

# For Sale

804 Omni Boulevard  
Newport News, Virginia



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**  
**Tom Waltz**

11832 Fishing Point Drive, Suite 400  
Newport News, Virginia 23606  
757.327.0333

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This offer subject to errors and omissions, or withdrawal, without notice.*



**FOR SALE**  
**804 Omni Boulevard**  
**Newport News, Virginia**

**Description**

This two story, well located office building rests in the heart of City Center – the business district of Newport News, Virginia. This all brick and window building offers great building lines and is banded by glass windows. The entrance is served by a stunning atrium lobby area.

The multi-tenant property is currently 100% leased. The 2018 gross income is \$278,401.00. the expenses for 2018 are \$100,728.00 leaving a net operating income of \$177,673.00. The full service leases and expenses are available for review upon signing a Non-Disclosure Confidentiality Agreement.

This acquisition opportunity allows three different scenarios. Briefly stated as follows:

- 1) The largest tenant's lease expires August 2020. Recast that lease and retain the property as an investment.
- 2) Purchase the property as an owner/occupant.
- 3) Purchase the multi-tenant property and re-lease the property to other tenants at market rates. Currently, the average rental rate of the building is \$16.40 per square foot full service!

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**Newport News, Virginia**

- Location:** City Center – the business district
- Building Size:** ± 19,720 square feet
- Land Area:** 1.29 acres
- Sales Price:** \$ 2,950,000.00
- Parking:** 49 spaces includes 3 handicapped spaces.
- Zoning:** C-4 Oyster Point Business. Multiple allowable uses by right are attached in the marketing package.

**General Information:**

- A distinguished free-standing office building
- Well established business area
- Surrounded by numerous businesses, retailers and solid residential neighborhoods
- Building generator serves elevator

**Also included:**

- Floor Plans
- Aerial Map
- Location Map
- Site Plan

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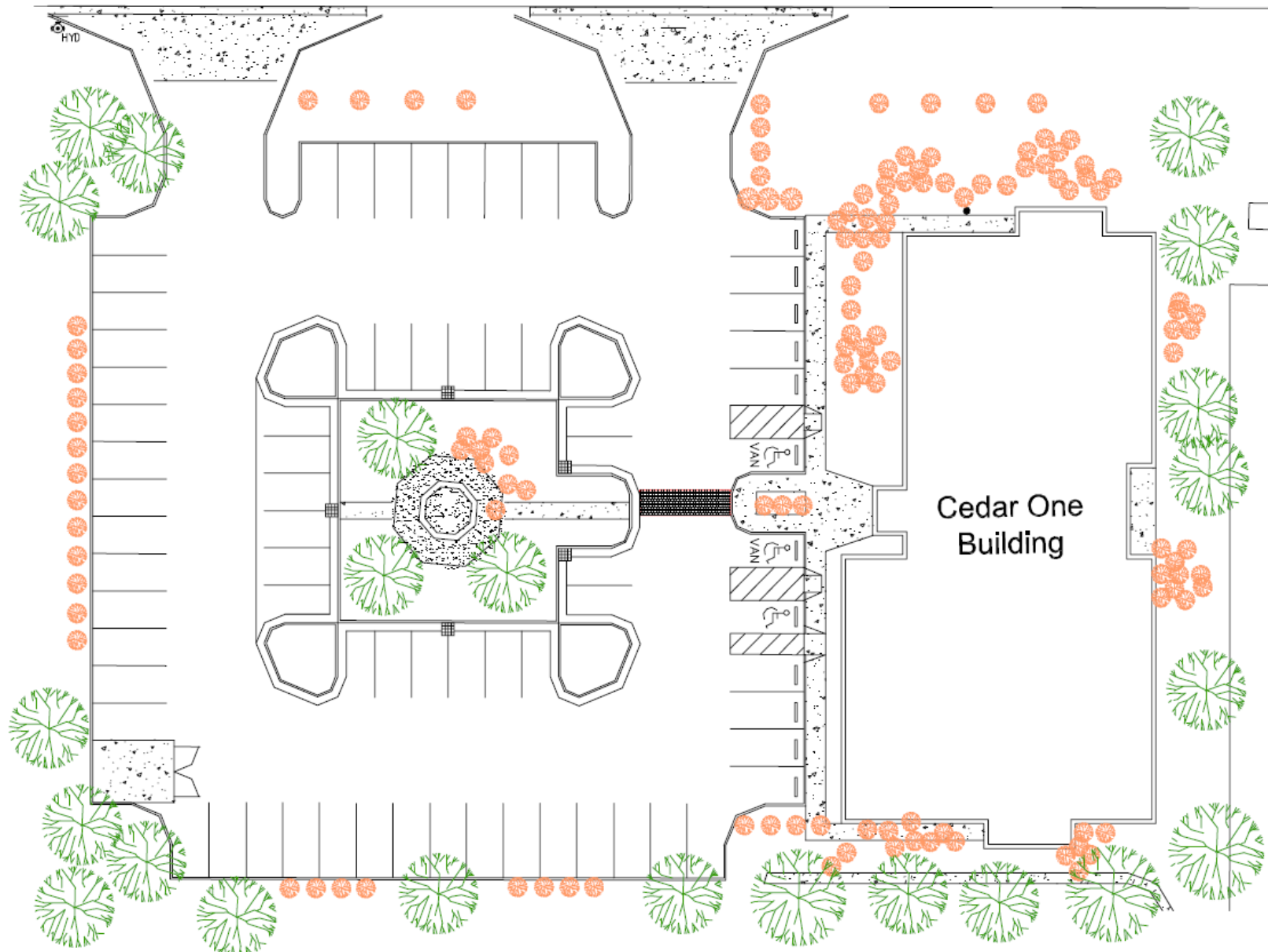


Property is outlined in blue.  
For illustration purposes only.

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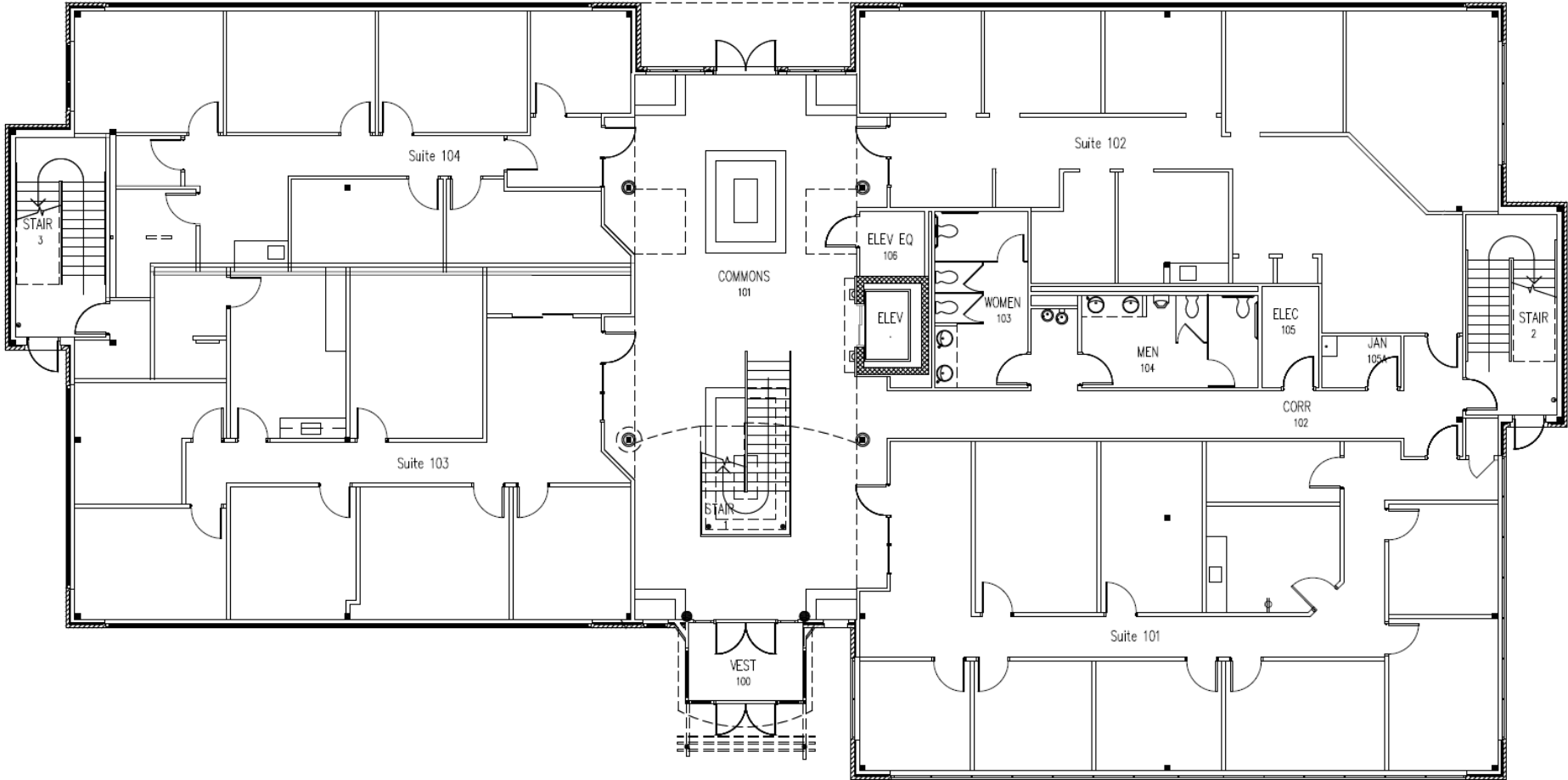
# 804 Omni Boulevard, Newport News, Virginia



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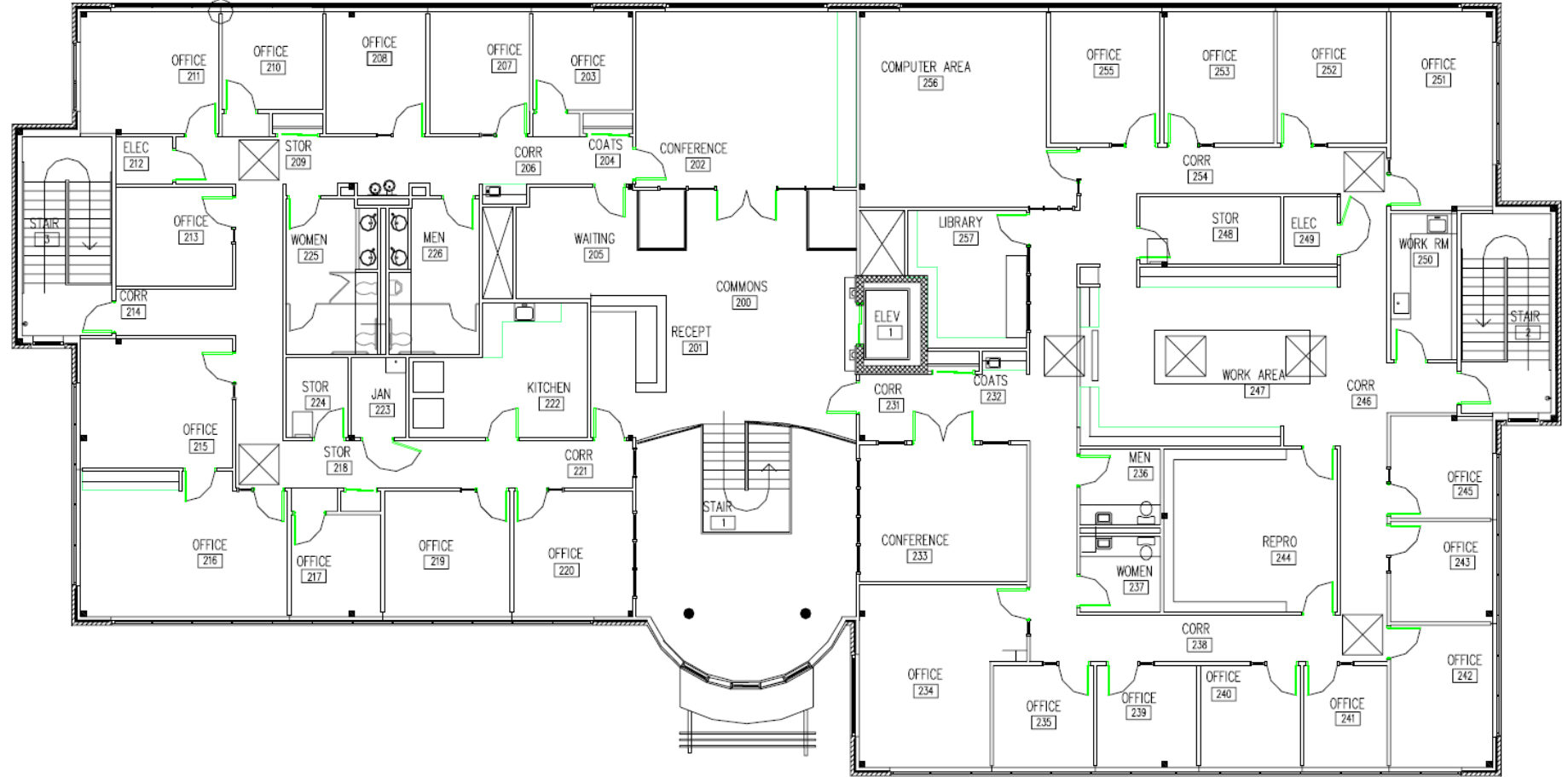
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First Floor  
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Second Floor  
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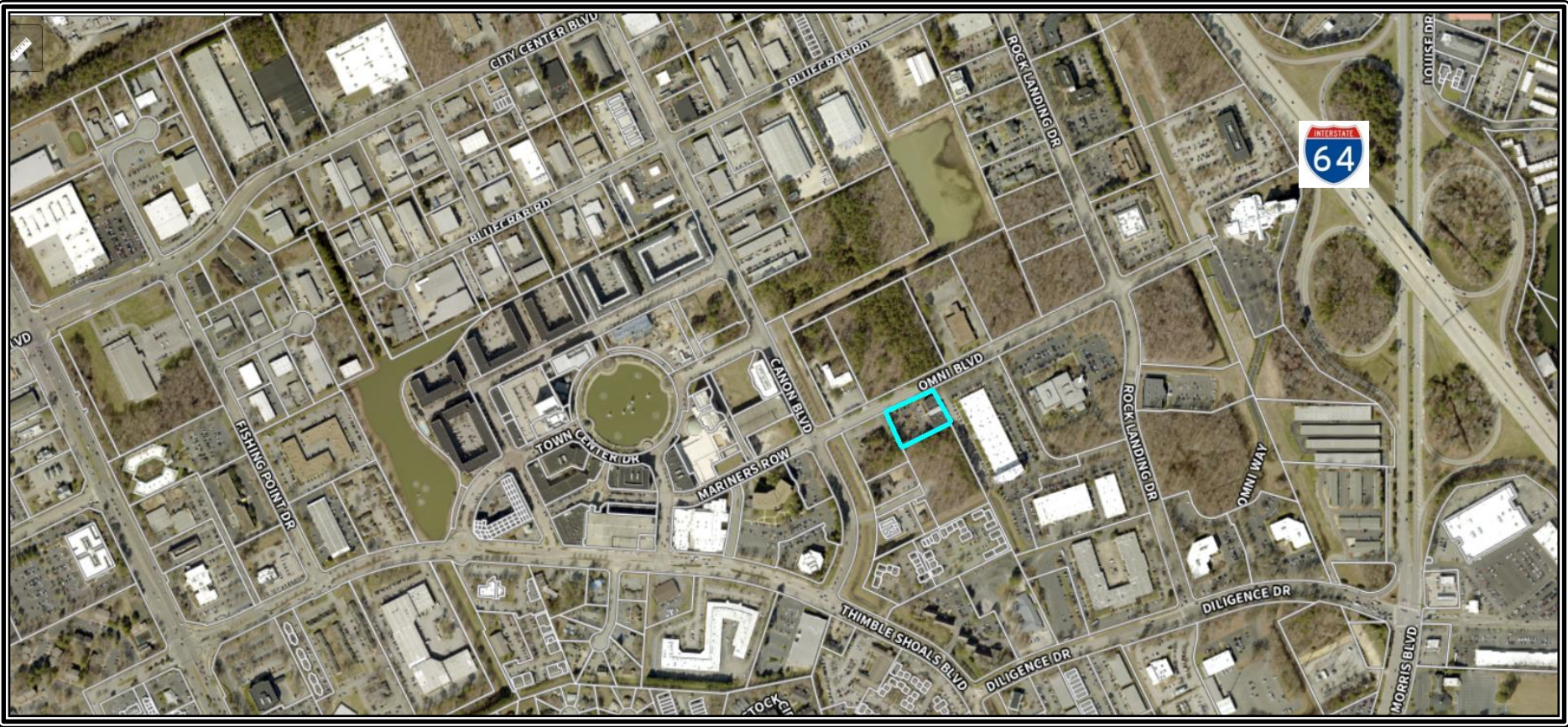
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## AGENCY DISCLOSURE

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