

For Lease

Heart of Williamsburg!
120 Monticello Avenue
Williamsburg, Virginia 23185



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

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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

Location: 120 Monticello Avenue Williamsburg, Virginia 23185

Description: This offering is for an attractive two story office building located at the City of Williamsburg's coveted Midtown Row Business Corridor on Monticello Avenue! There are two office suites available Immediately. The first floor office suite is approximately 1,182 Sq.Ft. and has a convenient floor plan for many office operators. The second floor unit is accessible by an elevator with it's own entry way from the private parking lot and is approximately 2,815 Sq.Ft.. More commonly known as the MedExpress Building this site is across the street from the new Midtown Row development but at a far better value! Within close proximity to the College of William & Mary, Richmond Road, High Street, New Town, and many other retail and office buildings this is a rare opportunity for office users!

Lease: ***1st Floor - \$14.00 per square foot! NNN***
2nd Floor - \$12.00 per square foot! NNN

Parking: Private Parking Lot and ample for the entire center!

Zoning: B-3: General Business

General Information:

- Multi Story Office Building
- Located near Midtown Row, W&M, New Town, and High Street
- Private Parking in Williamsburg
- Surrounded by numerous retailers and solid residential neighborhoods
- Best Value in Town!

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Photographs



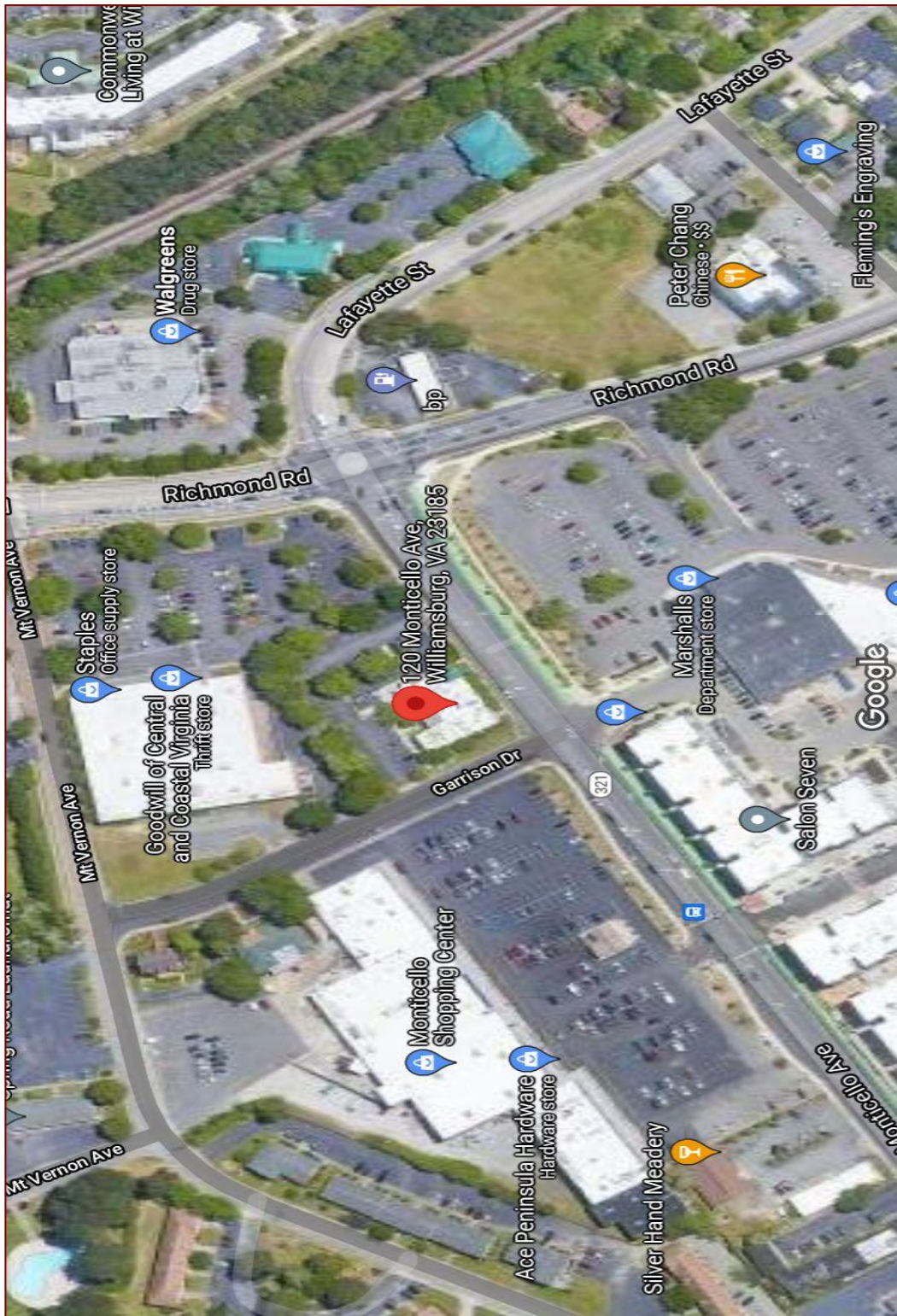
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Photographs



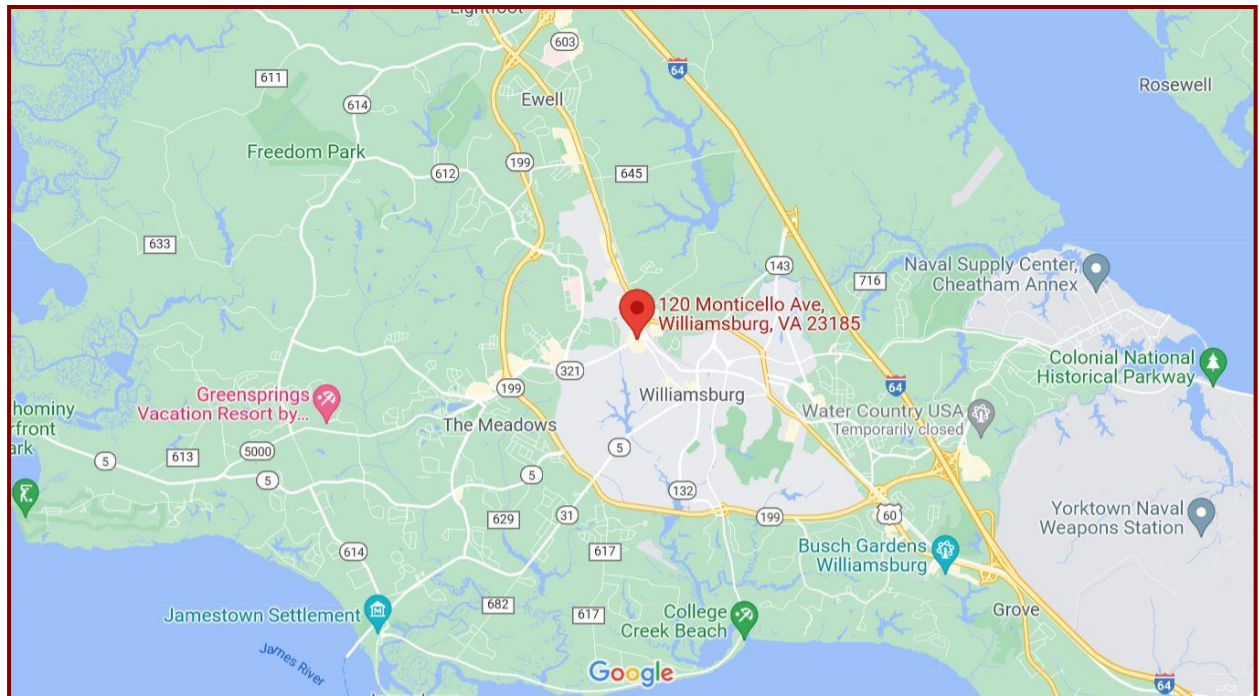
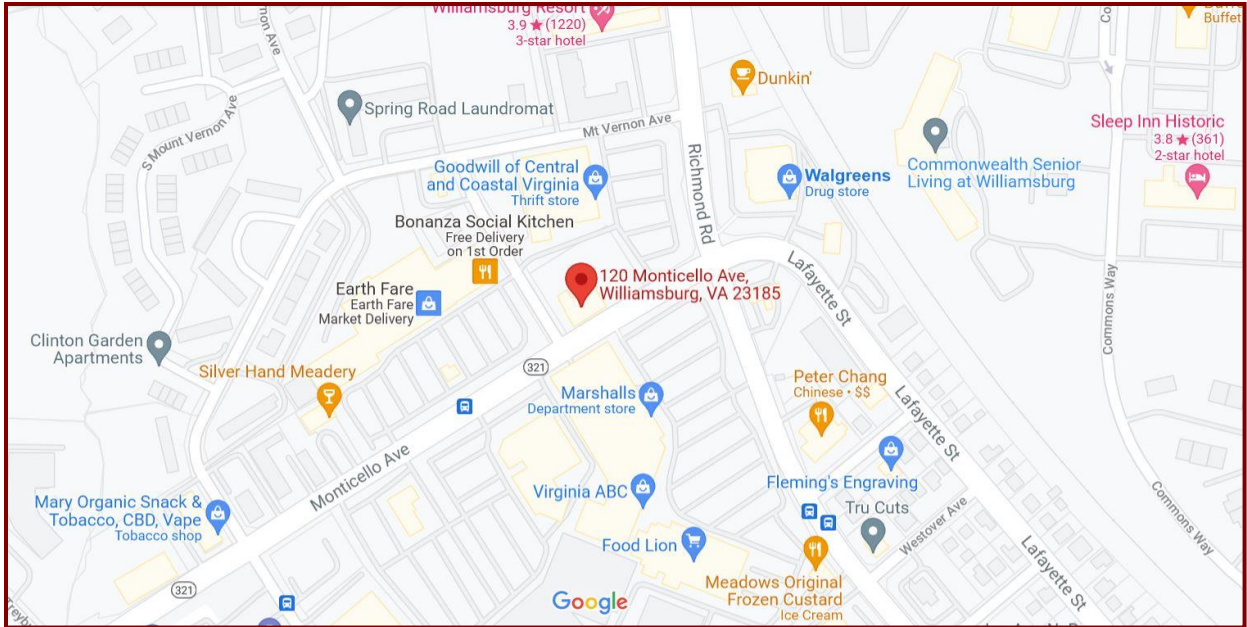
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Aerial



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Maps



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Sec. 21-256.2. Permitted uses.

The uses permitted in the limited business mixed-use district LB-3 are as follows:

- (1) Single-family detached dwellings. There shall be only one single-family dwelling on an individual lot.
 - (2) Duplexes.
 - (3) Day care centers.
 - (4) Hotels/motels with ten or less bedrooms.
 - (5) Playgrounds, parks and unlighted athletic fields owned and/or operated by the City of Williamsburg.
 - (6) Public art approved through the City's public arts program.
 - (6.1) Public building owned and/or operated by the City of Williamsburg.
 - (7) Uses in buildings with a gross floor area not exceeding 10,000 square feet per building:
 - a. Bake shops.
 - b. Banks and financial institutions.
 - c. Convenience service establishments, limited to barbershops, beauty parlors and spas, tailors, and shoe repair shops.
 - d. Medical and dental offices and clinics.
 - e. Museums and art galleries.
 - f. Offices.
 - g. Printing and photocopying shops.
 - h. Restaurants without drive-thru windows, and with a gross floor area not exceeding 2,500 square feet.
 - i. Retail sales establishments with a gross floor area not exceeding 5,000 square feet.
 - (8) Off-street parking and loading areas for permitted uses in accordance with article V.
 - (9) Signs in accordance with article VI.
 - (10) Accessory uses in accordance with section 21-603.
 - (11) Home occupations in accordance with section 21-606.
- (Ord. No. 31-98, 10-8-98; Ord. No. 08-23, 8-14-08; Ord. No. 13-14, 5-9-13; Ord. No. 14-27, 11-13-14; Ord. No. 21-13, 10-14-21)

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