

# Welcome to

12610 J Patrick Henry Drive  
Newport News, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Tom Waltz**

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Newport News, Virginia 23606

757.327.0333

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[www.CampanaWaltz.com](http://www.CampanaWaltz.com)

*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.*





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**FOR SALE / LEASE**  
**12610 J Patrick Henry Drive**  
**Newport News, Virginia**

**Location:** Patrick Henry Commerce Center, Newport News, Virginia

**Description:** A well-appointed free-standing office condominium. This 2,210 square foot property has been well maintained. Several private offices, conference room, kitchenette/breakroom/lounge area, ample closet space and attic for storage. See attached floor plan and pictures. Executive office has a private restroom with shower.

**Land Area:** .03 acres

**Sales Price:** \$325,000.00

**Lease:** \$2,650.00 per month – Landlord pays condominium fees

**Parking:** Ample

**Zoning:** M1 – Light Industrial. Multiple allowable uses by right.

**General Information:**

- Close proximity to Interstate 64, the Newport News/Williamsburg Airport, and Mary Immaculate Hospital
- Numerous business, shopping centers and residential within a half mile.
- This professional office is ideal for attorneys, accountants, real estate companies, engineering firms, etc.

**Also included:**

- Floor Plan
- Aerial Maps
- Location Map

**For Additional Information, Please Contact:**

**Thomas P. Waltz**

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Newport News, Virginia, 23606  
757.327.0333

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12610 J Patrick Henry Drive, Newport News, Virginia



Executive  
Office



Executive  
Office

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Conference Room

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Standard Office

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2 Person  
Office



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**Campana  
Waltz**  
Commercial Real Estate, LLC



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Kitchenette /  
Breakroom



Kitchenette /  
Breakroom

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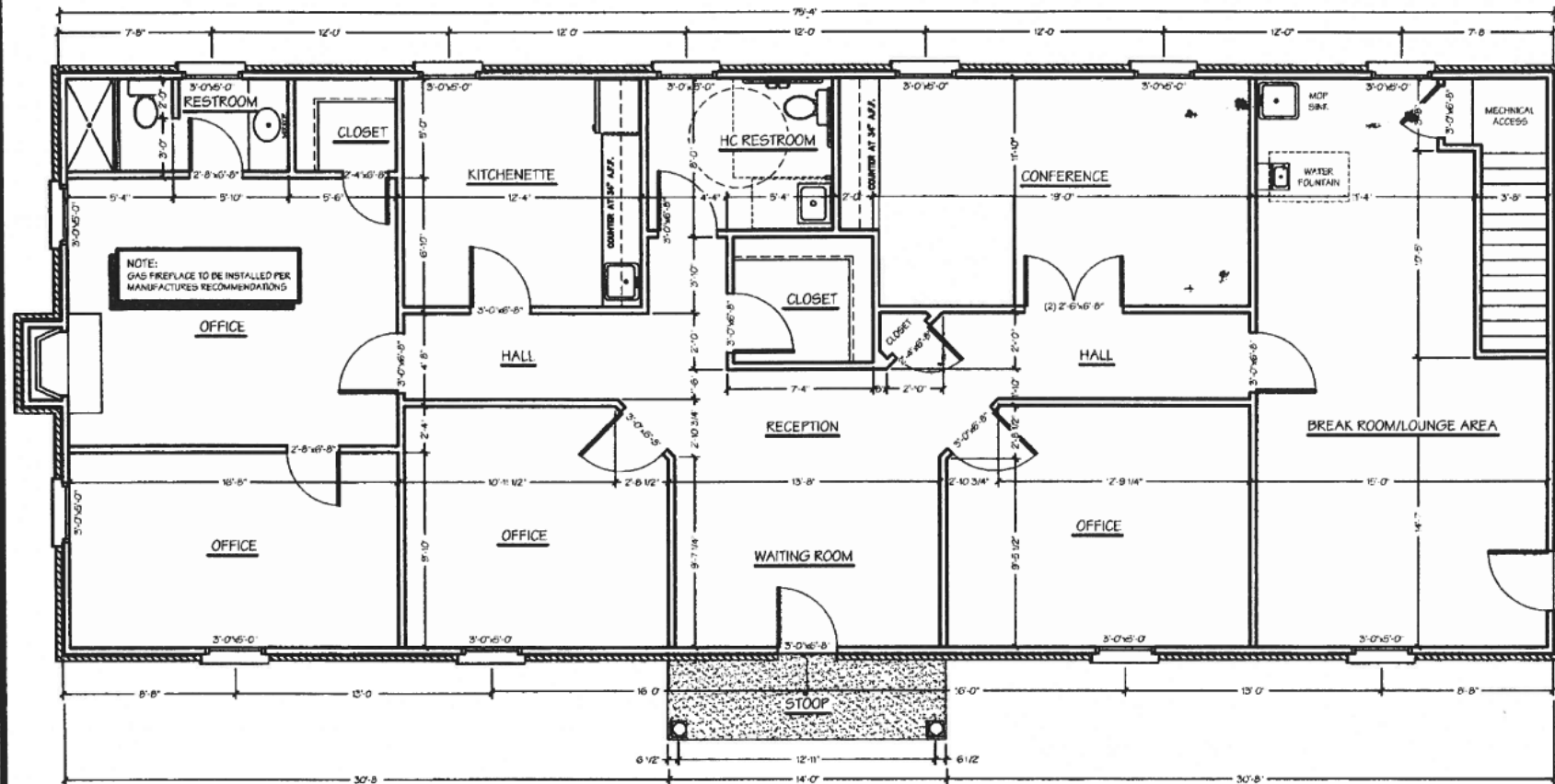
Executive Restroom  
with Shower

Restroom in  
Hallway



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Floor Plan - Building No. 1 - Unit "J"

SUITE "J" (2,210 SQ. FT. ±)

NOT TO SCALE - FOR ILLUSTRATION PURPOSES ONLY

THIS DRAWING IS CONCEPTUAL ONLY AND IS SUBJECT TO CHANGE WITHOUT NOTICE AT THE DISCRETION OF THE DEVELOPER. THE DEVELOPER RESERVES THE RIGHT TO MAKE ADDITIONS, DELETIONS AND MODIFICATIONS TO THE DRAWINGS AS THE DEVELOPER MAY DEEM APPROPRIATE OR DESIRABLE. DIMENSIONS AND SQUARE FOOTAGES ARE APPROXIMATE AND MAY VARY WITH ACTUAL CONSTRUCTION.

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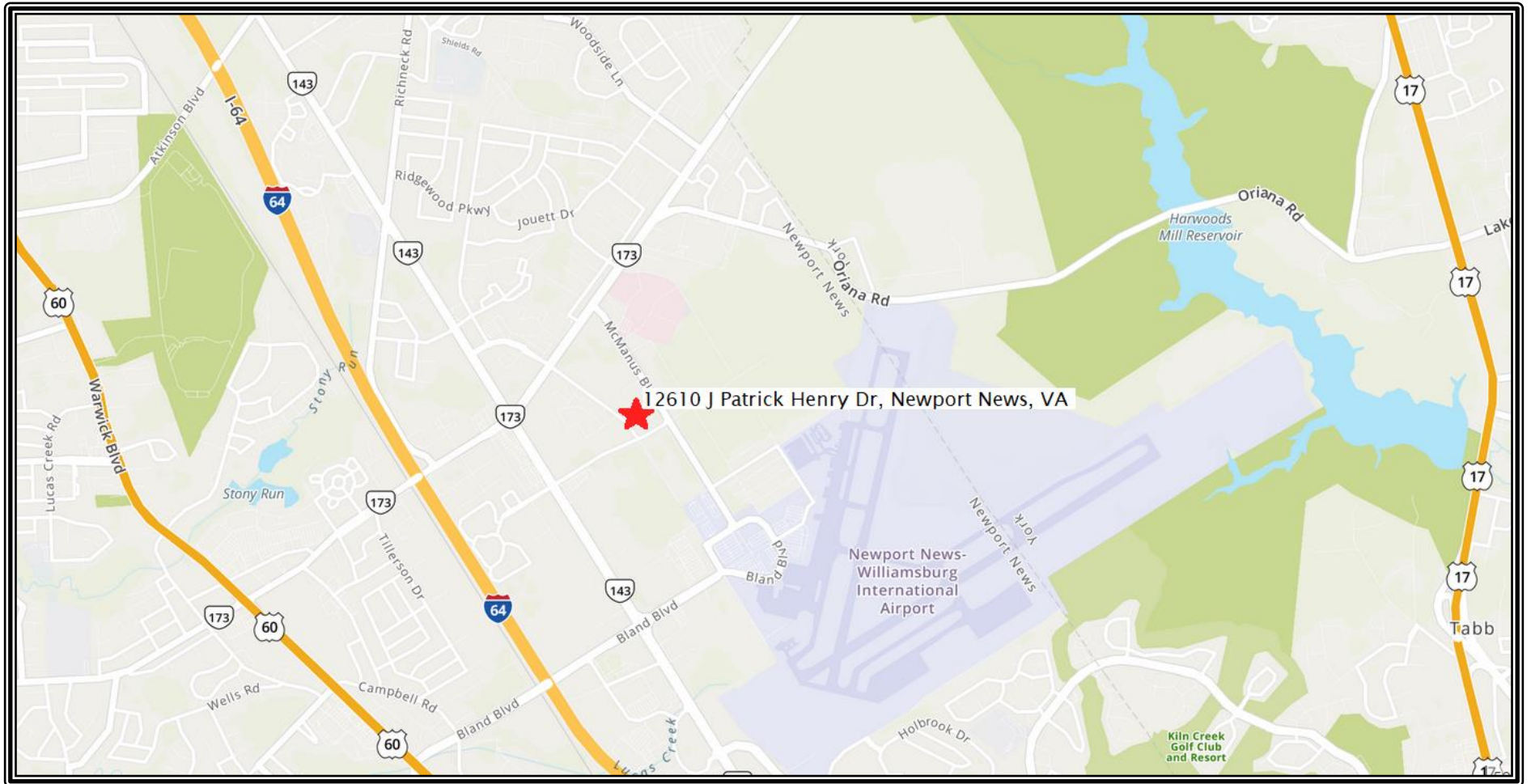
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## AGENCY DISCLOSURE

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:

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Campana Waltz Commercial Real Estate, LLC