



OFFICE BUILDING FOR LEASE

ATLANTIC UNION BANK BUILDING

603 PILOT HOUSE DRIVE, NEWPORT NEWS, VA 23606



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,699 SF
Lease Rate:	\$17.50 SF/yr (Full Service)
Building Size:	34,704 SF
Zoning:	C-1 (Retail Commercial)

AVAILABLE SPACES **SF**

Suite 240	1,699 SF
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PROPERTY OVERVIEW

This prominent four-story office building features an atrium lobby, elegant interior finishes and newly renovated restrooms. The property is conveniently located in Oyster Point, the business hub of the Virginia Peninsula.

PROPERTY HIGHLIGHTS

- Maximum market exposure on Jefferson Ave. (Rt. 143) with easy access to I-64.
- Close proximity to City Center retail shops, restaurants and numerous other amenities.
- Monument sign facing Jefferson Avenue offers excellent tenant identity.

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	5,975	33,322	68,709
Total Population:	13,070	83,351	172,130
Average HH Income:	\$60,223	\$79,747	\$80,647

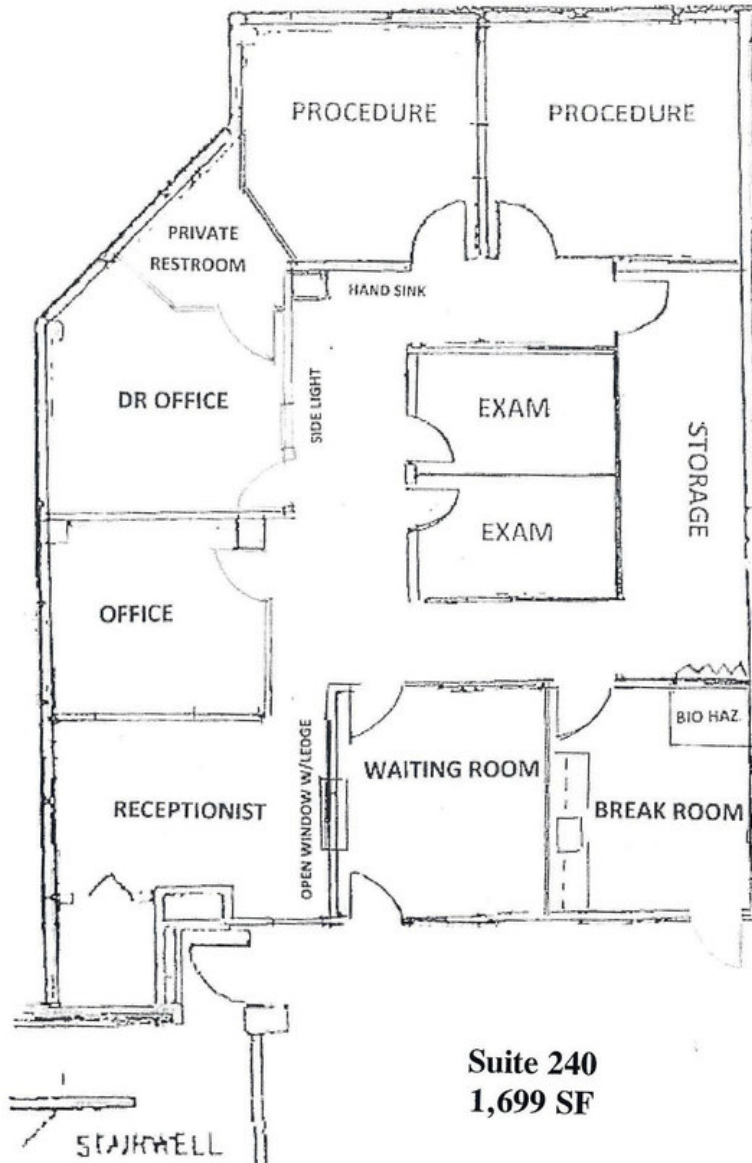
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FLOOR PLANS



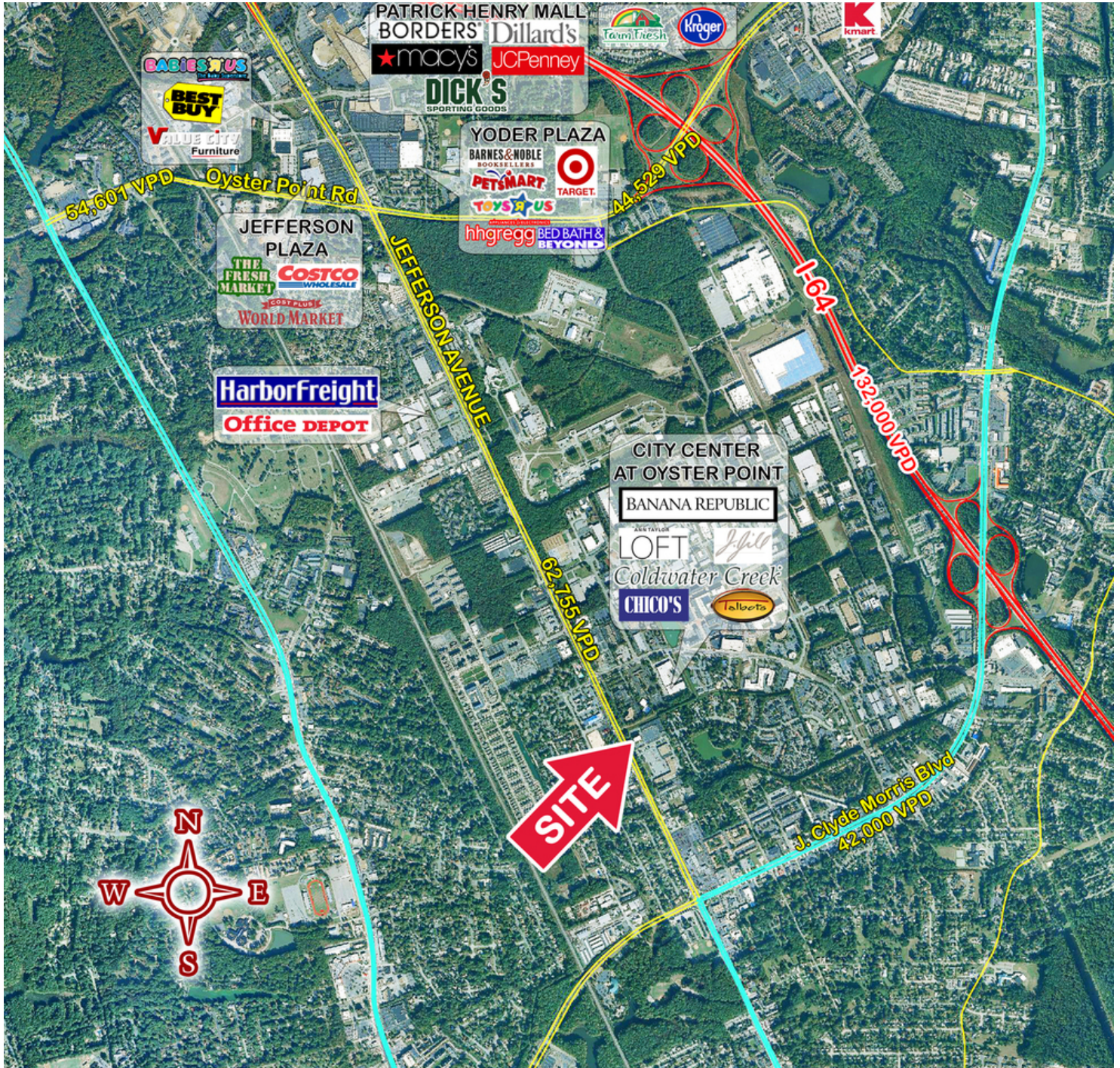
TENANT PLAN

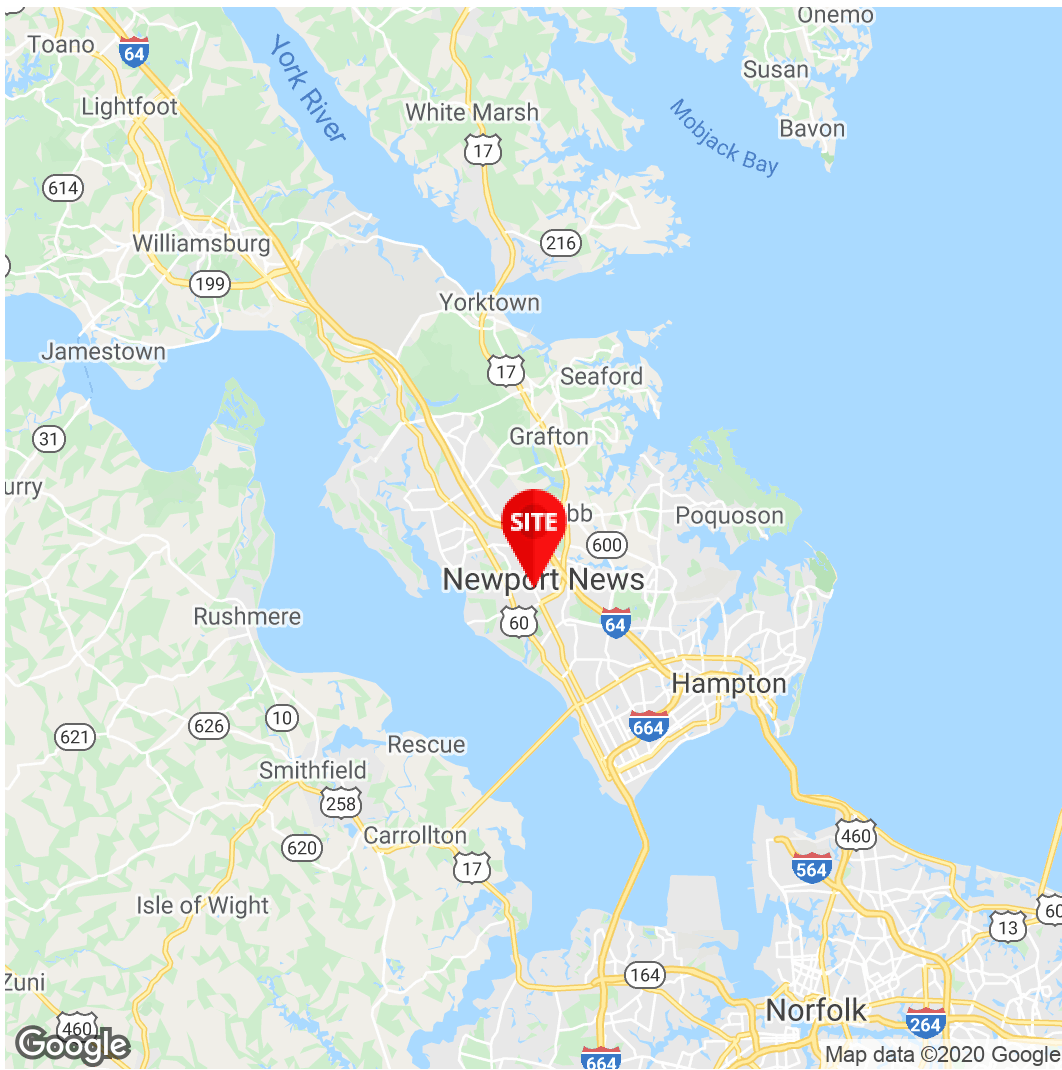


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LOCAL AREA MAP





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