

For Lease
Class A Office Space
11837 Rock Landing Drive
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

Tom@CampanaWaltz.com

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.*

AVAILABLE FOR LEASE
11837 Rock Landing Drive
Newport News, Virginia

Description: Architecturally appealing, quality building finishes. Suite is on the first floor and is in move in condition.

Size:

- First Floor:
 - Suite 104: 2,240 rental square feet – lobby exposure and open floor plan

Lease Rate: First Floor: \$21.00 / SF – full service, includes 3 day janitorial

Zoning: C4 – Oyster Point Business District

Parking: Ample

Additional Information:

- A superb location in City Center
- Aerial
- Floor Plan
- Map Showing access to Interstate 64

For Additional Information, Please Contact:

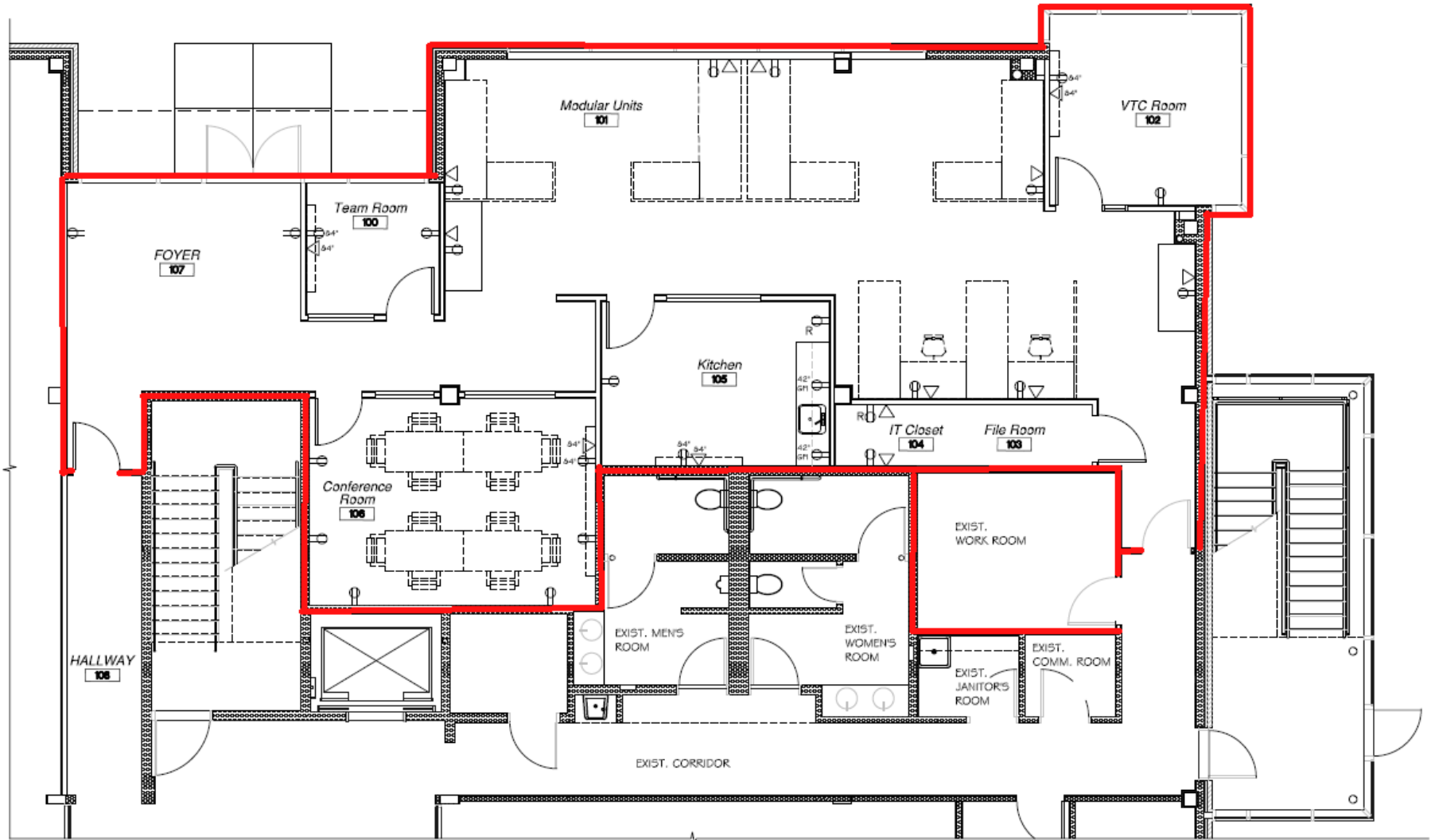
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11837 Rock Landing Drive, Suite 104, Newport News, Virginia



ELECTRIC POWER PLAN

3/16" = 1'-0"

Suite 104 is outlined in red.
For illustration purposes only.

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11837 Rock Landing Drive
Newport News, Virginia



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11837 Rock Landing Drive, Suite 104
Newport News, Virginia



Open Office area

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11837 Rock Landing Drive, Suite 104
Newport News, Virginia



Office Cubical

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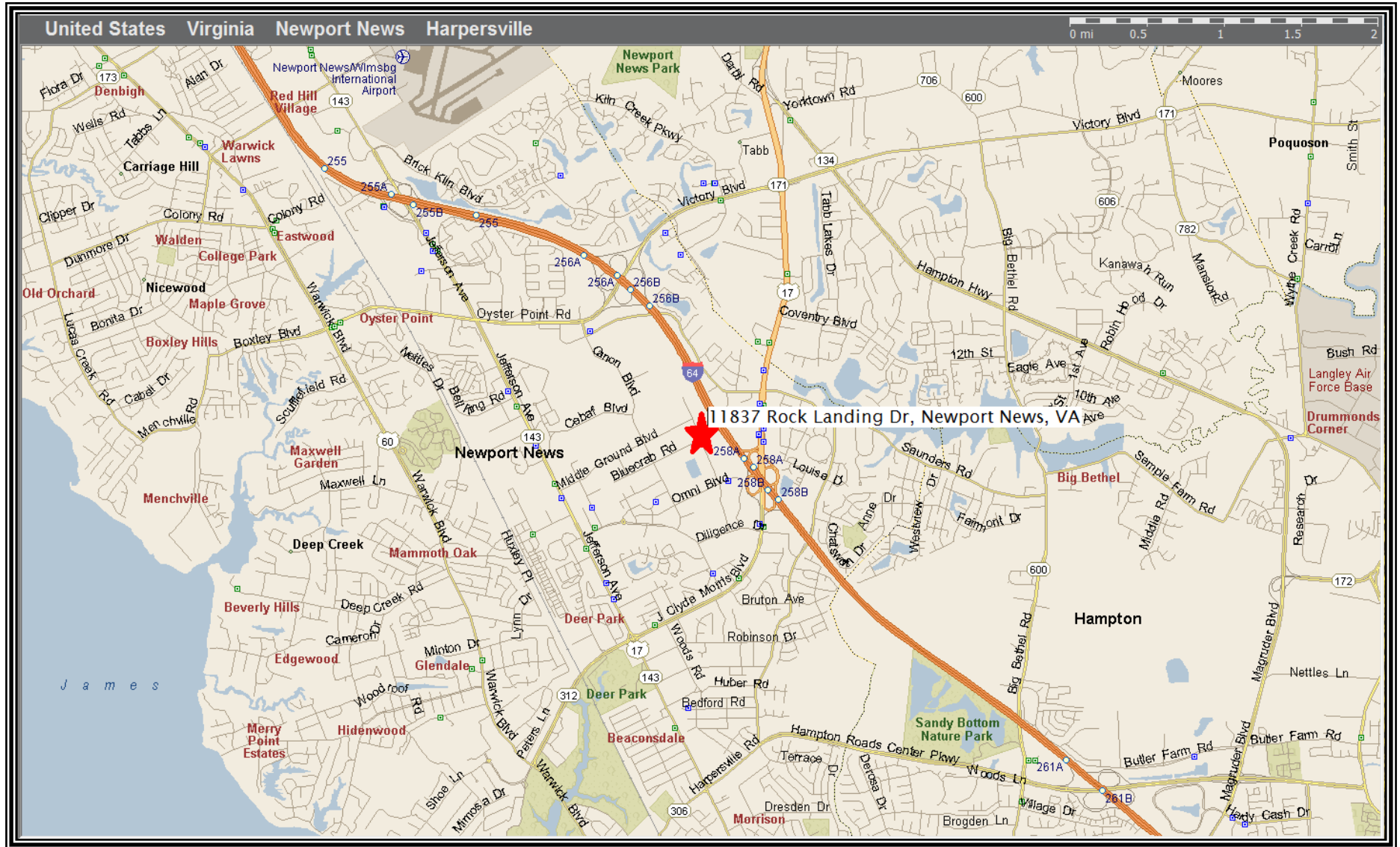
11837 Rock Landing Drive, Suite 104
Newport News, Virginia



Kitchen area

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11837 Rock Landing Drive Newport News, Virginia



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Demographic and Income Profile

11837 Rock Landing Dr, Newport News, Virginia, 23606
 Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.09217
 Longitude: -76.46598

Summary	Census 2010	2018	2023
Population	2,000	3,107	3,432
Households	1,052	1,645	1,822
Families	515	752	825
Average Household Size	1.90	1.89	1.88
Owner Occupied Housing Units	394	463	528
Renter Occupied Housing Units	658	1,181	1,294
Median Age	32.7	34.2	35.3
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	2.01%	0.83%	0.83%
Households	2.06%	0.78%	0.79%
Families	1.87%	0.70%	0.71%
Owner HHs	2.66%	1.08%	1.16%
Median Household Income	3.07%	2.81%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	246	15.0%	217	11.9%
\$15,000 - \$24,999	186	11.3%	167	9.2%
\$25,000 - \$34,999	162	9.8%	149	8.2%
\$35,000 - \$49,999	281	17.1%	286	15.7%
\$50,000 - \$74,999	350	21.3%	406	22.3%
\$75,000 - \$99,999	221	13.4%	300	16.5%
\$100,000 - \$149,999	135	8.2%	197	10.8%
\$150,000 - \$199,999	42	2.6%	63	3.5%
\$200,000+	22	1.3%	38	2.1%
Median Household Income	\$46,358		\$53,928	
Average Household Income	\$55,687		\$67,000	
Per Capita Income	\$27,231		\$32,774	

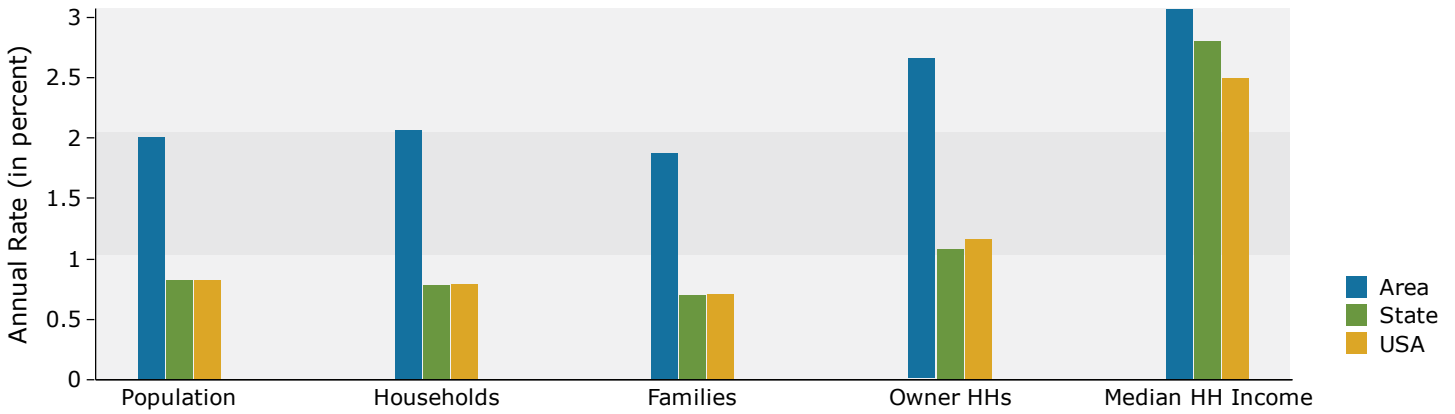
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	132	6.6%	183	5.9%	201	5.9%
5 - 9	96	4.8%	138	4.4%	147	4.3%
10 - 14	91	4.5%	127	4.1%	140	4.1%
15 - 19	93	4.6%	120	3.9%	133	3.9%
20 - 24	252	12.6%	336	10.8%	351	10.2%
25 - 34	414	20.7%	694	22.4%	729	21.2%
35 - 44	235	11.7%	373	12.0%	446	13.0%
45 - 54	267	13.3%	372	12.0%	387	11.3%
55 - 64	185	9.2%	320	10.3%	345	10.0%
65 - 74	135	6.7%	265	8.5%	333	9.7%
75 - 84	77	3.8%	127	4.1%	163	4.7%
85+	25	1.2%	50	1.6%	58	1.7%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,105	55.2%	1,596	51.4%	1,689	49.2%
Black Alone	649	32.4%	1,041	33.5%	1,151	33.5%
American Indian Alone	7	0.3%	10	0.3%	9	0.3%
Asian Alone	53	2.6%	112	3.6%	140	4.1%
Pacific Islander Alone	3	0.1%	4	0.1%	6	0.2%
Some Other Race Alone	104	5.2%	205	6.6%	263	7.7%
Two or More Races	80	4.0%	140	4.5%	174	5.1%
Hispanic Origin (Any Race)	215	10.8%	437	14.1%	572	16.7%

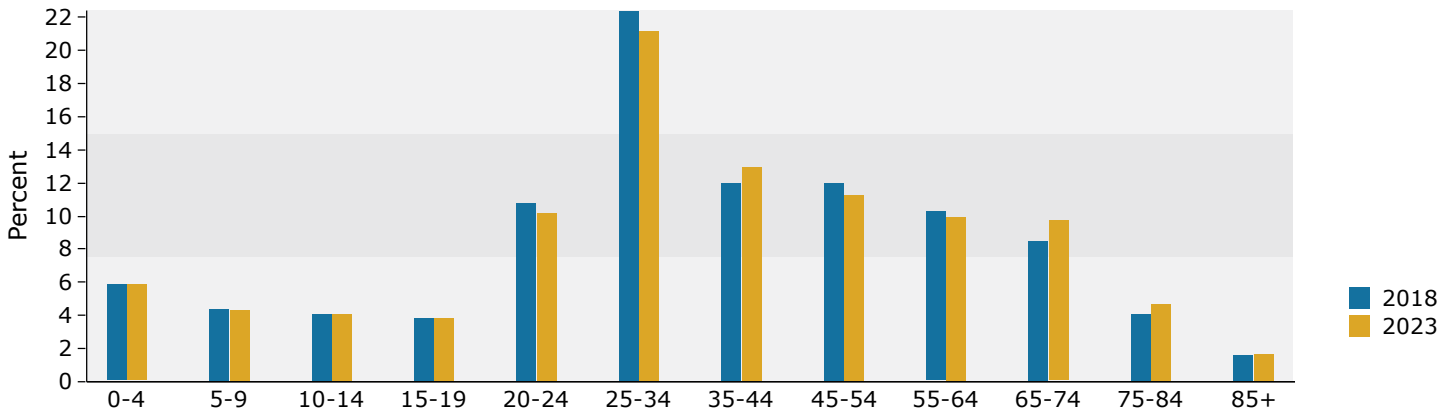
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

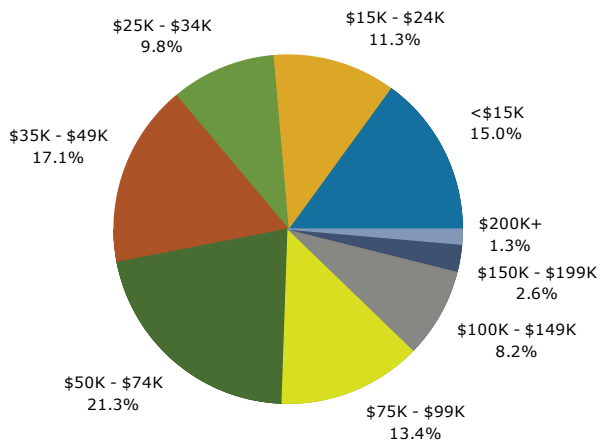
Trends 2018-2023



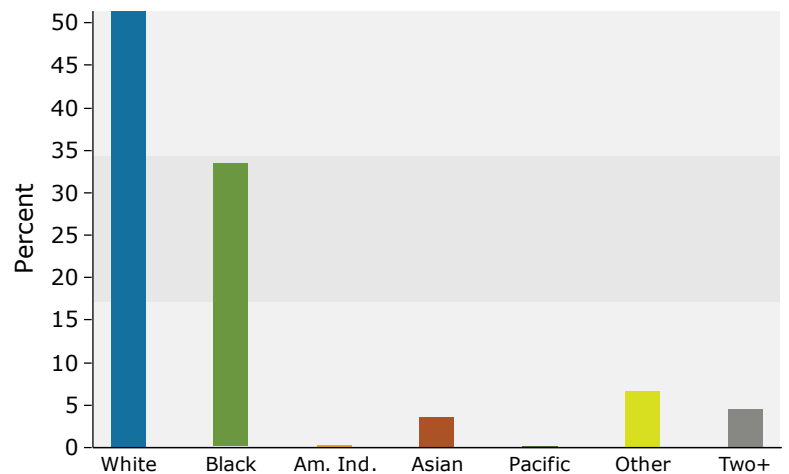
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 14.1%



Demographic and Income Profile

11837 Rock Landing Dr, Newport News, Virginia, 23606
 Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.09217
 Longitude: -76.46598

Summary	Census 2010	2018	2023
Population	64,449	68,969	71,351
Households	25,968	27,597	28,553
Families	16,021	16,795	17,274
Average Household Size	2.37	2.38	2.38
Owner Occupied Housing Units	13,995	14,062	14,720
Renter Occupied Housing Units	11,973	13,535	13,833
Median Age	33.1	34.7	36.0
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.68%	0.83%	0.83%
Households	0.68%	0.78%	0.79%
Families	0.56%	0.70%	0.71%
Owner HHs	0.92%	1.08%	1.16%
Median Household Income	2.39%	2.81%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	2,498	9.1%	2,160	7.6%
\$15,000 - \$24,999	2,151	7.8%	1,901	6.7%
\$25,000 - \$34,999	2,393	8.7%	2,108	7.4%
\$35,000 - \$49,999	3,894	14.1%	3,632	12.7%
\$50,000 - \$74,999	5,976	21.7%	5,940	20.8%
\$75,000 - \$99,999	3,895	14.1%	4,248	14.9%
\$100,000 - \$149,999	3,849	13.9%	4,713	16.5%
\$150,000 - \$199,999	1,728	6.3%	2,105	7.4%
\$200,000+	1,213	4.4%	1,747	6.1%
Median Household Income	\$59,388		\$66,841	
Average Household Income	\$76,613		\$89,902	
Per Capita Income	\$32,316		\$37,611	

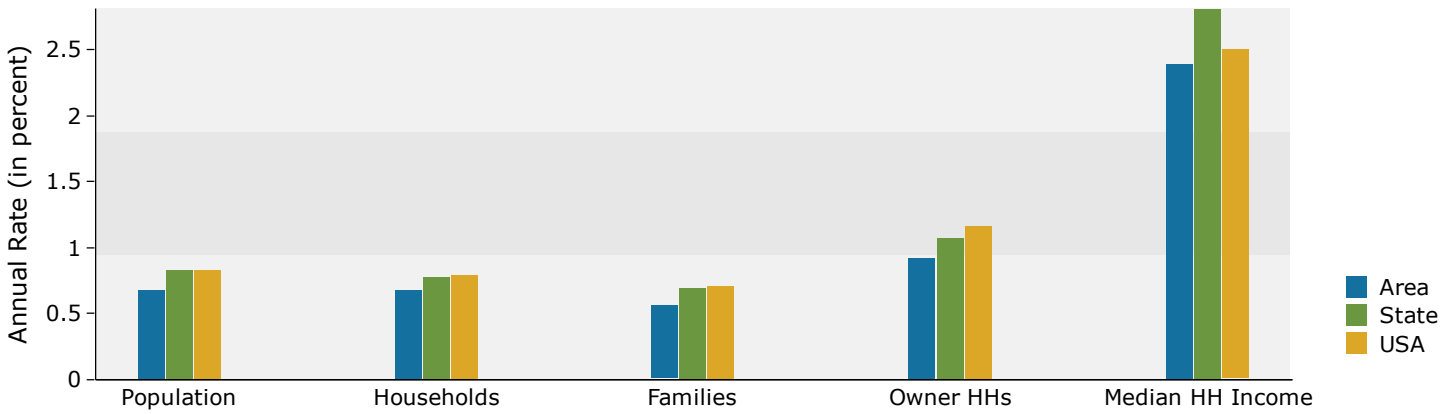
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,173	6.5%	4,043	5.9%	4,233	5.9%
5 - 9	3,800	5.9%	3,874	5.6%	3,894	5.5%
10 - 14	3,741	5.8%	3,805	5.5%	3,858	5.4%
15 - 19	5,066	7.9%	5,164	7.5%	5,257	7.4%
20 - 24	7,104	11.0%	6,467	9.4%	6,368	8.9%
25 - 34	9,945	15.4%	11,433	16.6%	11,022	15.4%
35 - 44	7,842	12.2%	8,430	12.2%	9,848	13.8%
45 - 54	9,294	14.4%	8,192	11.9%	7,686	10.8%
55 - 64	6,509	10.1%	8,126	11.8%	8,100	11.4%
65 - 74	3,690	5.7%	5,407	7.8%	6,330	8.9%
75 - 84	2,274	3.5%	2,763	4.0%	3,401	4.8%
85+	1,010	1.6%	1,263	1.8%	1,354	1.9%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	39,716	61.6%	40,775	59.1%	40,759	57.1%
Black Alone	17,506	27.2%	18,907	27.4%	19,603	27.5%
American Indian Alone	260	0.4%	270	0.4%	275	0.4%
Asian Alone	2,354	3.7%	3,073	4.5%	3,612	5.1%
Pacific Islander Alone	91	0.1%	118	0.2%	141	0.2%
Some Other Race Alone	1,885	2.9%	2,491	3.6%	3,029	4.2%
Two or More Races	2,637	4.1%	3,336	4.8%	3,932	5.5%
Hispanic Origin (Any Race)	4,720	7.3%	6,465	9.4%	8,087	11.3%

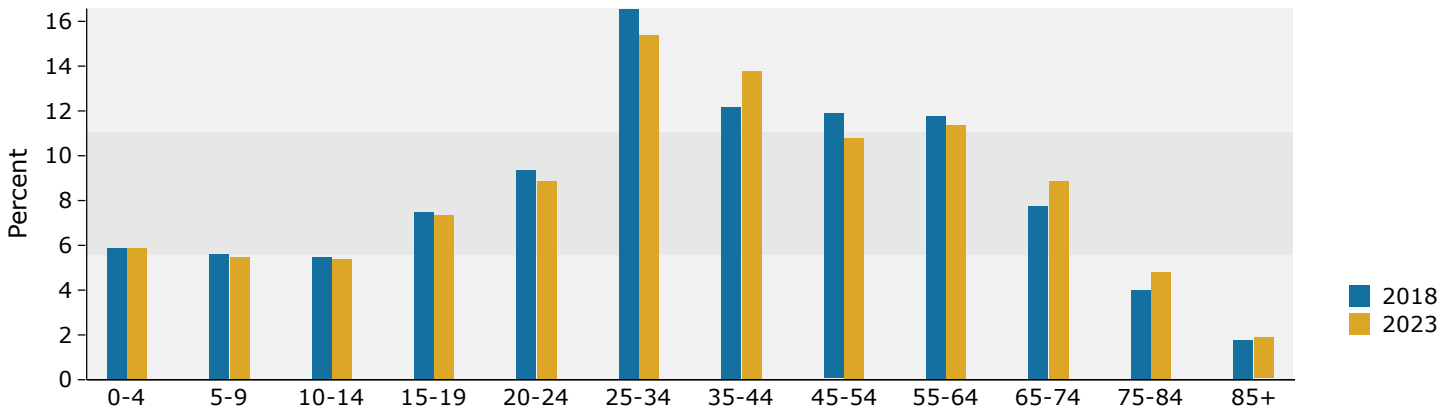
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

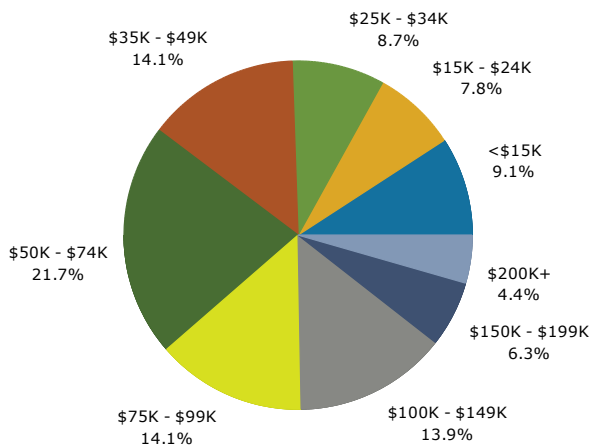
Trends 2018-2023



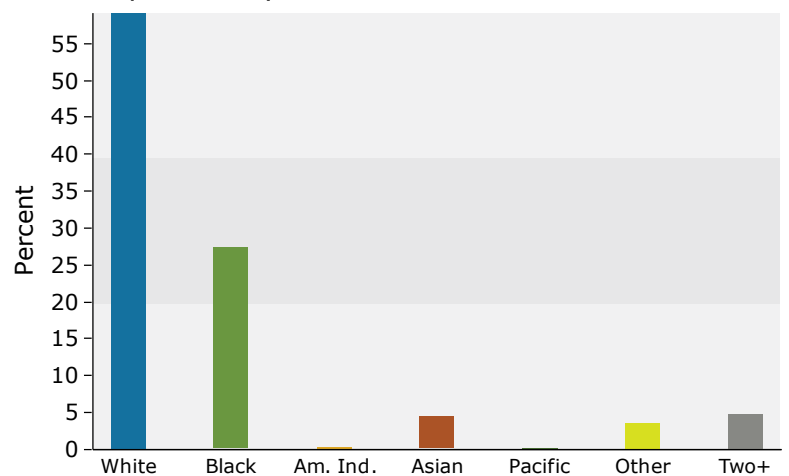
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 9.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.



Demographic and Income Profile

11837 Rock Landing Dr, Newport News, Virginia, 23606
 Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.09217
 Longitude: -76.46598

Summary	Census 2010	2018	2023
Population	223,940	230,807	233,488
Households	90,630	92,950	93,918
Families	57,812	58,533	58,866
Average Household Size	2.41	2.42	2.42
Owner Occupied Housing Units	49,729	48,218	49,575
Renter Occupied Housing Units	40,901	44,732	44,343
Median Age	34.6	36.0	37.0
Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.23%	0.83%	0.83%
Households	0.21%	0.78%	0.79%
Families	0.11%	0.70%	0.71%
Owner HHs	0.56%	1.08%	1.16%
Median Household Income	2.20%	2.81%	2.50%

Households by Income	2018		2023	
	Number	Percent	Number	Percent
<\$15,000	8,844	9.5%	7,658	8.2%
\$15,000 - \$24,999	8,100	8.7%	7,010	7.5%
\$25,000 - \$34,999	9,155	9.8%	8,039	8.6%
\$35,000 - \$49,999	13,907	15.0%	12,840	13.7%
\$50,000 - \$74,999	19,245	20.7%	18,891	20.1%
\$75,000 - \$99,999	12,189	13.1%	13,055	13.9%
\$100,000 - \$149,999	12,663	13.6%	15,312	16.3%
\$150,000 - \$199,999	5,000	5.4%	5,931	6.3%
\$200,000+	3,846	4.1%	5,181	5.5%
Median Household Income	\$56,203		\$62,652	
Average Household Income	\$73,654		\$85,810	
Per Capita Income	\$30,451		\$35,299	

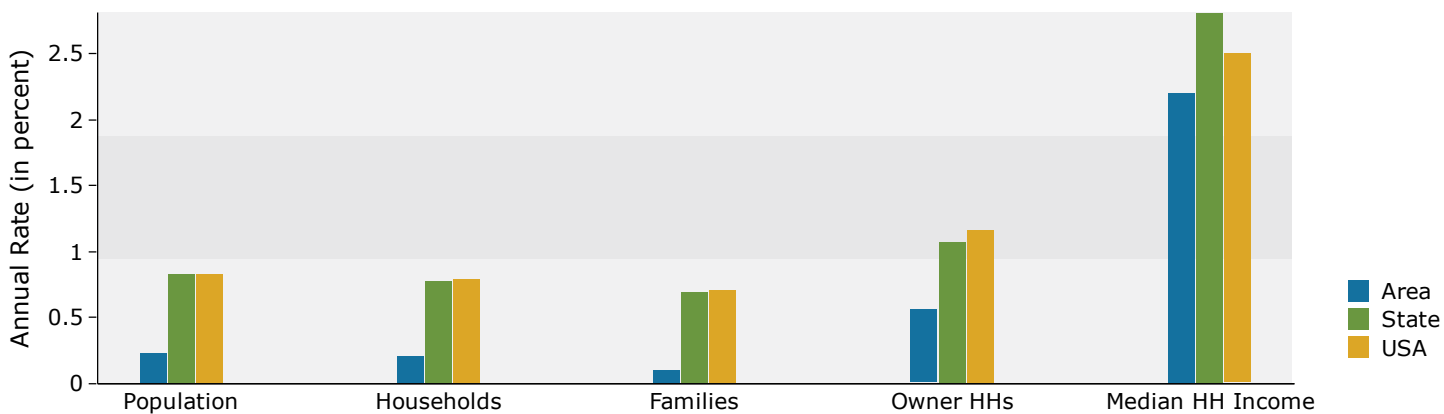
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,941	6.7%	14,134	6.1%	14,429	6.2%
5 - 9	14,229	6.4%	13,714	5.9%	13,490	5.8%
10 - 14	14,203	6.3%	13,683	5.9%	13,385	5.7%
15 - 19	16,267	7.3%	14,929	6.5%	14,751	6.3%
20 - 24	20,697	9.2%	18,727	8.1%	17,885	7.7%
25 - 34	32,868	14.7%	37,271	16.1%	35,977	15.4%
35 - 44	27,299	12.2%	28,019	12.1%	31,426	13.5%
45 - 54	33,813	15.1%	28,277	12.3%	25,840	11.1%
55 - 64	23,841	10.6%	28,630	12.4%	27,794	11.9%
65 - 74	13,878	6.2%	19,425	8.4%	22,266	9.5%
75 - 84	8,459	3.8%	9,697	4.2%	11,723	5.0%
85+	3,446	1.5%	4,302	1.9%	4,521	1.9%

Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	116,976	52.2%	116,655	50.5%	114,857	49.2%
Black Alone	84,917	37.9%	86,654	37.5%	86,865	37.2%
American Indian Alone	973	0.4%	1,007	0.4%	1,030	0.4%
Asian Alone	7,242	3.2%	8,956	3.9%	10,200	4.4%
Pacific Islander Alone	304	0.1%	389	0.2%	447	0.2%
Some Other Race Alone	4,655	2.1%	6,050	2.6%	7,206	3.1%
Two or More Races	8,872	4.0%	11,096	4.8%	12,883	5.5%
Hispanic Origin (Any Race)	13,463	6.0%	18,187	7.9%	22,346	9.6%

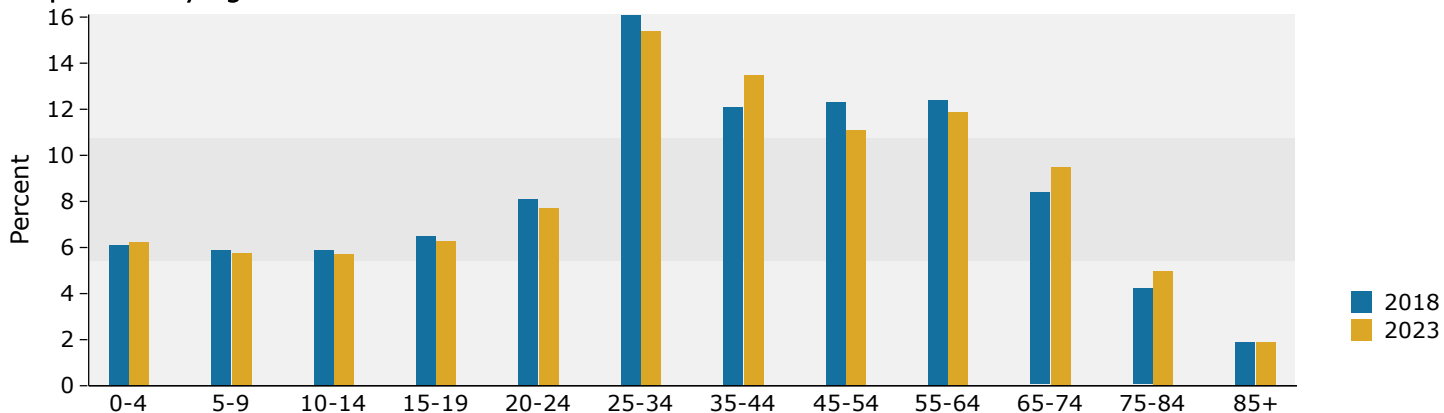
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

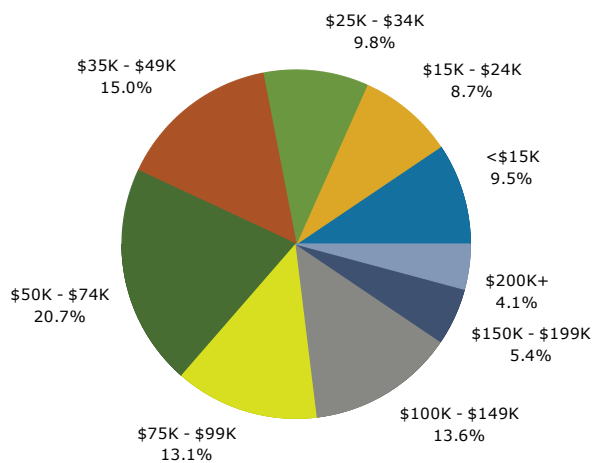
Trends 2018-2023



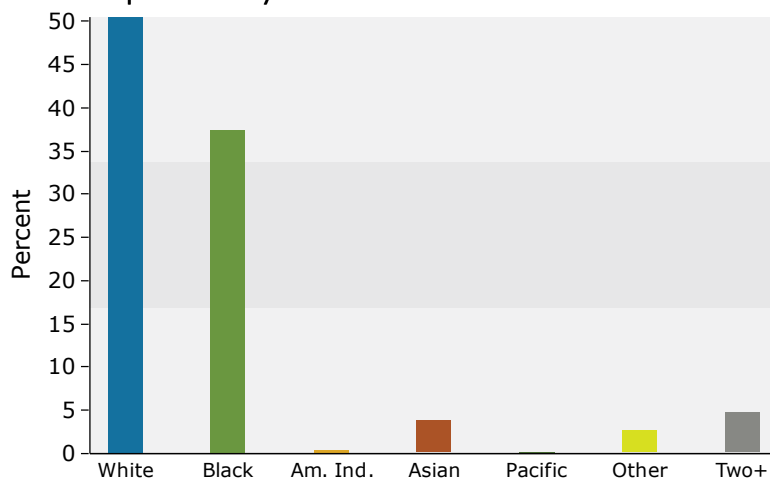
Population by Age



2018 Household Income



2018 Population by Race



2018 Percent Hispanic Origin: 7.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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