

For Lease

12492 Warwick Boulevard
Newport News, Virginia



For Additional Information Please Contact



Vince Campana

1313 Jamestown Road Suite 201

Williamsburg, Virginia 23185

www.CWCREW.net

757.209.2990

For Lease

Location: 12492 Warwick Boulevard Newport News, Virginia

Description: This offering consists of a stunning retail suite that was built out for a long standing Credit Union. The suite is located in between Ace Hardware and Pivot Physical Therapy and is front and center from the main ingress into the shopping center. There have been numerous improvements made to the space & the shopping center's parking area to provide patrons ease of entry off Warwick Boulevard. Situated across the street from Todd Stadium and less than a mile from the Christopher Newport University campus it is ideal for a variety of retail and service oriented businesses. A truly **Must See** location!

Suite Size: 1,825 square feet

Rental Rate: \$3,250.00/month, Triple Net

Parking: There is ample parking at the center for most retail appli

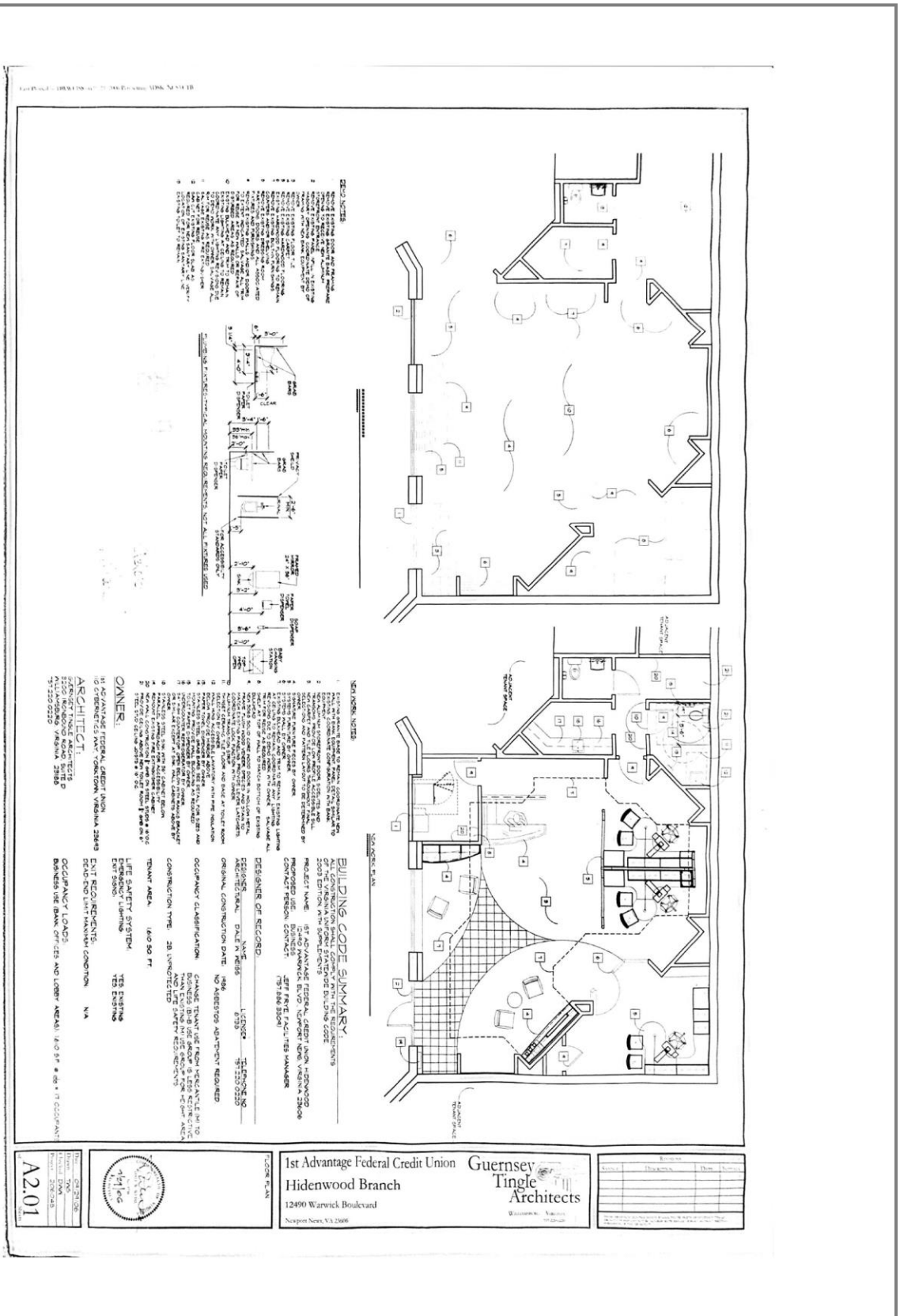


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*This information was obtained from sources deemed to be reliable, but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice.*

Floor Plan



GENERAL NOTES

1. REFER TO ALL NOTES ON SHEETS A2.01 THROUGH A2.05.
2. ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE 2003 EDITION OF THE BUILDING CODE.
3. REFER TO THE NOTES ON SHEETS A2.01 THROUGH A2.05 FOR MATERIALS AND FINISHES.
4. REFER TO THE NOTES ON SHEETS A2.01 THROUGH A2.05 FOR SCHEDULES AND SYSTEMS.
5. REFER TO THE NOTES ON SHEETS A2.01 THROUGH A2.05 FOR DETAILS.
6. REFER TO THE NOTES ON SHEETS A2.01 THROUGH A2.05 FOR DIMENSIONS.
7. REFER TO THE NOTES ON SHEETS A2.01 THROUGH A2.05 FOR FINISHES.
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19. REFER TO THE NOTES ON SHEETS A2.01 THROUGH A2.05 FOR SYSTEMS.
20. REFER TO THE NOTES ON SHEETS A2.01 THROUGH A2.05 FOR DETAILS.

BUILDING CODE SUMMARY

PROJECT NAME: 1ST ADVANTAGE FEDERAL CREDIT UNION - HIDDENWOOD BRANCH

PROJECT USE: BUSINESS

DESIGNER OF RECORD: GUERNSEY TINGLE ARCHITECTS

ARCHITECT: DANIEL A. REESE

DATE: 07/19/2008

ORIGINAL CONSTRUCTION DATE: N/A

NO. ADJUSTERS ADJUSTMENT REQUIRED: N/A

OCCUPANCY CLASSIFICATION: CHANGE TRUNK USE FROM MULTIPLE TO SINGLE

CONSTRUCTION TYPE: 2B UNREINFORCED

TYPICAL AREA: 1462 SQ FT

LIFE SAFETY SYSTEM: YES EXISTING

EMERGENCY LIGHTING: YES EXISTING

OWNER: 1ST ADVANTAGE FEDERAL CREDIT UNION

118 CRYSTAL DRIVE, SUITE 100, HIDDENWOOD, VIRGINIA 22640

ARCHITECT: GUERNSEY TINGLE ARCHITECTS
12490 WARWICK BOULEVARD
SCOTTSDALE, VIRGINIA 22090
571-220-0220

OCCUPANCY LOADS: BUSINESS USE BANK OFFICES AND LOBBY AREA(S) 140 SF * 80' x 11' OCCUPANT

A2.01

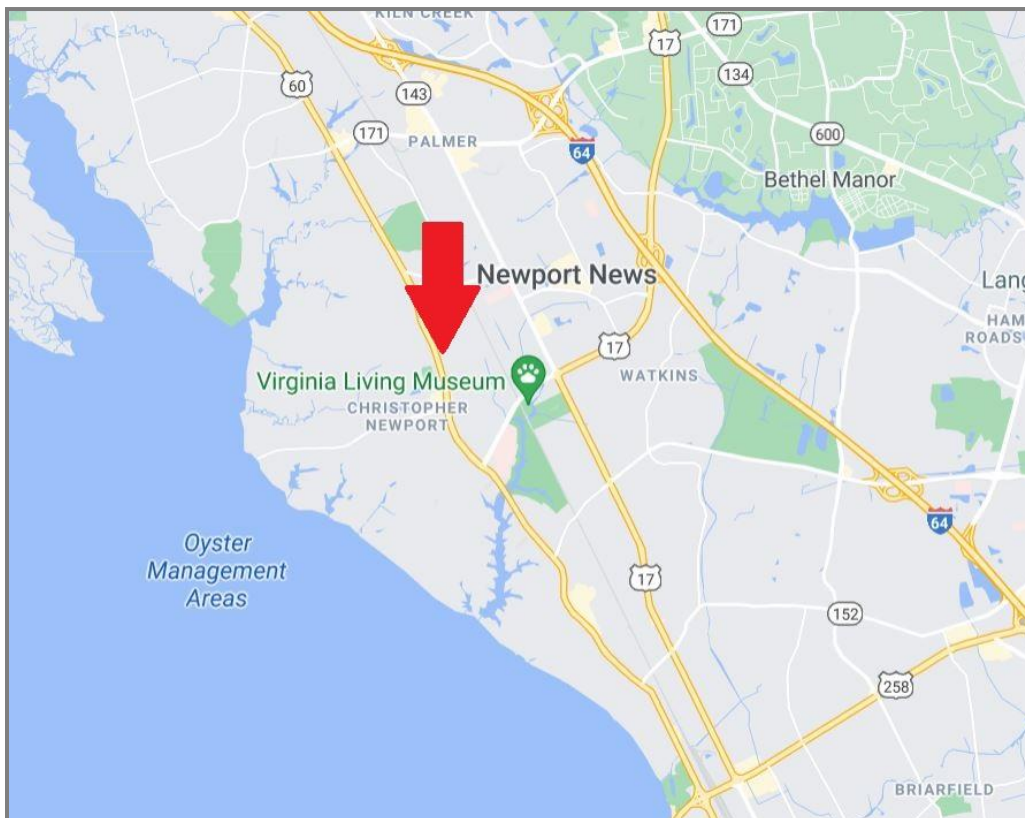
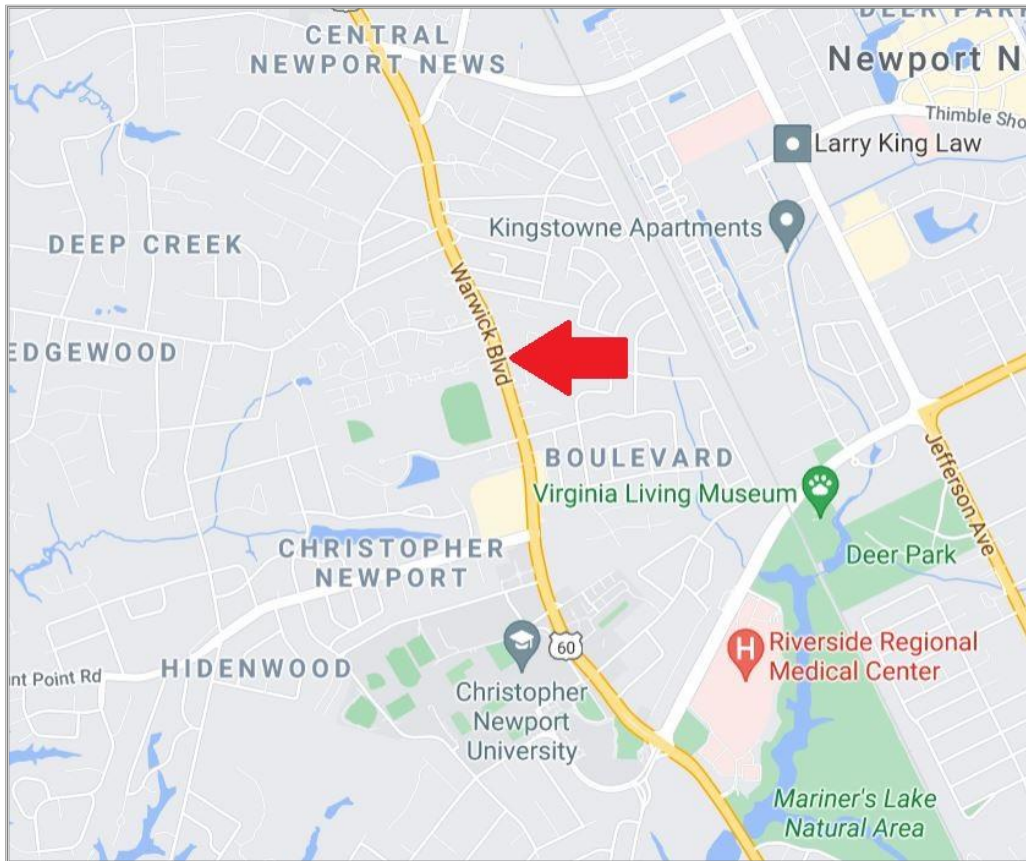
1st Advantage Federal Credit Union
Hiddenwood Branch
12490 Warwick Boulevard
Scotts Dale, VA 22086

Guernsey
Tingle
Architects

DATE	DESCRIPTION	BY	CHKD

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Maps



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