



**OFFICE BUILDING FOR LEASE**

# OFFICE SPACE AT COURTHOUSE GREEN

4097 IRONBOUND ROAD, WILLIAMSBURG, VA 23188



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## PROPERTY OVERVIEW



## OFFERING SUMMARY

**Lease Rate:** \$17.00 SF/yr (NNN)

**Building Size:** 10,493 SF

## AVAILABLE SPACES

Suite B 1,191 SF

Suite C 3,123 SF

Suite D 1,755 SF

## PROPERTY OVERVIEW

Courthouse Green is an upscale office project consisting of three attractive brick office buildings totaling 55,300 square feet with a pad site for an additional building. It is conveniently located adjacent to the James City County Courthouse on Ironbound Road in the dynamic New Town submarket of Williamsburg and offers easy access to Rt. 199 and other major traffic arterials.

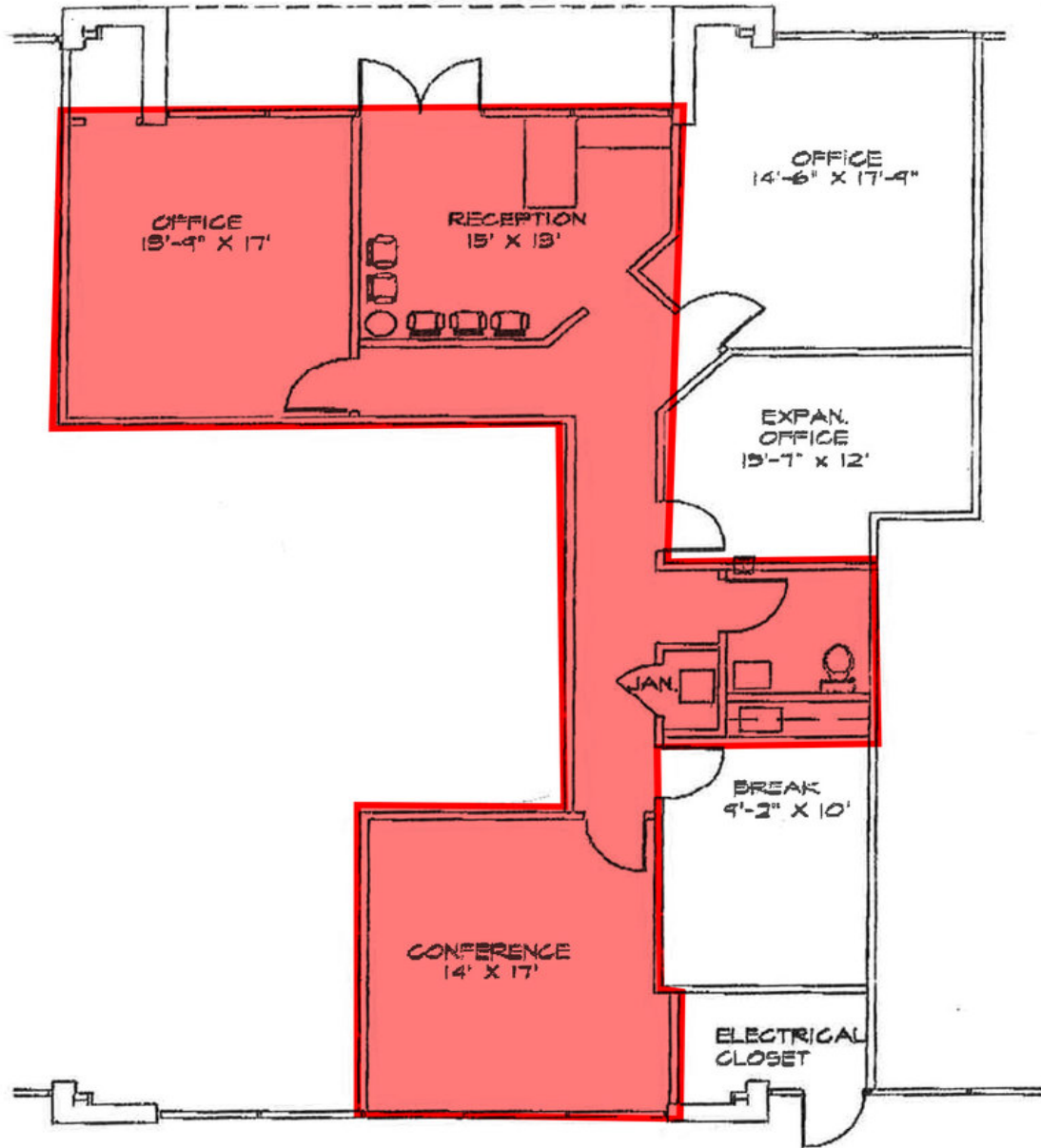
## PROPERTY HIGHLIGHTS

- Efficient office suites available for immediate occupancy
- Convenient New Town location in rapidly expanding Monticello Avenue Corridor
- Ample parking for staff and visitors convenient to suite entry
- Exterior building signage provides excellent market exposure
- Within close proximity of a wide variety of retail shops, restaurants, and other amenities
- Available suites may be combined to provide 6,069 SF of contiguous quality office or medical space.
- Newly fabricated monument signage available, providing maximum market

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## SUITE B FLOORPLAN

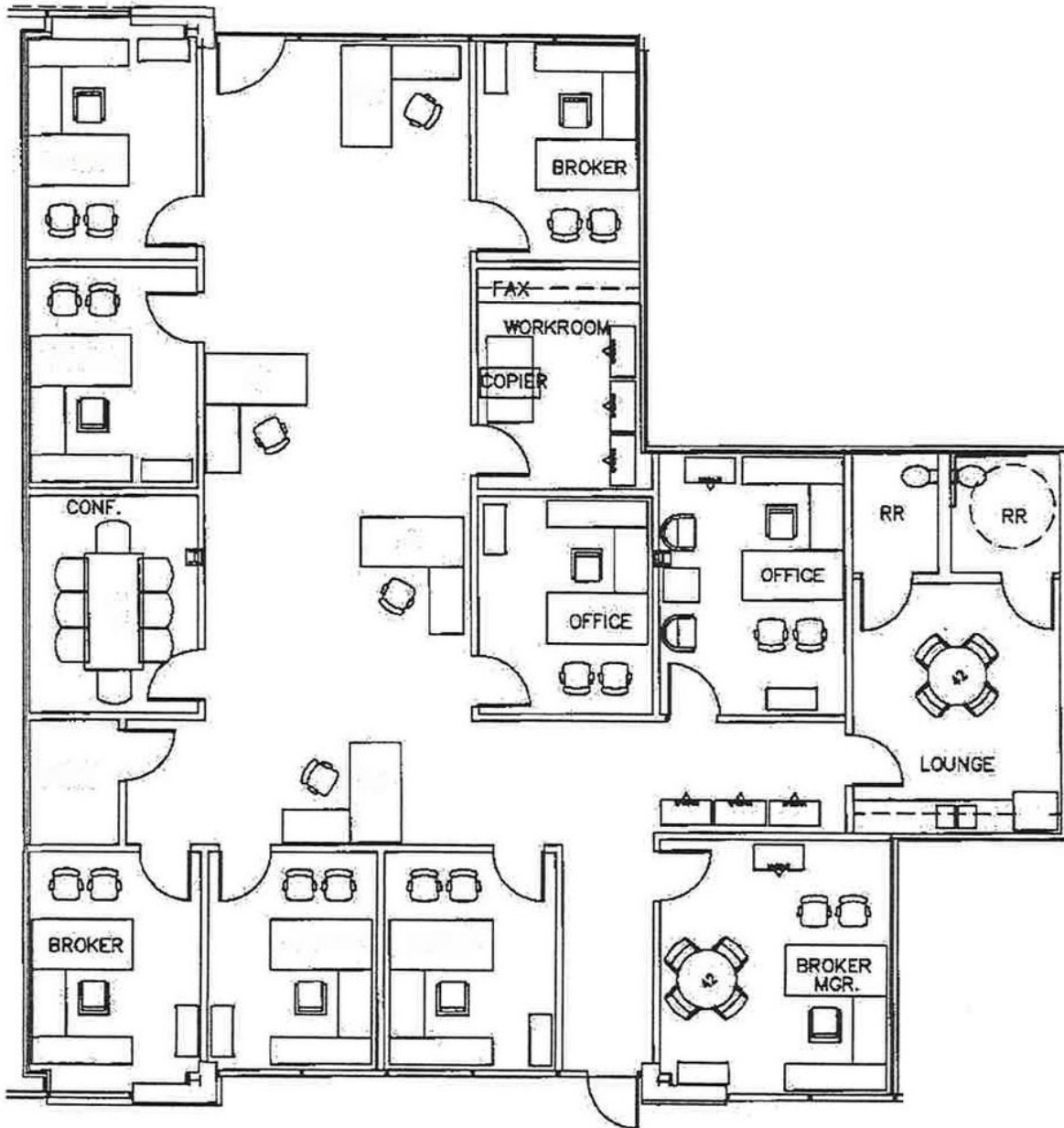


**B** SUITE B - AVAILABLE NOW  
1,191 Square Feet

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## SUITE C FLOORPLAN

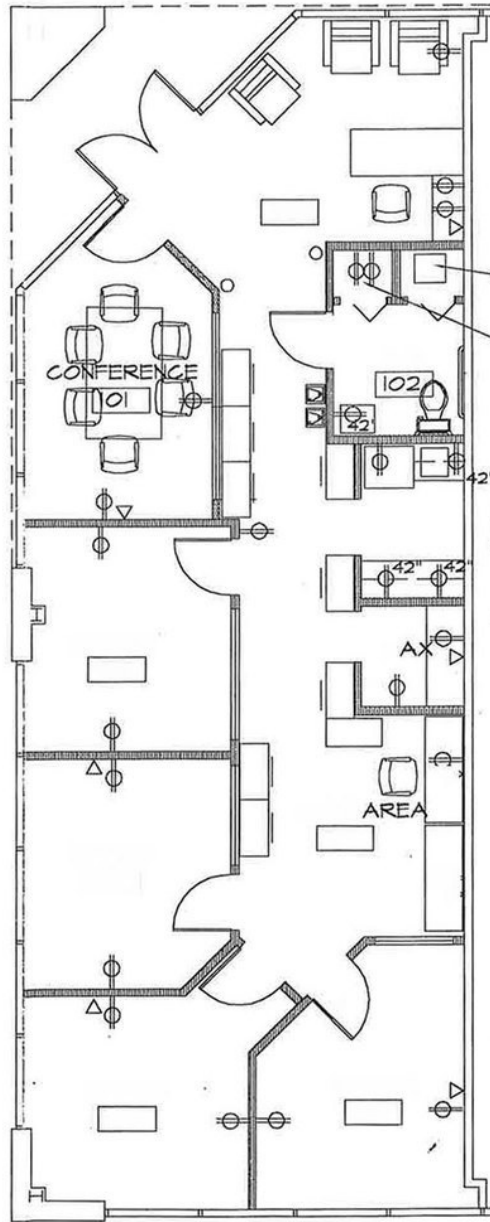


**C** SUITE C  
3,123 Square Feet C

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## SUITE D FLOORPLAN



**D** SUITE D  
1,755 Square Feet



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