

# **For Lease**

**12700 McManus Boulevard  
Suite 101  
Newport News, Virginia**



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Ron A. Campana, Jr.**

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

[Ron@CampanaWaltz.com](mailto:Ron@CampanaWaltz.com)

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

**Campana Waltz**  
Commercial Real Estate, LLC

*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**  
**12700 McManus Boulevard, Suite 101**  
**Newport News, Virginia**

**Location:** 12700 McManus Boulevard, Suite 101  
McManus Professional Suites  
Newport News, Virginia

**Description:** Well appointed office space which is located in the McManus Professional Suites in Newport News. The office is in close proximity to Interstate 64, Oyster Point Business Park, and Mary Immaculate Hospital. Highly visible office space with monument signage available.

**Building Size:** 12700 McManus Boulevard, Suite 101  
3,053 square feet

**Rental Rate:** \$12.95 per square foot

**Passthrough Expenses:** Included in rental rate

**Additional Information:**

- Floor Plans
- Location Maps
- Demographics

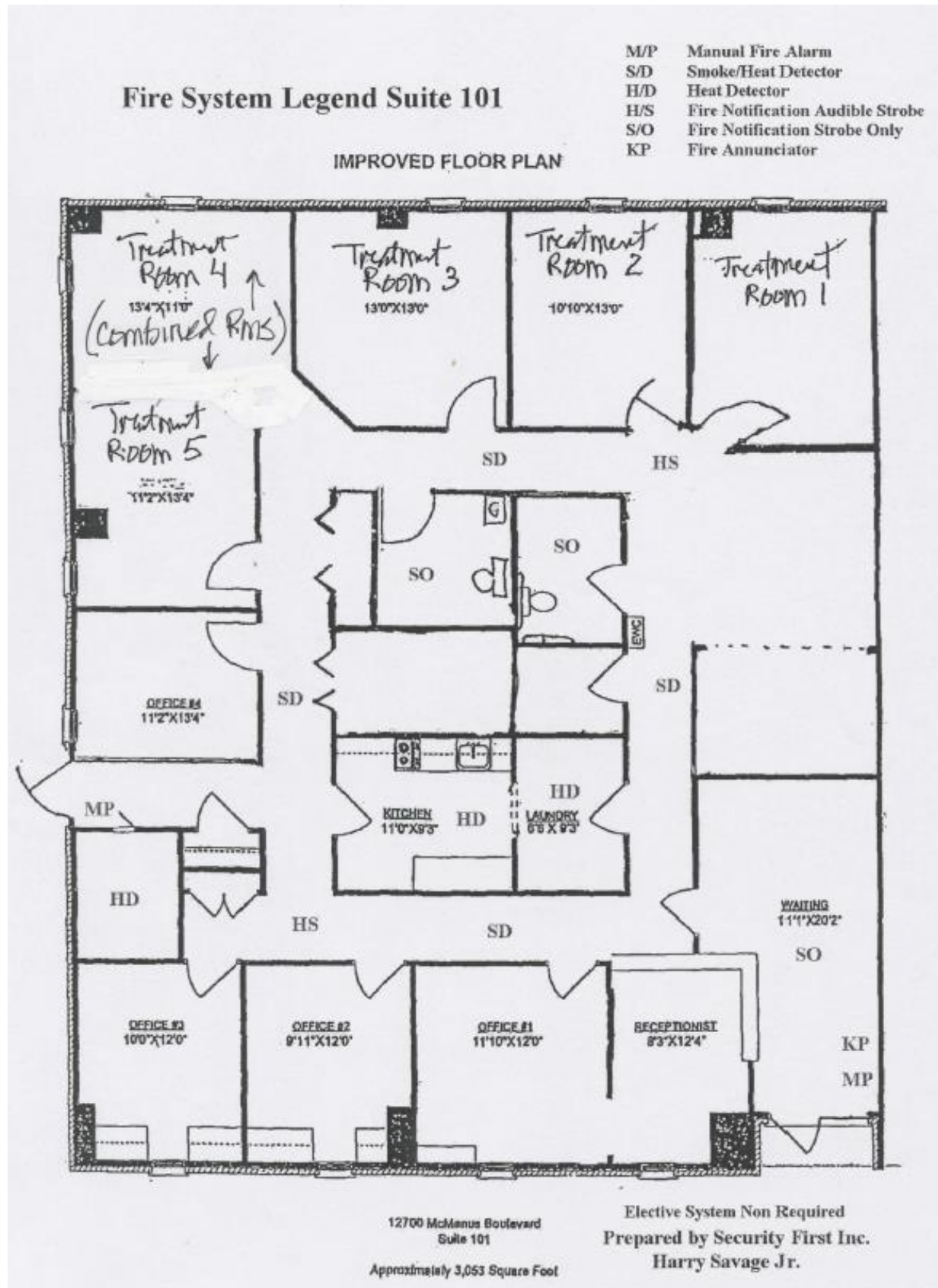
**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**



**Ron A. Campana, Jr. or Thomas P. Waltz**  
Campana Waltz Commercial Real Estate, LLC  
11832 Fishing Point Drive, Suite 400  
Newport News, Virginia 23606  
Phone (757) 327-0333 / Fax (757) 327-0984

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Newport News, Virginia

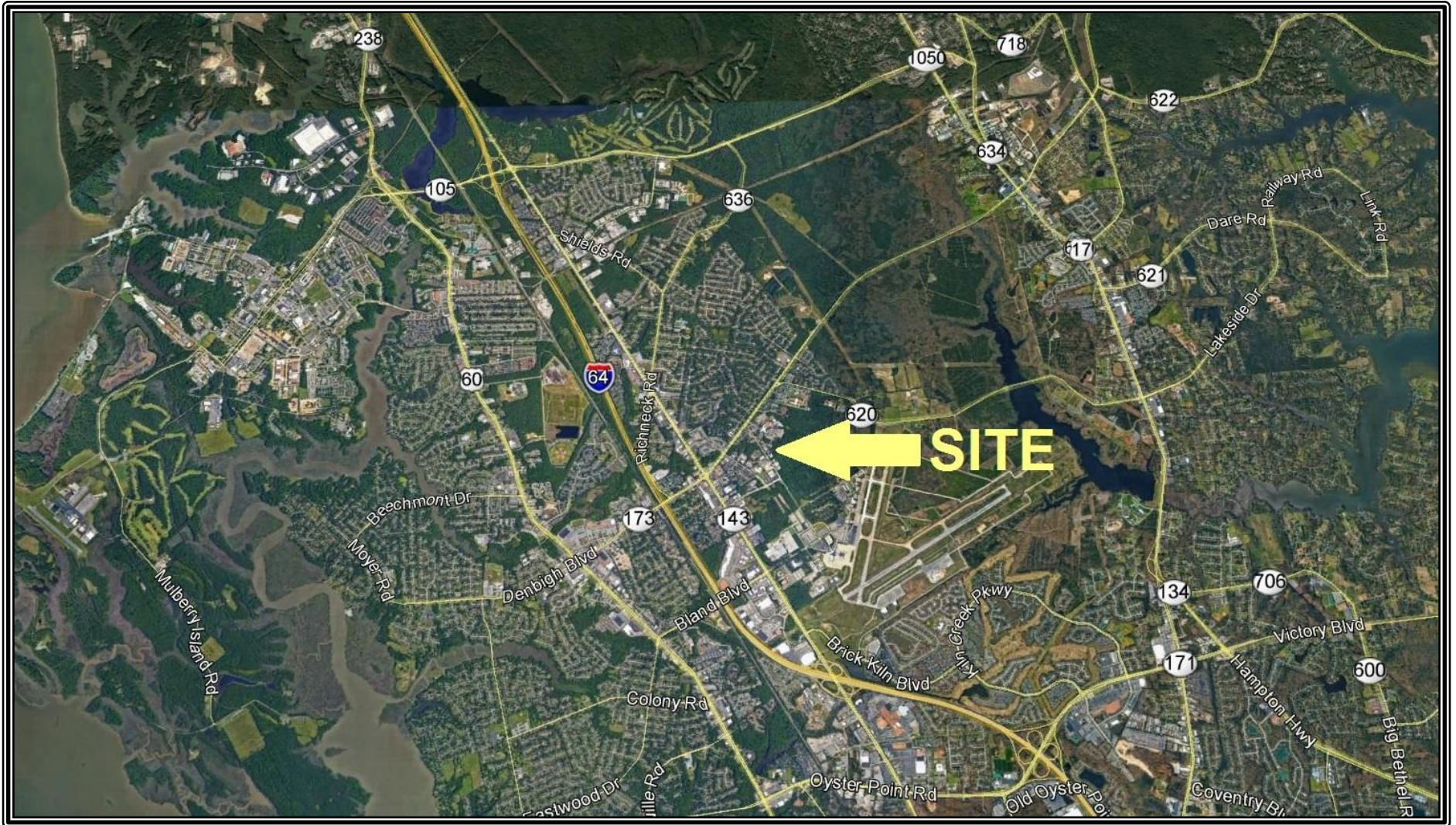
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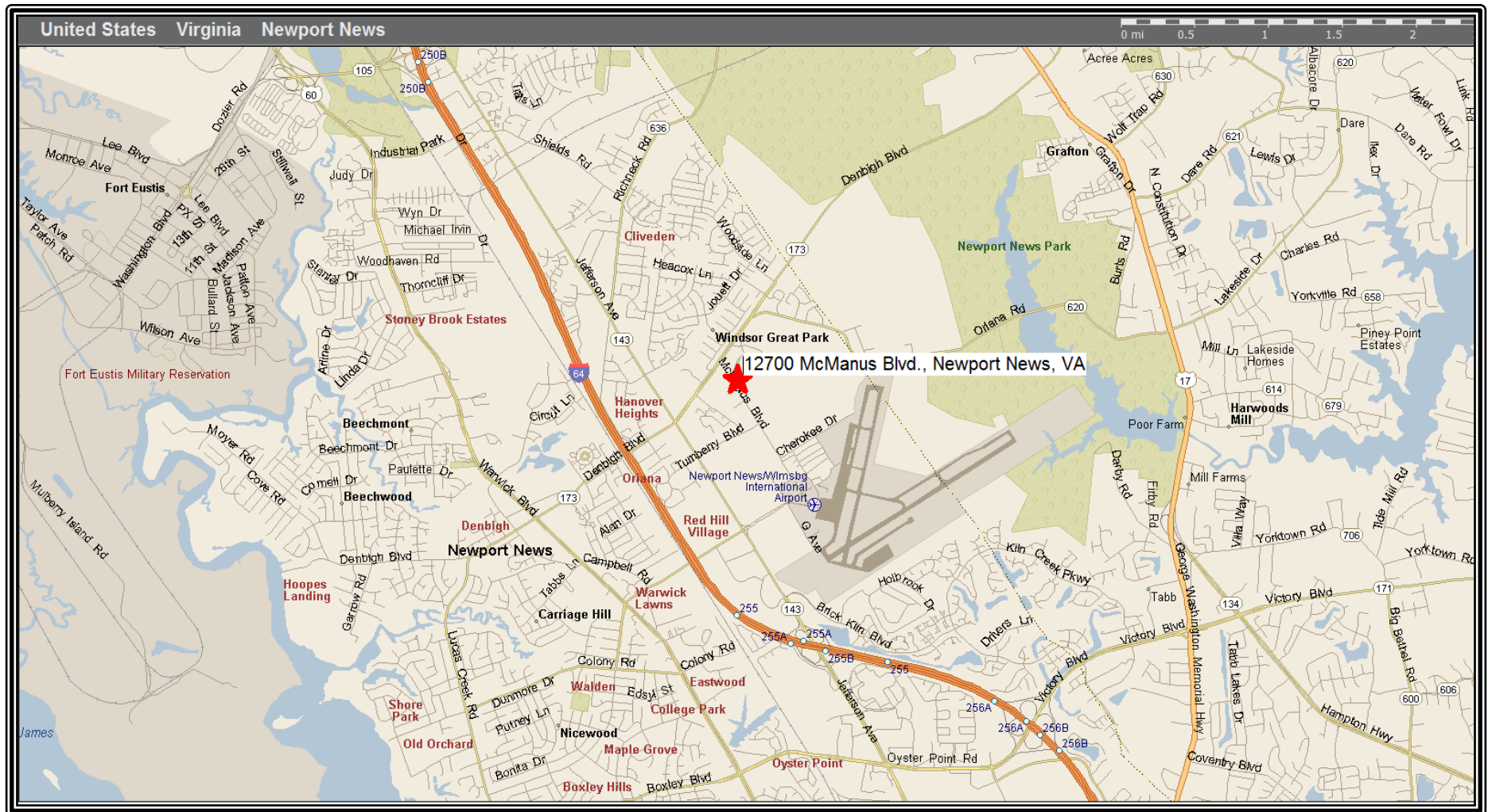


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# 12700 McManus Boulevard Newport News, Virginia



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**Campana Waltz**  
Commercial Real Estate, LLC



# Demographic and Income Profile

12700 McManus Blvd, Newport News, Virginia, 23602  
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.14176  
Longitude: -76.51237

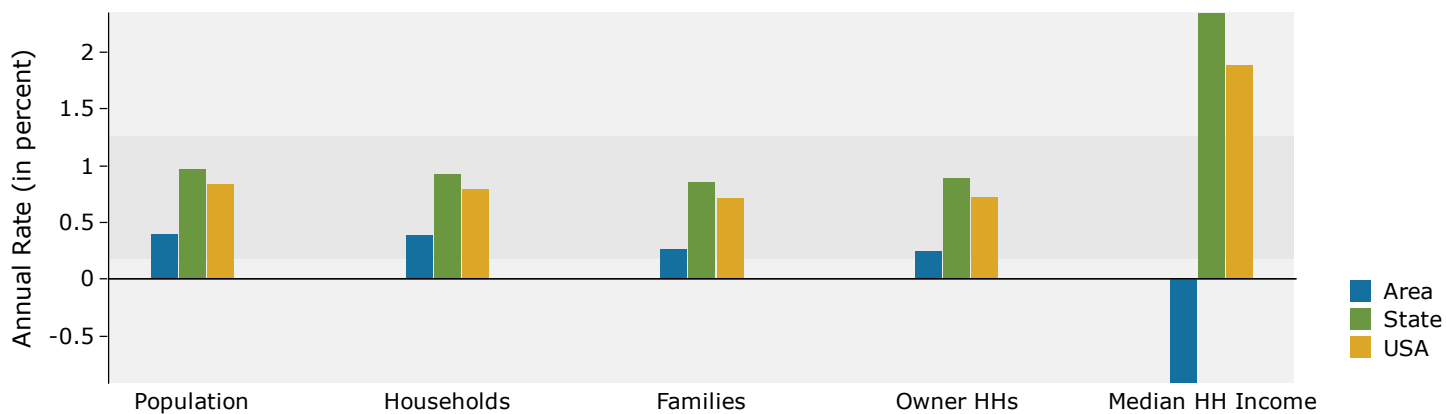
Summary	Census 2010		2016		2021		
Population	13,080		13,420		13,692		
Households	5,310		5,427		5,533		
Families	3,325		3,353		3,397		
Average Household Size	2.41		2.41		2.42		
Owner Occupied Housing Units	2,791		2,690		2,724		
Renter Occupied Housing Units	2,519		2,737		2,809		
Median Age	33.5		33.9		34.8		
Trends: 2016 - 2021 Annual Rate	Area		State		National		
Population	0.40%		0.97%		0.84%		
Households	0.39%		0.93%		0.79%		
Families	0.26%		0.86%		0.72%		
Owner HHs	0.25%		0.89%		0.73%		
Median Household Income	-0.92%		2.35%		1.89%		
Households by Income				2016		2021	
				Number	Percent	Number	Percent
	<\$15,000			506	9.3%	593	10.7%
	\$15,000 - \$24,999			422	7.8%	426	7.7%
	\$25,000 - \$34,999			499	9.2%	420	7.6%
	\$35,000 - \$49,999			981	18.1%	1,254	22.7%
	\$50,000 - \$74,999			1,326	24.4%	875	15.8%
	\$75,000 - \$99,999			760	14.0%	916	16.6%
	\$100,000 - \$149,999			738	13.6%	810	14.6%
	\$150,000 - \$199,999			131	2.4%	162	2.9%
	\$200,000+			65	1.2%	76	1.4%
Median Household Income			\$53,890		\$51,454		
Average Household Income			\$62,715		\$65,414		
Per Capita Income			\$25,987		\$27,025		
Population by Age	Census 2010		2016		2021		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	914	7.0%	898	6.7%	916	6.7%
	5 - 9	875	6.7%	870	6.5%	853	6.2%
	10 - 14	814	6.2%	827	6.2%	813	5.9%
	15 - 19	846	6.5%	744	5.5%	775	5.7%
	20 - 24	1,104	8.4%	1,100	8.2%	1,065	7.8%
	25 - 34	2,315	17.7%	2,528	18.8%	2,477	18.1%
	35 - 44	1,710	13.1%	1,750	13.0%	1,906	13.9%
	45 - 54	1,807	13.8%	1,617	12.1%	1,497	10.9%
	55 - 64	1,306	10.0%	1,433	10.7%	1,500	11.0%
	65 - 74	663	5.1%	894	6.7%	1,061	7.7%
	75 - 84	460	3.5%	454	3.4%	517	3.8%
	85+	267	2.0%	304	2.3%	311	2.3%
	Race and Ethnicity	Census 2010		2016		2021	
Number		Percent	Number	Percent	Number	Percent	
White Alone		6,269	47.9%	6,271	46.7%	6,243	45.6%
Black Alone		5,228	40.0%	5,246	39.1%	5,246	38.3%
American Indian Alone		52	0.4%	54	0.4%	57	0.4%
Asian Alone		487	3.7%	615	4.6%	723	5.3%
Pacific Islander Alone		31	0.2%	37	0.3%	43	0.3%
Some Other Race Alone		339	2.6%	429	3.2%	516	3.8%
Two or More Races		675	5.2%	767	5.7%	863	6.3%
Hispanic Origin (Any Race)		1,108	8.5%	1,407	10.5%	1,721	12.6%

**Data Note:** Income is expressed in current dollars.

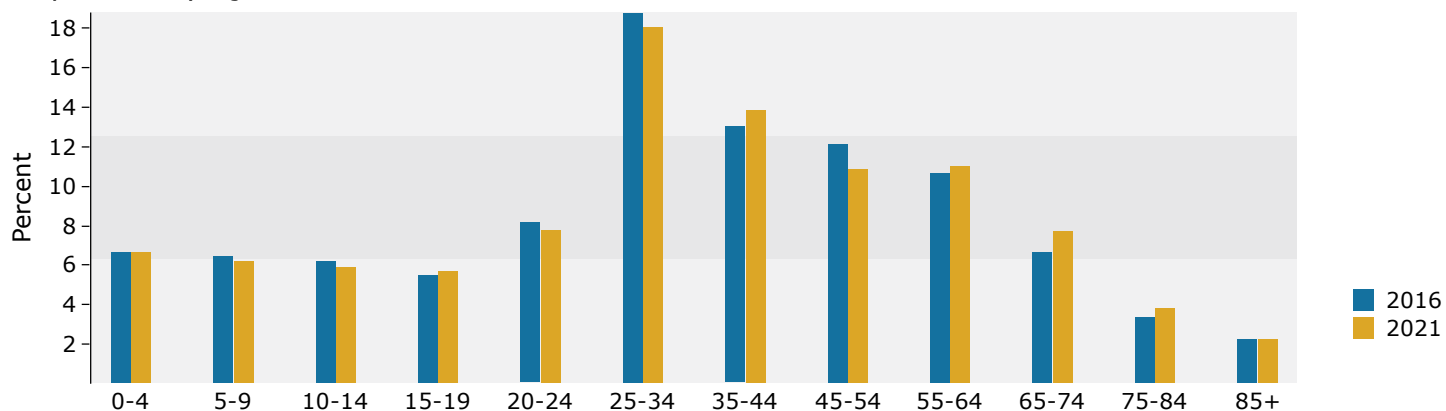
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

June 06, 2017

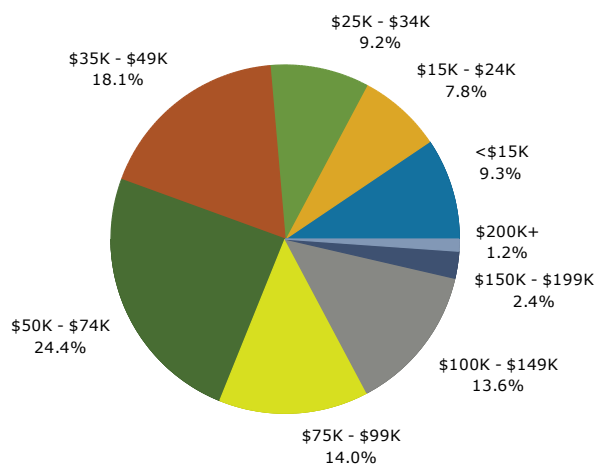
## Trends 2016-2021



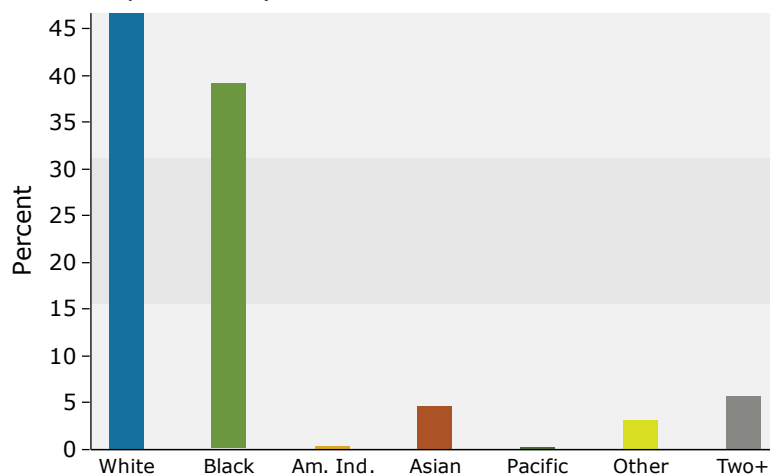
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 10.5%





# Demographic and Income Profile

12700 McManus Blvd, Newport News, Virginia, 23602  
Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.14176  
Longitude: -76.51237

Summary	Census 2010		2016		2021		
Population	77,102		79,269		81,115		
Households	30,334		30,992		31,624		
Families	20,431		20,660		20,964		
Average Household Size	2.52		2.54		2.55		
Owner Occupied Housing Units	17,645		17,390		17,612		
Renter Occupied Housing Units	12,689		13,602		14,012		
Median Age	33.6		34.6		35.5		
Trends: 2016 - 2021 Annual Rate	Area		State		National		
Population	0.46%		0.97%		0.84%		
Households	0.40%		0.93%		0.79%		
Families	0.29%		0.86%		0.72%		
Owner HHs	0.25%		0.89%		0.73%		
Median Household Income	-0.62%		2.35%		1.89%		
Households by Income				2016		2021	
				Number	Percent	Number	Percent
	<\$15,000			2,789	9.0%	3,224	10.2%
	\$15,000 - \$24,999			2,288	7.4%	2,273	7.2%
	\$25,000 - \$34,999			2,978	9.6%	2,566	8.1%
	\$35,000 - \$49,999			5,086	16.4%	6,677	21.1%
	\$50,000 - \$74,999			6,685	21.6%	4,264	13.5%
	\$75,000 - \$99,999			4,683	15.1%	5,215	16.5%
	\$100,000 - \$149,999			4,432	14.3%	4,918	15.6%
	\$150,000 - \$199,999			1,301	4.2%	1,598	5.1%
	\$200,000+			750	2.4%	888	2.8%
Median Household Income			\$56,503		\$54,781		
Average Household Income			\$69,078		\$72,821		
Per Capita Income			\$27,208		\$28,587		
Population by Age	Census 2010		2016		2021		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	5,789	7.5%	5,604	7.1%	5,725	7.1%
	5 - 9	5,357	6.9%	5,375	6.8%	5,264	6.5%
	10 - 14	5,274	6.8%	5,162	6.5%	5,232	6.5%
	15 - 19	5,290	6.9%	4,860	6.1%	4,768	5.9%
	20 - 24	6,171	8.0%	5,965	7.5%	5,677	7.0%
	25 - 34	12,222	15.9%	13,242	16.7%	13,233	16.3%
	35 - 44	10,055	13.0%	10,221	12.9%	11,282	13.9%
	45 - 54	11,253	14.6%	10,044	12.7%	9,174	11.3%
	55 - 64	7,811	10.1%	9,032	11.4%	9,480	11.7%
	65 - 74	4,476	5.8%	5,818	7.3%	6,691	8.2%
	75 - 84	2,529	3.3%	2,808	3.5%	3,293	4.1%
	85+	875	1.1%	1,136	1.4%	1,296	1.6%
	Race and Ethnicity	Census 2010		2016		2021	
Number		Percent	Number	Percent	Number	Percent	
White Alone		39,928	51.8%	40,105	50.6%	40,129	49.5%
Black Alone		27,154	35.2%	27,099	34.2%	26,973	33.3%
American Indian Alone		387	0.5%	402	0.5%	424	0.5%
Asian Alone		3,204	4.2%	4,017	5.1%	4,711	5.8%
Pacific Islander Alone		147	0.2%	184	0.2%	218	0.3%
Some Other Race Alone		2,547	3.3%	3,217	4.1%	3,873	4.8%
Two or More Races		3,734	4.8%	4,245	5.4%	4,787	5.9%
Hispanic Origin (Any Race)		7,117	9.2%	9,071	11.4%	11,095	13.7%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

June 06, 2017



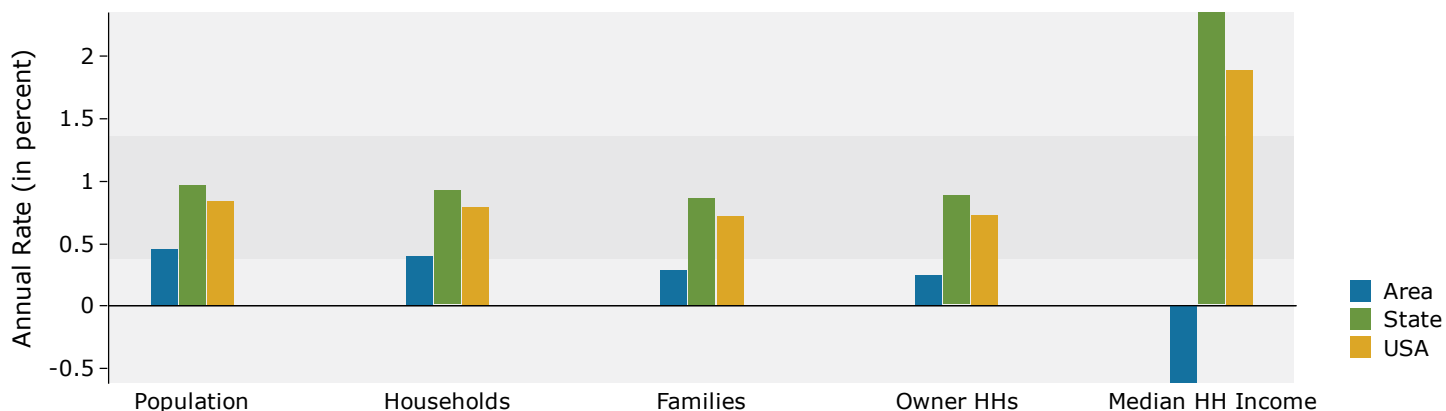
# Demographic and Income Profile

12700 McManus Blvd, Newport News, Virginia, 23602  
Drive Time: 10 minute radius

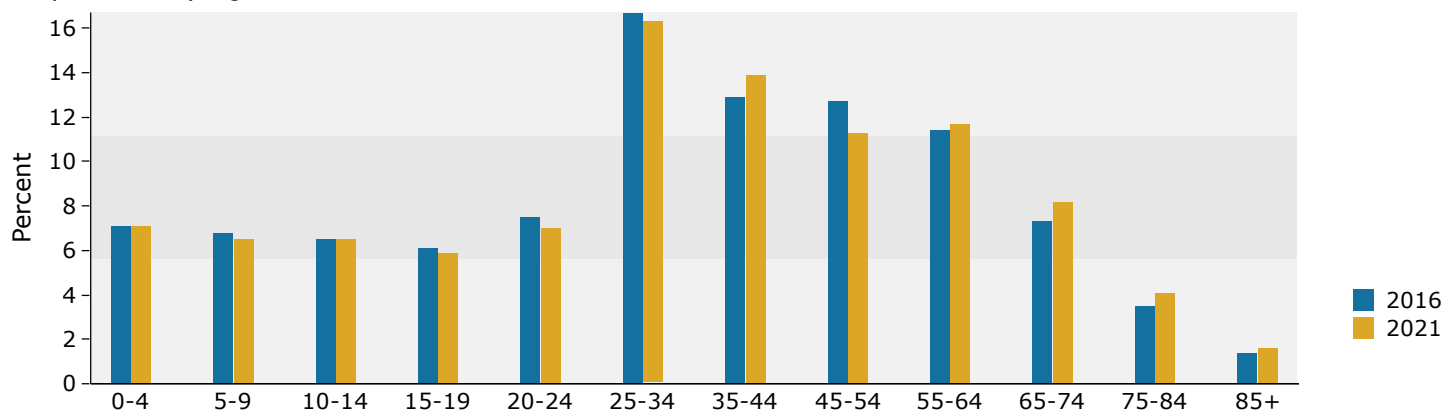
Prepared by Janice Lewis, CCIM

Latitude: 37.14176  
Longitude: -76.51237

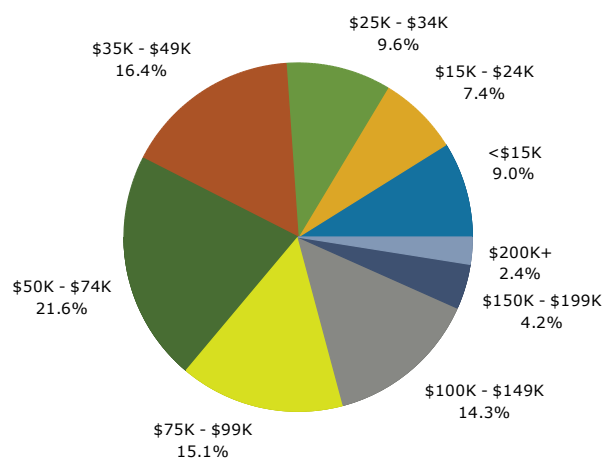
## Trends 2016-2021



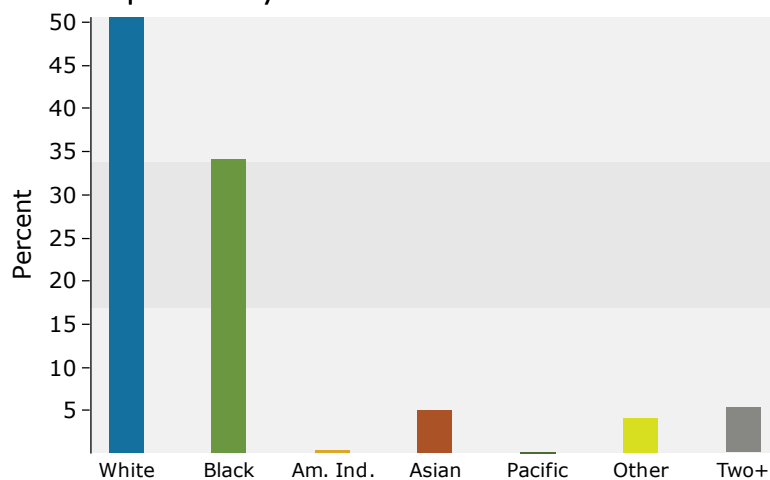
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 11.4%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

June 06, 2017





## Demographic and Income Profile

12700 McManus Blvd, Newport News, Virginia, 23602  
Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.14176  
Longitude: -76.51237

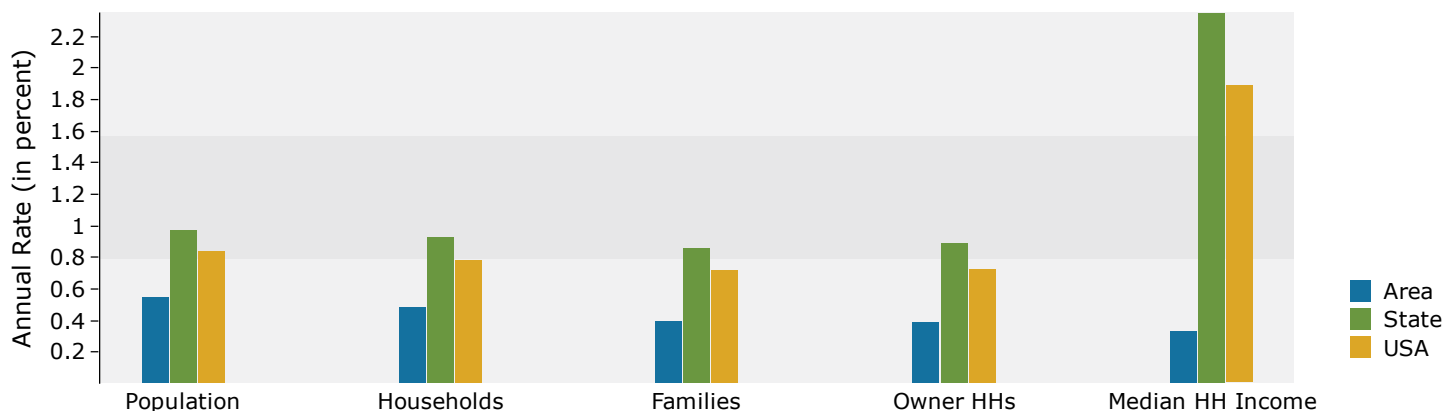
Summary	Census 2010		2016		2021	
Population	163,201		168,767		173,417	
Households	63,149		64,743		66,340	
Families	42,814		43,547		44,427	
Average Household Size	2.52		2.53		2.54	
Owner Occupied Housing Units	36,279		36,114		36,815	
Renter Occupied Housing Units	26,870		28,629		29,525	
Median Age	33.4		34.4		35.4	
Trends: 2016 - 2021 Annual Rate	Area		State		National	
Population	0.55%		0.97%		0.84%	
Households	0.49%		0.93%		0.79%	
Families	0.40%		0.86%		0.72%	
Owner HHs	0.39%		0.89%		0.73%	
Median Household Income	0.33%		2.35%		1.89%	
Households by Income	2016		2021			
	Number	Percent	Number	Percent		
<\$15,000	5,439	8.4%	6,307	9.5%		
\$15,000 - \$24,999	4,515	7.0%	4,536	6.8%		
\$25,000 - \$34,999	6,053	9.3%	5,254	7.9%		
\$35,000 - \$49,999	9,664	14.9%	12,524	18.9%		
\$50,000 - \$74,999	13,550	20.9%	8,825	13.3%		
\$75,000 - \$99,999	9,389	14.5%	10,435	15.7%		
\$100,000 - \$149,999	10,067	15.5%	11,187	16.9%		
\$150,000 - \$199,999	3,637	5.6%	4,449	6.7%		
\$200,000+	2,428	3.8%	2,823	4.3%		
Median Household Income	\$59,807		\$60,797			
Average Household Income	\$75,519		\$80,159			
Per Capita Income	\$29,515		\$31,182			
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	11,680	7.2%	11,279	6.7%	11,567	6.7%
5 - 9	11,116	6.8%	11,163	6.6%	10,894	6.3%
10 - 14	10,996	6.7%	10,852	6.4%	10,913	6.3%
15 - 19	11,698	7.2%	10,996	6.5%	10,833	6.2%
20 - 24	14,747	9.0%	14,410	8.5%	13,795	8.0%
25 - 34	24,847	15.2%	27,263	16.2%	27,757	16.0%
35 - 44	20,618	12.6%	20,803	12.3%	22,945	13.2%
45 - 54	23,735	14.5%	21,360	12.7%	19,311	11.1%
55 - 64	16,555	10.1%	19,316	11.4%	20,400	11.8%
65 - 74	9,696	5.9%	12,636	7.5%	14,762	8.5%
75 - 84	5,454	3.3%	6,170	3.7%	7,340	4.2%
85+	2,058	1.3%	2,519	1.5%	2,900	1.7%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	97,329	59.6%	98,605	58.4%	99,141	57.2%
Black Alone	46,441	28.5%	46,631	27.6%	46,776	27.0%
American Indian Alone	741	0.5%	782	0.5%	831	0.5%
Asian Alone	6,534	4.0%	8,146	4.8%	9,575	5.5%
Pacific Islander Alone	320	0.2%	427	0.3%	521	0.3%
Some Other Race Alone	4,628	2.8%	5,846	3.5%	7,064	4.1%
Two or More Races	7,207	4.4%	8,330	4.9%	9,509	5.5%
Hispanic Origin (Any Race)	13,087	8.0%	17,095	10.1%	21,113	12.2%

**Data Note:** Income is expressed in current dollars.

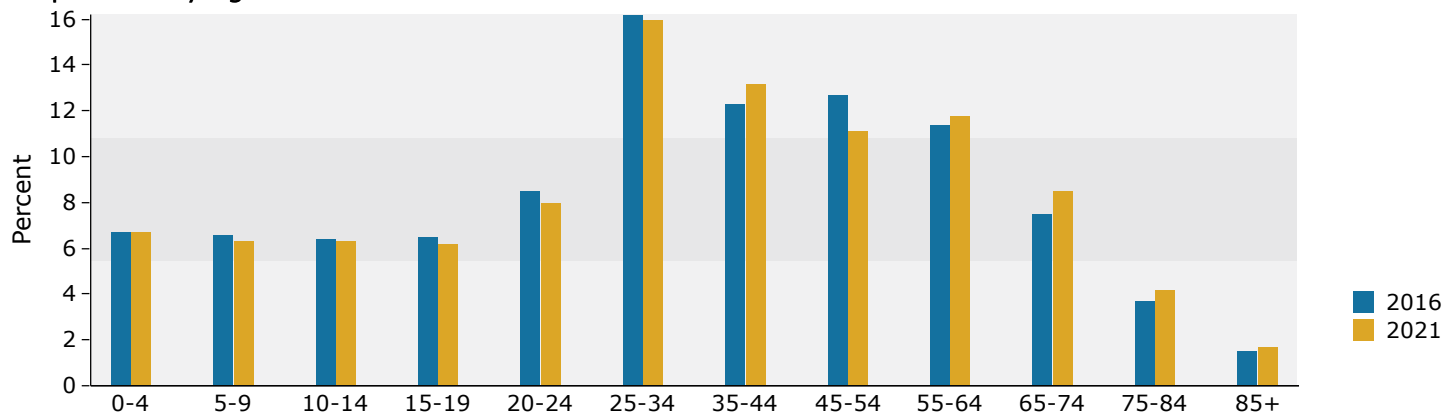
**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

June 06, 2017

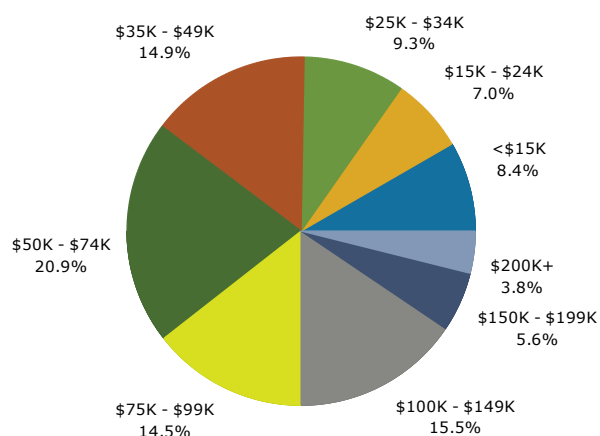
## Trends 2016-2021



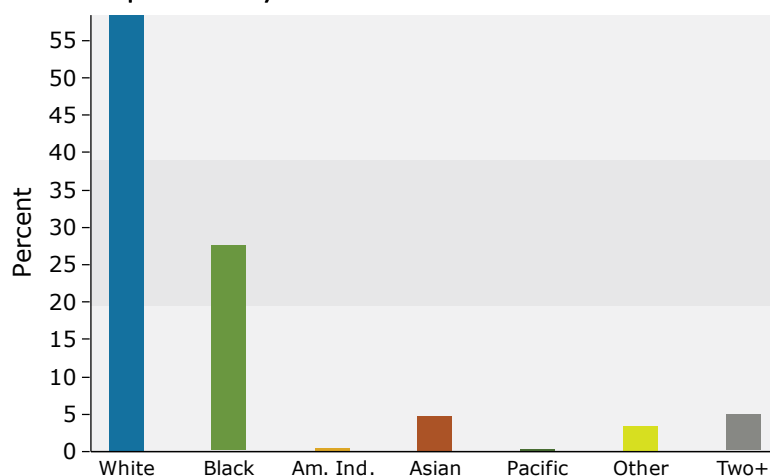
## Population by Age



## 2016 Household Income



## 2016 Population by Race



2016 Percent Hispanic Origin: 10.1%



## 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