

11780 JEFFERSON AVENUE NEWPORT NEWS, VA



1ST FLOOR AVAILABLE FOR LEASE

The information contained herein has been obtained from sources deemed to be reliable but is not warranted. This offer subject to errors and omissions, or withdrawal, without notice

FOR MORE INFORMATION:

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CAMPANA
Waltz
COMMERCIAL REAL ESTATE LLC - EAST

AVAILABLE

Information & Facts

ABOUT THIS PROPERTY

- Located in the Oyster Point/City Center area of Newport News, with frontage on busy Jefferson Avenue near the gateway to City Center. GREAT VISIBILITY!
- This well appointed 17,012 SF two story building on 1.2 acres is a rare find with its aesthetics, location, and size.

PRICING, AVAILABLE SF, & POTENTIAL USES

- \$19.50 SF full service with Tenant to pay for its own janitorial inside its premises. There is approximately 8,500 SF currently available. The 1st floor consists of three separate office suites.
- Uses - Professional offices such as attorneys, accountants, real estate, optician, physician, physical therapy, computer sales and service, architects, and engineers.

ZONING

- C4 - Oyster Point Business
https://library.municode.com/VA/Newport%20News/CODES/Code_of_Ordinances?nodeId=CD_ORD_CH45Zoor_ARTIVSUUSDI_S45-402SUUSD1

OYSTER POINT AND CITY CENTER INFORMATION

- City Center at Oyster Point is a 52 acre, high density, mixed use development zoned for 250,000 Square Feet of Retail, 1 Million Square Feet of Class A Office Space, and 600 Residences.
- Oyster Point Park is considered to be Newport News' Central Business District and is a focal point of employment in the area.
- Notable Tenants in the City Center area include Riverside Health System, Ferguson Enterprises, Boeing, Siemens, and Canon.

REGIONAL ACCESABILITY

- There are three airports easily accessible to the location, Newport News/Williamsburg International Airport, Norfolk International Airport, and Richmond International Airport.
- The city of Newport News is part of the Port of Hampton Roads region which boasts the best natural harbor on the East Coast. The Port of Virginia continues to be the third most active port on the East Coast and the seventh largest port, by total cargo, in the nation.

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Pictures



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Aerial Map



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Agency Disclosure

AGENCY DISCLOSURE

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

Seller/Landlord:

When 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:

When 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):

When 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 - EAST is the x Listing Broker, Buyer Broker, Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC - EAST