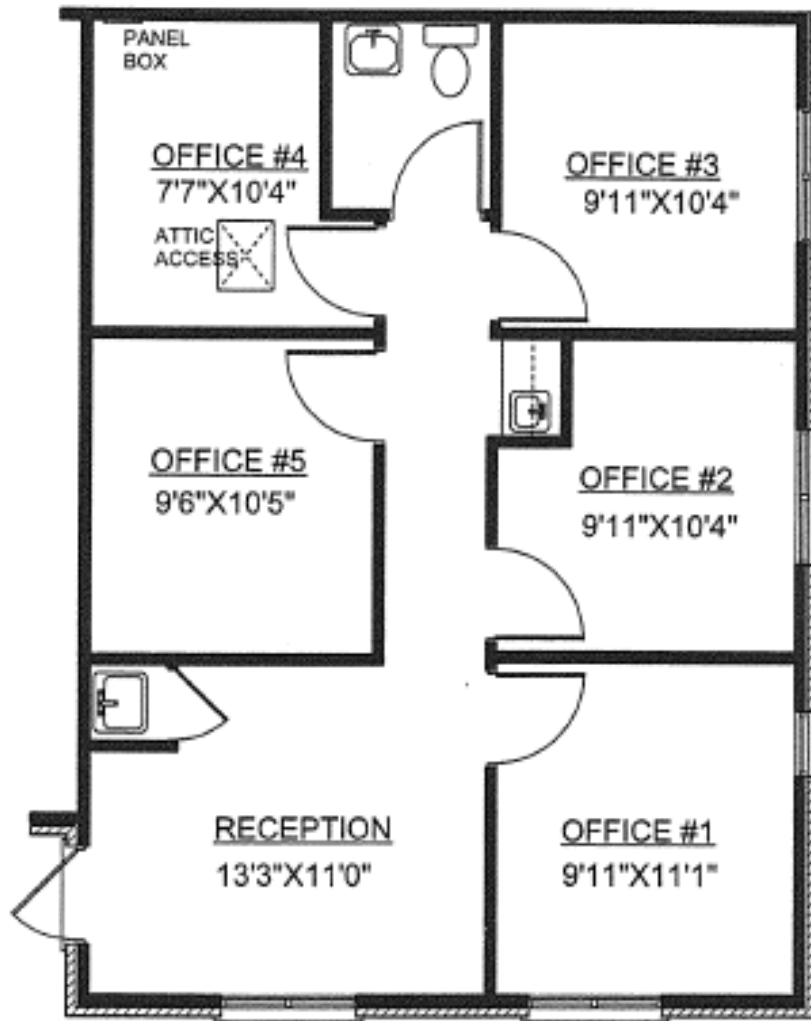


UNIT 3
348 McLAW'S CIRCLE (BLDG F)
"FOR MARKETING PURPOSES ONLY"

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**352 McLaws Circle, Suite 1
Williamsburg, Virginia**



352 McLaws Circle

Suite 1

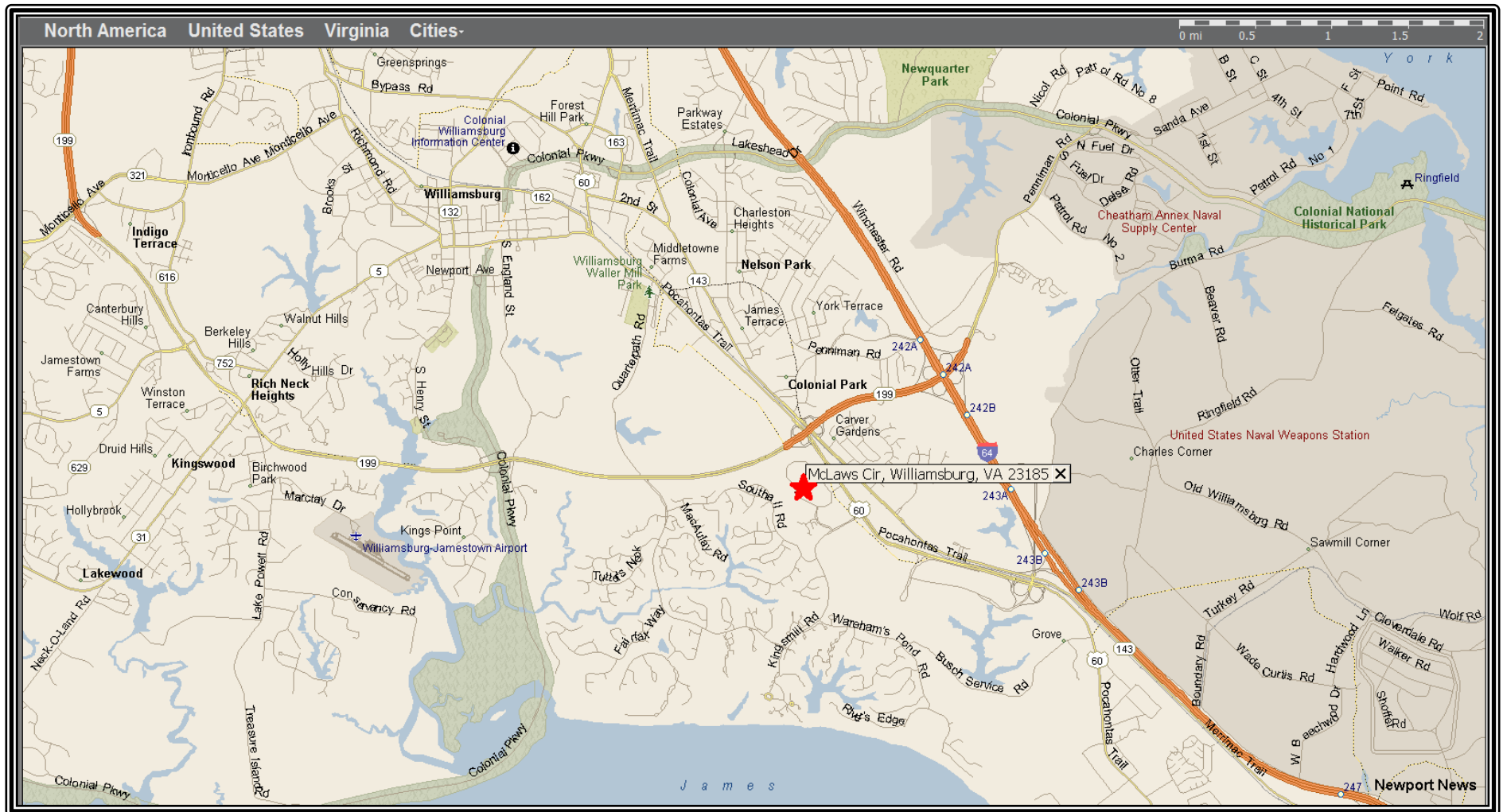
Approximately 353 square feet

(For Marketing Purposes Only)

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Busch Corporate Park
Williamsburg, Virginia**



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Campana Waltz
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Demographic and Income Profile

348 McLaws Cir, Williamsburg, Virginia, 23185
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.24560

Longitude: -76.66357

Summary	Census 2010	2015	2020				
Population	5,539	5,555	5,651				
Households	2,367	2,375	2,417				
Families	1,660	1,650	1,667				
Average Household Size	2.33	2.33	2.33				
Owner Occupied Housing Units	1,810	1,764	1,786				
Renter Occupied Housing Units	557	611	631				
Median Age	48.8	50.8	52.4				
Trends: 2015 - 2020 Annual Rate	Area	State	National				
Population	0.34%	0.99%	0.75%				
Households	0.35%	1.00%	0.77%				
Families	0.21%	0.92%	0.69%				
Owner HHs	0.25%	0.95%	0.70%				
Median Household Income	1.79%	2.91%	2.66%				
Households by Income	2015		2020				
	Number	Percent	Number	Percent			
	<\$15,000	169	7.1%	154	6.4%		
	\$15,000 - \$24,999	121	5.1%	93	3.8%		
	\$25,000 - \$34,999	189	8.0%	139	5.8%		
	\$35,000 - \$49,999	262	11.0%	239	9.9%		
	\$50,000 - \$74,999	358	15.1%	355	14.7%		
	\$75,000 - \$99,999	347	14.6%	398	16.5%		
	\$100,000 - \$149,999	436	18.4%	496	20.5%		
	\$150,000 - \$199,999	229	9.6%	239	9.9%		
	\$200,000+	264	11.1%	304	12.6%		
	Median Household Income	\$80,049		\$87,454			
Average Household Income	\$110,854		\$122,447				
Per Capita Income	\$47,063		\$51,991				
Population by Age	Census 2010		2015		2020		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	264	4.8%	238	4.3%	240	4.2%
	5 - 9	288	5.2%	263	4.7%	242	4.3%
	10 - 14	308	5.6%	289	5.2%	276	4.9%
	15 - 19	326	5.9%	282	5.1%	272	4.8%
	20 - 24	241	4.4%	303	5.5%	247	4.4%
	25 - 34	471	8.5%	499	9.0%	614	10.9%
	35 - 44	593	10.7%	527	9.5%	494	8.7%
	45 - 54	752	13.6%	694	12.5%	605	10.7%
	55 - 64	899	16.2%	890	16.0%	874	15.5%
	65 - 74	727	13.1%	900	16.2%	1,024	18.1%
	75 - 84	486	8.8%	481	8.7%	555	9.8%
	85+	184	3.3%	188	3.4%	206	3.6%
	Race and Ethnicity	Census 2010		2015		2020	
Number		Percent	Number	Percent	Number	Percent	
White Alone		3,952	71.3%	3,874	69.7%	3,846	68.1%
Black Alone		1,143	20.6%	1,137	20.5%	1,135	20.1%
American Indian Alone		19	0.3%	21	0.4%	24	0.4%
Asian Alone		157	2.8%	179	3.2%	208	3.7%
Pacific Islander Alone		3	0.1%	4	0.1%	4	0.1%
Some Other Race Alone		93	1.7%	128	2.3%	172	3.0%
Two or More Races		173	3.1%	212	3.8%	262	4.6%
Hispanic Origin (Any Race)		259	4.7%	360	6.5%	477	8.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

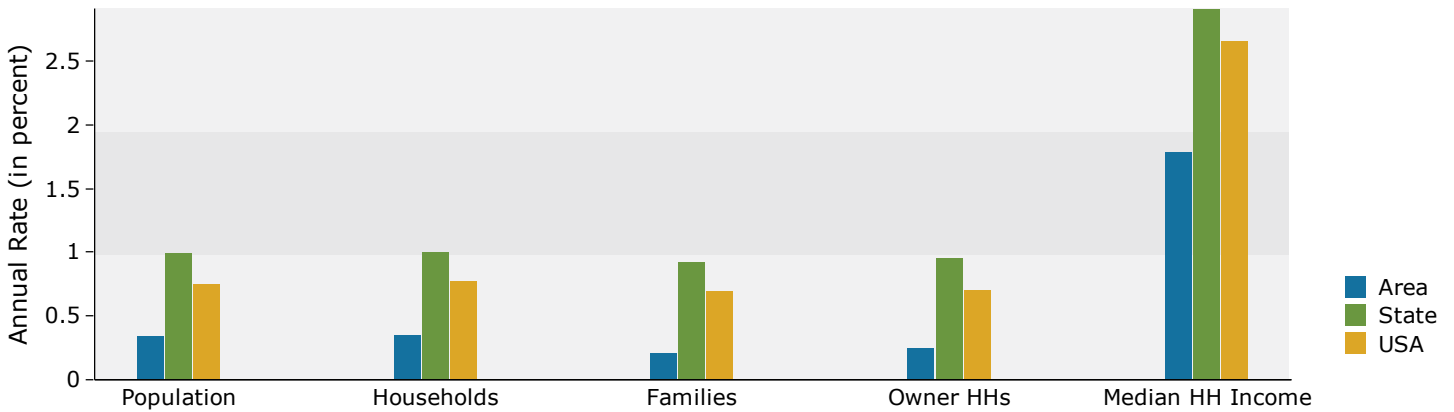
February 03, 2016

348 McLaws Cir, Williamsburg, Virginia, 23185
Drive Time: 5 minute radius

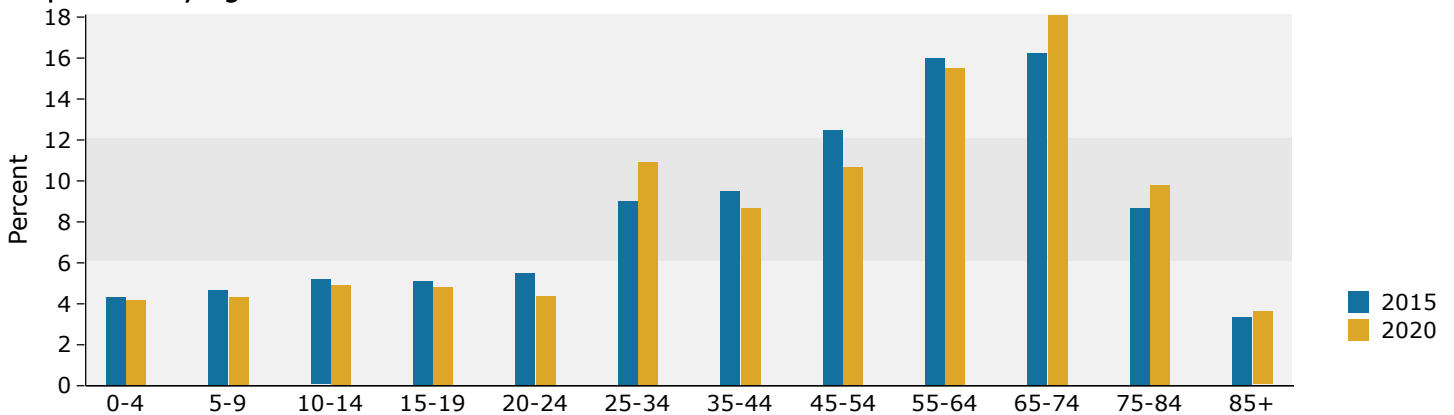
Prepared by Janice Lewis, CCIM

Latitude: 37.24560
Longitude: -76.66357

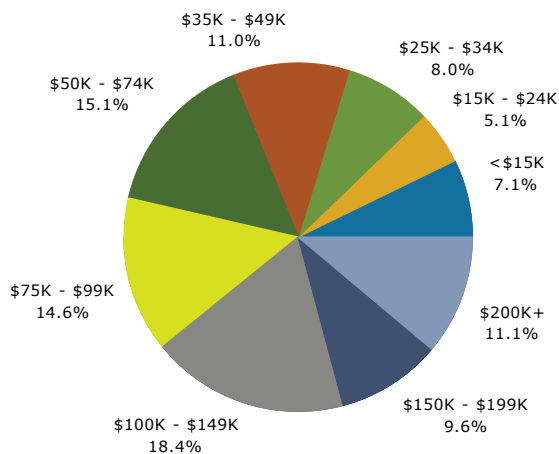
Trends 2015-2020



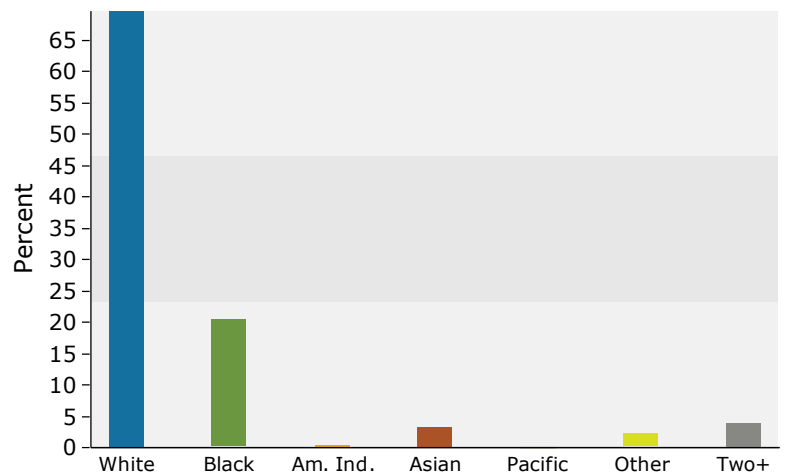
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 6.5%

Demographic and Income Profile

348 McLaws Cir, Williamsburg, Virginia, 23185
Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.24560
Longitude: -76.66357

Summary	Census 2010		2015		2020		
Population	27,758		28,550		29,612		
Households	10,945		11,276		11,717		
Families	7,367		7,516		7,751		
Average Household Size	2.43		2.43		2.43		
Owner Occupied Housing Units	7,689		7,659		7,900		
Renter Occupied Housing Units	3,256		3,616		3,818		
Median Age	41.1		42.5		43.7		
Trends: 2015 - 2020 Annual Rate	Area		State		National		
Population	0.73%		0.99%		0.75%		
Households	0.77%		1.00%		0.77%		
Families	0.62%		0.92%		0.69%		
Owner HHs	0.62%		0.95%		0.70%		
Median Household Income	2.73%		2.91%		2.66%		
Households by Income				2015		2020	
				Number	Percent	Number	Percent
	<\$15,000			1,111	9.9%	1,061	9.1%
	\$15,000 - \$24,999			682	6.0%	553	4.7%
	\$25,000 - \$34,999			999	8.9%	756	6.5%
	\$35,000 - \$49,999			1,474	13.1%	1,387	11.8%
	\$50,000 - \$74,999			1,714	15.2%	1,771	15.1%
	\$75,000 - \$99,999			1,518	13.5%	1,854	15.8%
	\$100,000 - \$149,999			1,813	16.1%	2,104	18.0%
	\$150,000 - \$199,999			1,041	9.2%	1,148	9.8%
\$200,000+			923	8.2%	1,082	9.2%	
Median Household Income			\$68,502		\$78,395		
Average Household Income			\$96,000		\$106,381		
Per Capita Income			\$37,895		\$42,052		
Population by Age	Census 2010		2015		2020		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	1,422	5.1%	1,347	4.7%	1,360	4.6%
	5 - 9	1,478	5.3%	1,435	5.0%	1,394	4.7%
	10 - 14	1,600	5.8%	1,534	5.4%	1,548	5.2%
	15 - 19	1,915	6.9%	1,771	6.2%	1,755	5.9%
	20 - 24	2,493	9.0%	2,628	9.2%	2,388	8.1%
	25 - 34	3,107	11.2%	3,337	11.7%	3,623	12.2%
	35 - 44	3,123	11.3%	2,999	10.5%	3,133	10.6%
	45 - 54	3,875	14.0%	3,533	12.4%	3,238	10.9%
	55 - 64	3,587	12.9%	4,064	14.2%	4,243	14.3%
	65 - 74	2,701	9.7%	3,322	11.6%	3,979	13.4%
	75 - 84	1,798	6.5%	1,831	6.4%	2,093	7.1%
	85+	658	2.4%	749	2.6%	858	2.9%
	Race and Ethnicity	Census 2010		2015		2020	
Number		Percent	Number	Percent	Number	Percent	
White Alone		19,774	71.2%	19,854	69.5%	20,047	67.7%
Black Alone		5,380	19.4%	5,571	19.5%	5,768	19.5%
American Indian Alone		114	0.4%	140	0.5%	166	0.6%
Asian Alone		851	3.1%	921	3.2%	1,032	3.5%
Pacific Islander Alone		30	0.1%	42	0.1%	55	0.2%
Some Other Race Alone		685	2.5%	907	3.2%	1,174	4.0%
Two or More Races		923	3.3%	1,115	3.9%	1,371	4.6%
Hispanic Origin (Any Race)		1,597	5.8%	2,150	7.5%	2,805	9.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

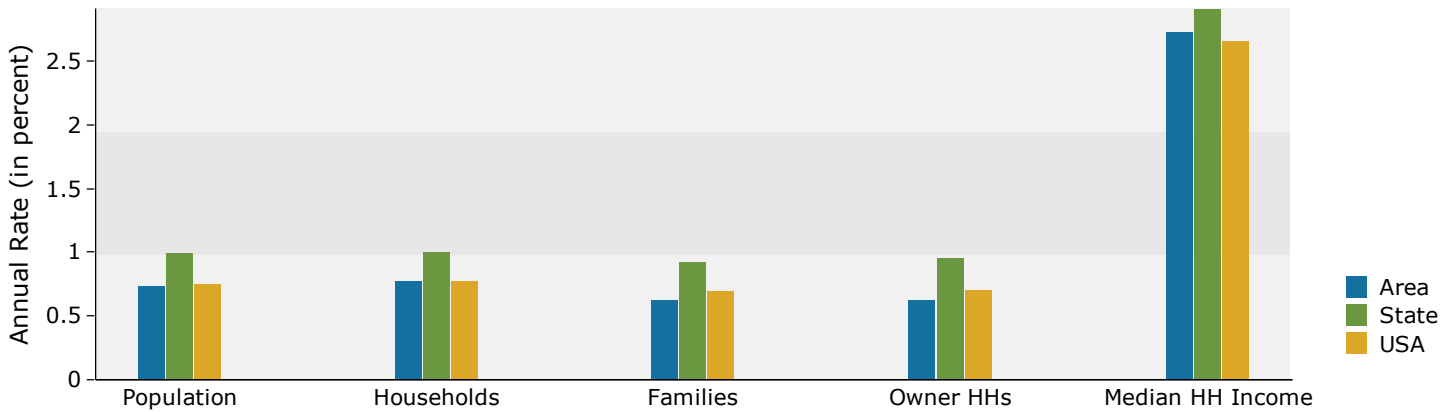
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348 McLaws Cir, Williamsburg, Virginia, 23185
Drive Time: 10 minute radius

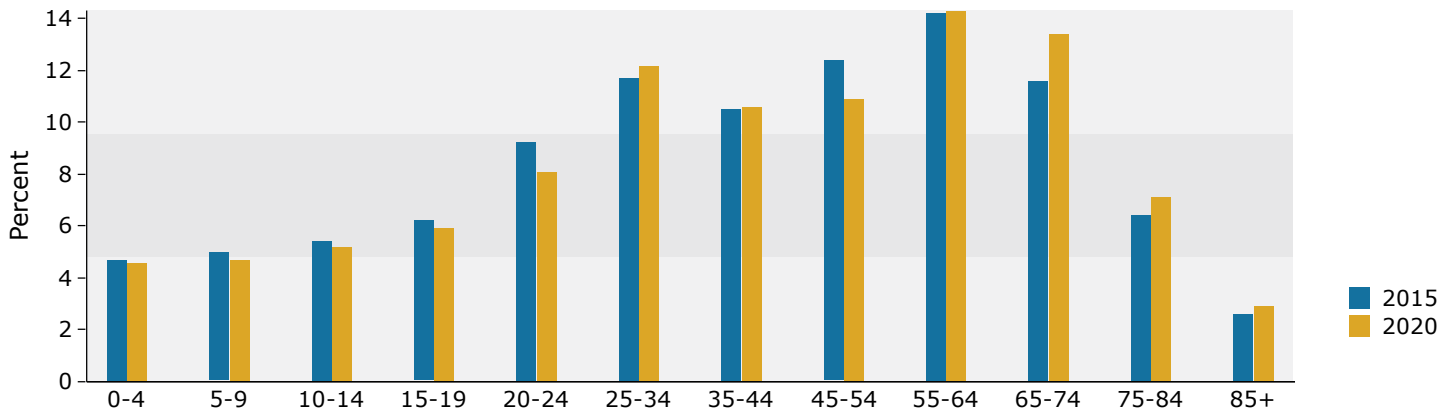
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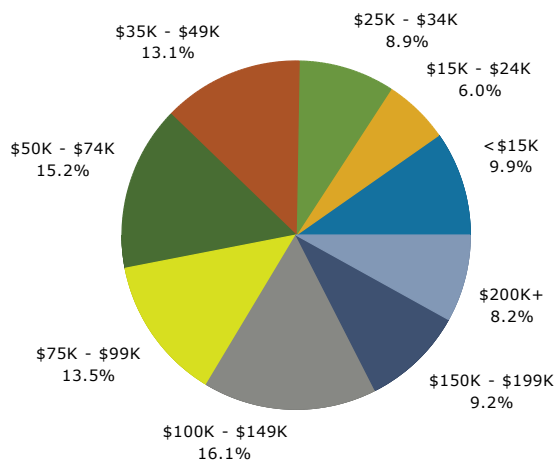
Trends 2015-2020



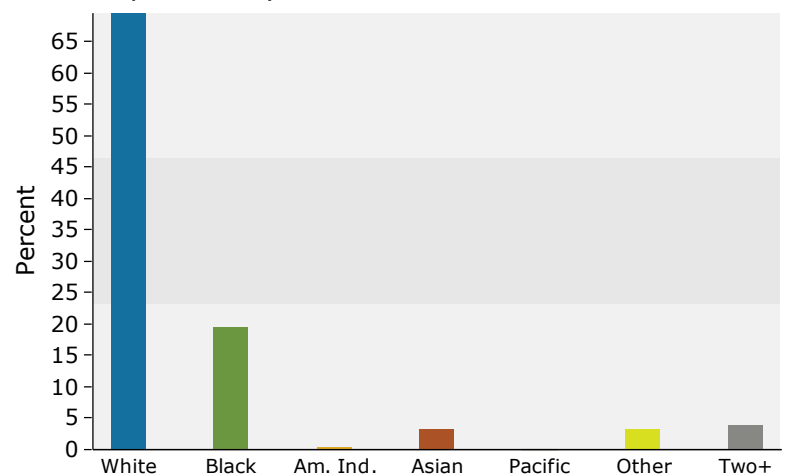
Population by Age



2015 Household Income



2015 Population by Race



2015 Percent Hispanic Origin: 7.5%

Demographic and Income Profile

348 McLaws Cir, Williamsburg, Virginia, 23185
Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

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Longitude: -76.66357

Summary	Census 2010		2015		2020			
Population	63,957		66,721		69,974			
Households	24,231		25,405		26,782			
Families	15,868		16,489		17,271			
Average Household Size	2.42		2.41		2.41			
Owner Occupied Housing Units	15,701		15,908		16,669			
Renter Occupied Housing Units	8,530		9,496		10,113			
Median Age	36.8		37.9		39.1			
Trends: 2015 - 2020 Annual Rate	Area		State		National			
Population	0.96%		0.99%		0.75%			
Households	1.06%		1.00%		0.77%			
Families	0.93%		0.92%		0.69%			
Owner HHs	0.94%		0.95%		0.70%			
Median Household Income	3.37%		2.91%		2.66%			
Households by Income	2015			2020				
	Number		Percent	Number		Percent		
	<\$15,000		2,399	9.4%	2,290	8.6%		
	\$15,000 - \$24,999		1,783	7.0%	1,435	5.4%		
	\$25,000 - \$34,999		2,228	8.8%	1,686	6.3%		
	\$35,000 - \$49,999		3,608	14.2%	3,466	12.9%		
	\$50,000 - \$74,999		4,070	16.0%	4,285	16.0%		
	\$75,000 - \$99,999		3,310	13.0%	4,191	15.6%		
	\$100,000 - \$149,999		3,987	15.7%	4,673	17.4%		
	\$150,000 - \$199,999		2,405	9.5%	2,836	10.6%		
\$200,000+		1,614	6.4%	1,921	7.2%			
Median Household Income			\$64,393		\$76,004			
Average Household Income			\$89,412		\$99,574			
Per Capita Income			\$34,882		\$38,940			
Population by Age	Census 2010		2015		2020			
	Number	Percent	Number	Percent	Number	Percent		
	0 - 4		3,432	5.4%	3,317	5.0%	3,389	4.8%
	5 - 9		3,371	5.3%	3,429	5.1%	3,392	4.8%
	10 - 14		3,574	5.6%	3,506	5.3%	3,681	5.3%
	15 - 19		5,622	8.8%	5,478	8.2%	5,482	7.8%
	20 - 24		7,140	11.2%	7,211	10.8%	6,877	9.8%
	25 - 34		7,658	12.0%	8,482	12.7%	8,885	12.7%
	35 - 44		7,084	11.1%	6,879	10.3%	7,572	10.8%
	45 - 54		8,242	12.9%	7,866	11.8%	7,343	10.5%
	55 - 64		7,303	11.4%	8,189	12.3%	8,752	12.5%
	65 - 74		5,490	8.6%	6,749	10.1%	7,875	11.3%
	75 - 84		3,531	5.5%	3,818	5.7%	4,589	6.6%
	85+		1,510	2.4%	1,796	2.7%	2,136	3.1%
	Race and Ethnicity	Census 2010		2015		2020		
Number		Percent	Number	Percent	Number	Percent		
White Alone		46,099	72.1%	47,174	70.7%	48,370	69.1%	
Black Alone		11,862	18.5%	12,444	18.7%	13,038	18.6%	
American Indian Alone		222	0.3%	269	0.4%	321	0.5%	
Asian Alone		2,163	3.4%	2,350	3.5%	2,644	3.8%	
Pacific Islander Alone		104	0.2%	137	0.2%	176	0.3%	
Some Other Race Alone		1,339	2.1%	1,751	2.6%	2,254	3.2%	
Two or More Races		2,168	3.4%	2,594	3.9%	3,171	4.5%	
Hispanic Origin (Any Race)		3,810	6.0%	5,063	7.6%	6,577	9.4%	

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2015 and 2020.

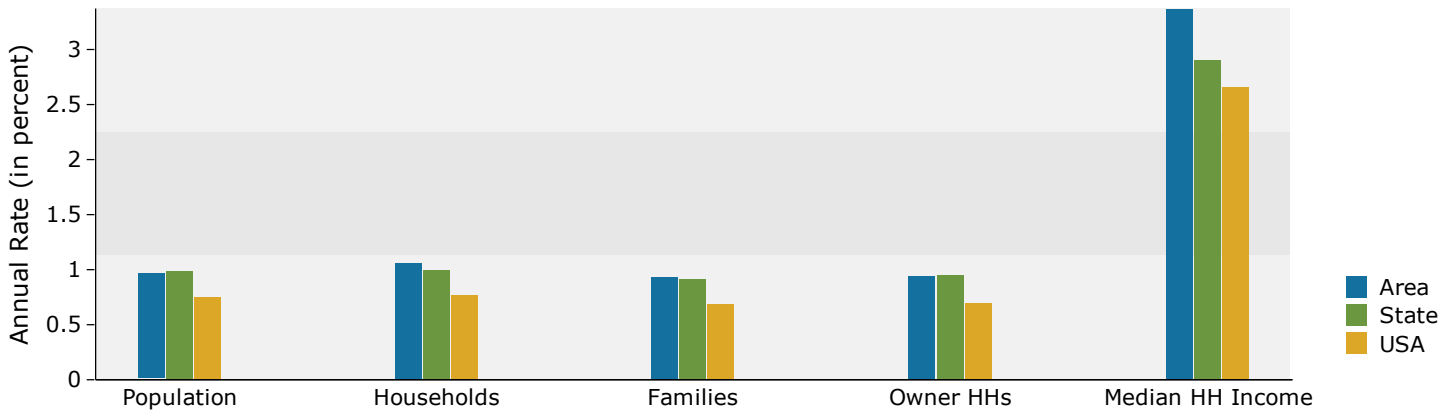
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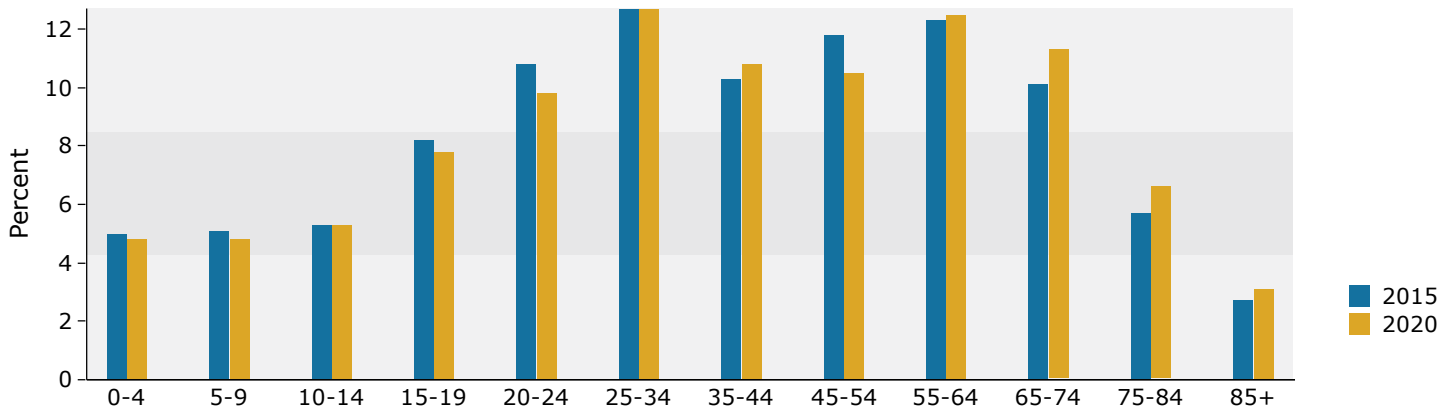
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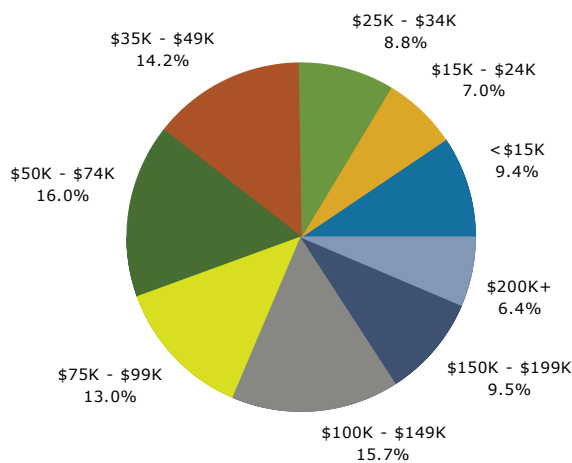
Trends 2015-2020



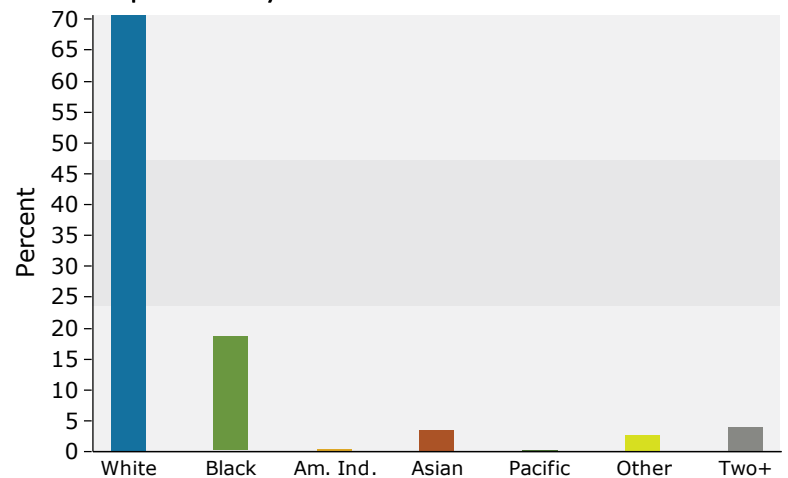
Population by Age



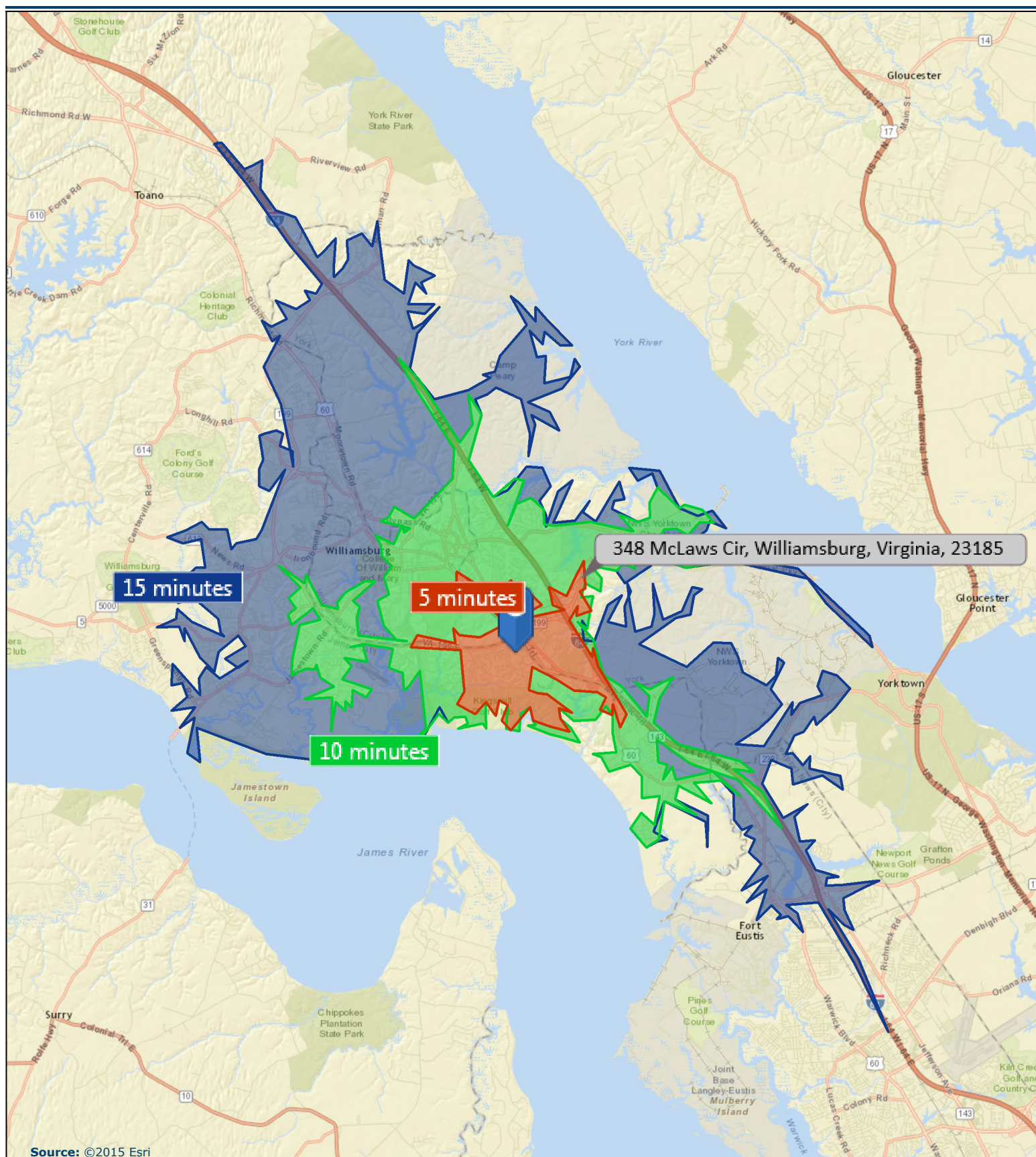
2015 Household Income



2015 Population by Race



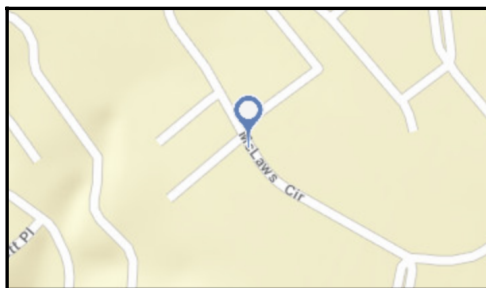
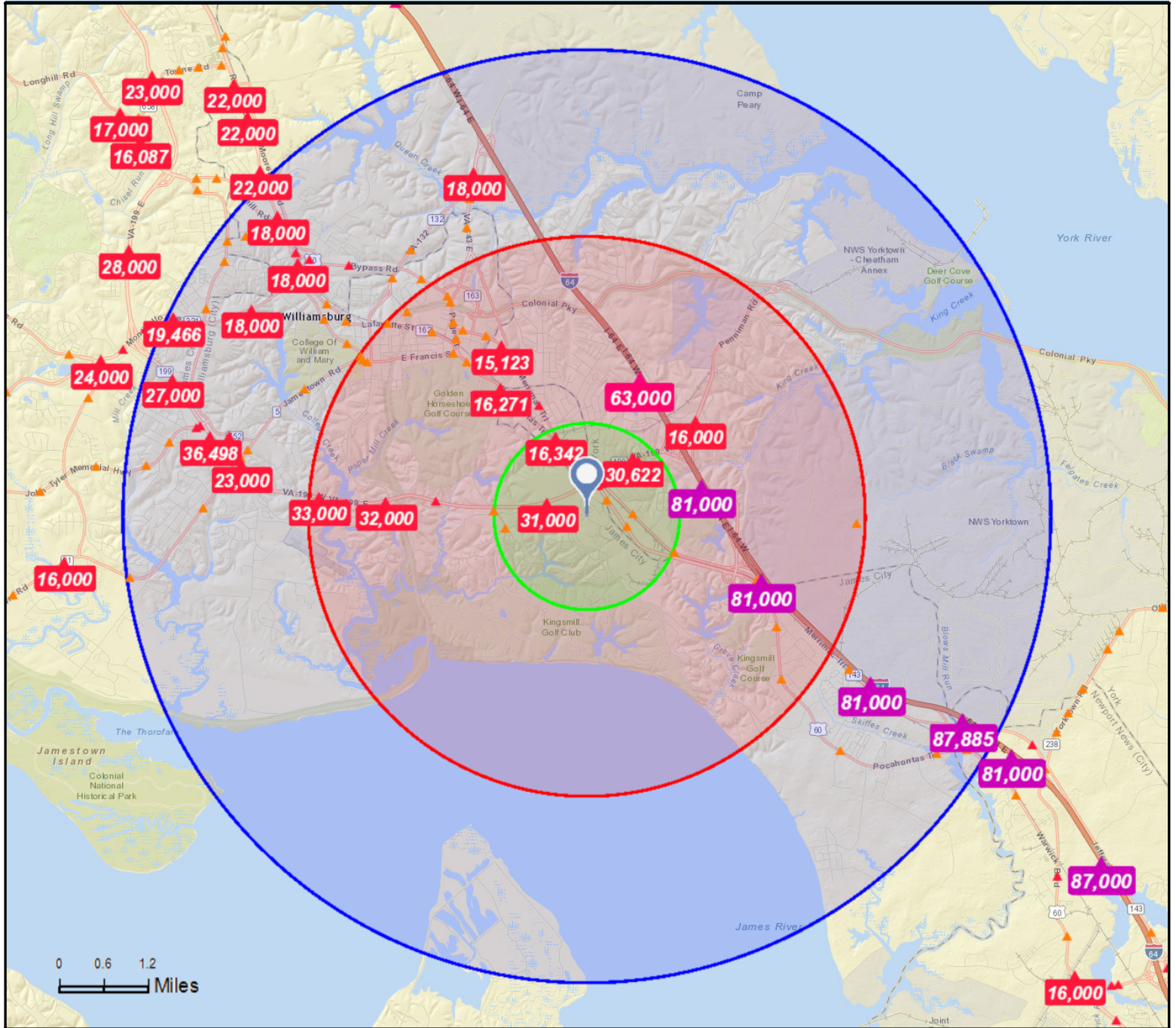
2015 Percent Hispanic Origin: 7.6%



Traffic Count Map

348 McLaws Cir, Williamsburg, Virginia, 23185 2
348 McLaws Cir, Williamsburg, Virginia, 23185
Rings: 1, 3, 5 mile radii

Prepared by Janice Lewis, CCIM
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Source: ©2015 Market Planning Solutions, Inc.

February 03, 2016

AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC