



THALHIMER

OFFICE FOR SALE/LEASE
836 J. Clyde Morris Boulevard
Newport News, VA

PRIME LOCATION



For more information, contact:

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Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

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PROPERTY FEATURES

- Building was completely refurbished in 2012 (new roof, HVAC, Electrical Systems, Interior Finishes)
- A professional single story fully conditioned 90,582 sf building
- Approximately 27,562sf+/- is leased to Water's Edge Church
- Approximately 63,020sf+/- is vacant (formerly Stratford University)
- Abundant gross (entire shopping center) parking ratio of approximately 8 parking spaces per 1,000sf
- Offers prime visibility adjacent to entrance ramp to I-64 (approximately 37,000VPD – J Clyde Morris Blvd) and Water's Edge Church side of the building directly visible for I-64 east bound (approximately 154,000 VPD)
- Shadow anchored by Oyster Point Business Park and nearby City Center at Oyster Point
- Prominent roadside monument signage available as well as building signage
- The vacant floor plan design currently offers a spacious flexible layout with auditorium, classrooms, dining area, kitchen and privates offices. It provides high ceilings and contemporary attractive finishes throughout

Pricing Information

Lease Rate	\$12.50psf Modified Gross
Sale Price	\$5,500,000 (\$60psf) (Property has long-term Land Lease)

Demographic Information

	1 Mile	3 Miles	5 Miles
Population	9,937	81,394	181,760
Average HH Income	\$66,313	\$98,975	\$100,870



Building Specifications

Total Rentable Square Feet	90,582SF
Zoning	C1
Ceiling Height (roof slopes from the front, down to the rear)	Building Front - Clear to Joist ~20' (Section 2/A4.3 or 2/A4.2); Building Rear – Clear to Joist ~17' (Section 1/A4.9)
Typical Column Spacing	40' x 40'
Power	3 Phase
Data	Provided by Optic Fiber 200MB can be upgraded to 1GB without the need for additional hardware

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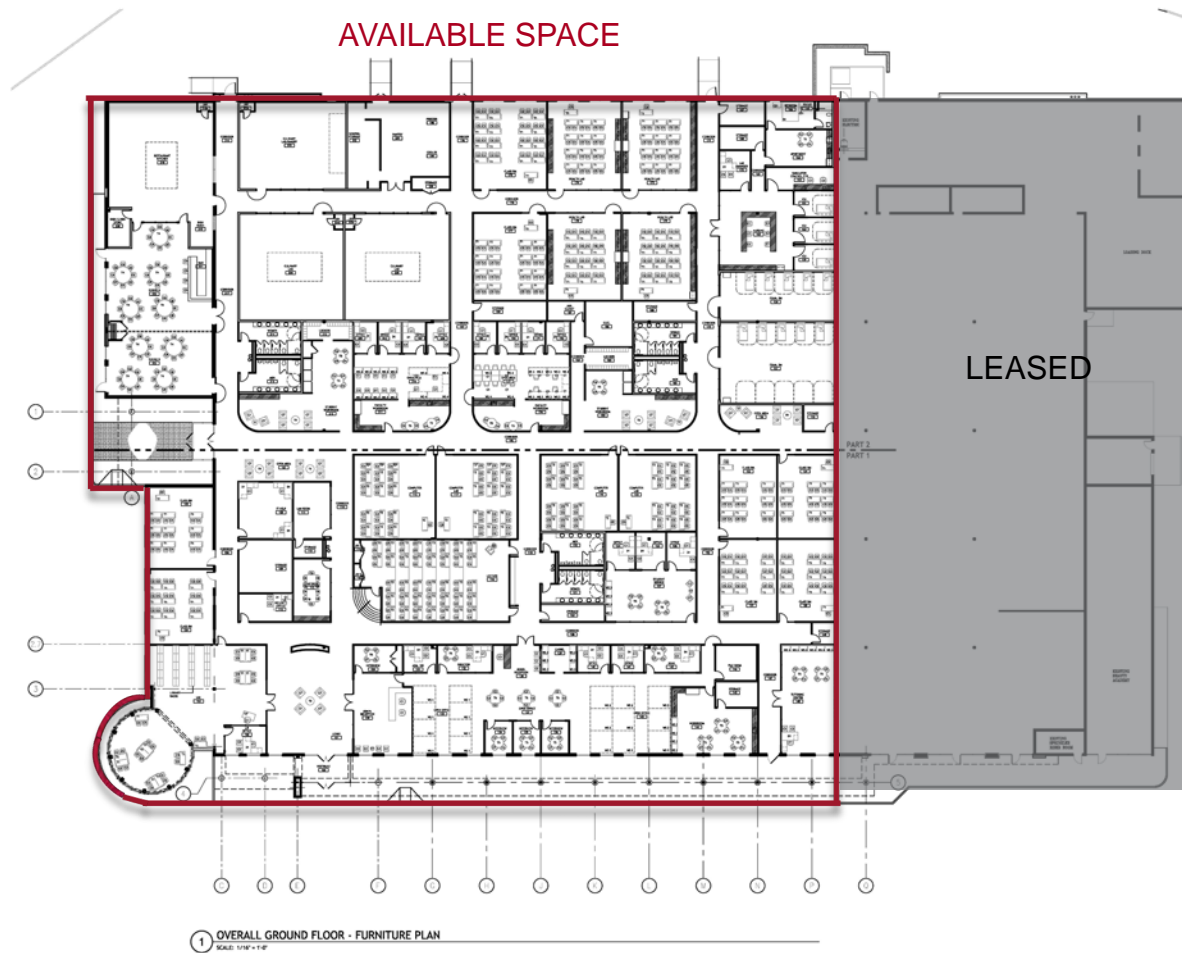
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FLOOR PLAN



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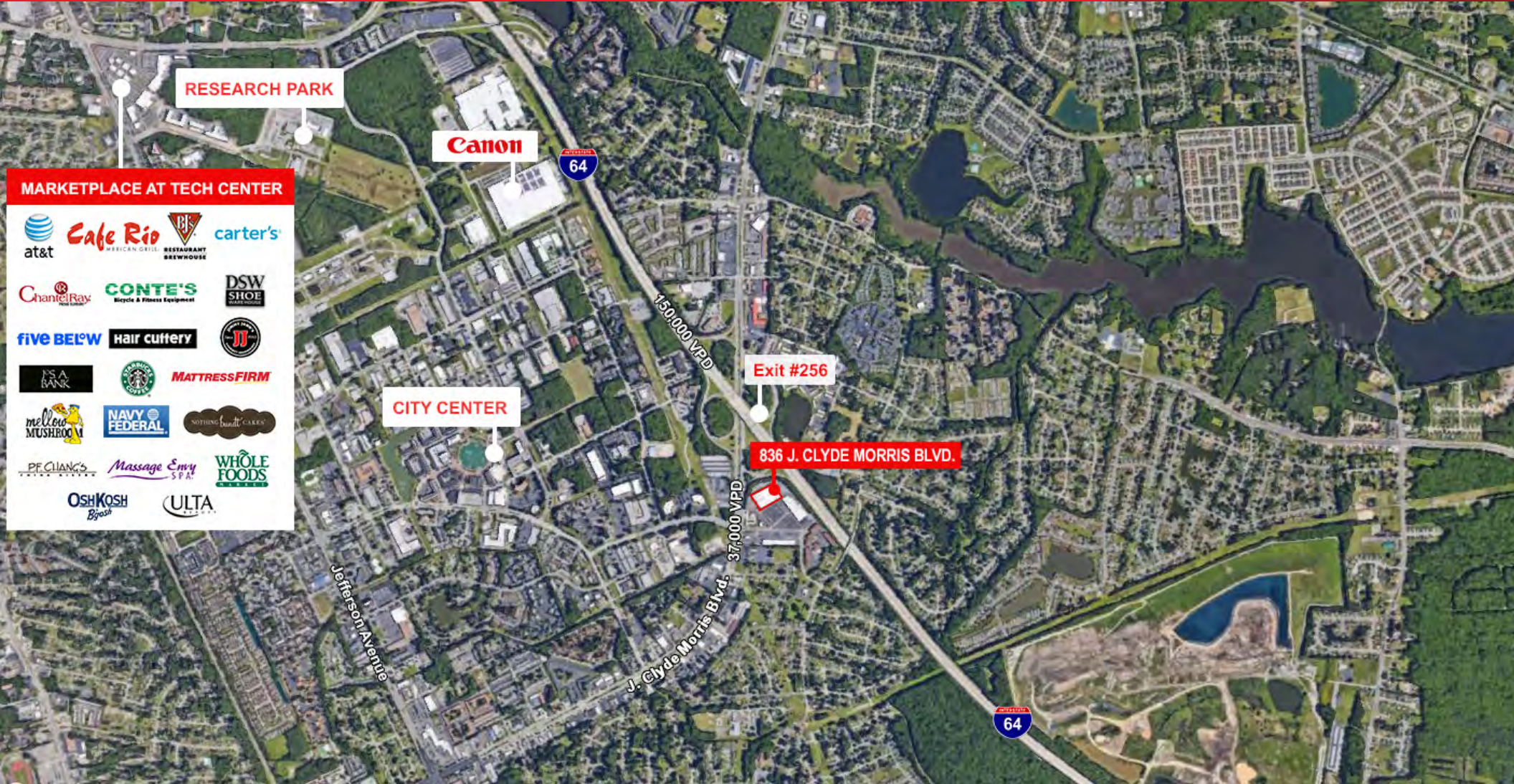
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MARKETPLACE AT TECH CENTER

at&t | Cafe Rio | BJ's RESTAURANT BREWHOUSE | carter's

ChantelRay | CONTE'S Bicycle & Fitness Equipment | DSW SHOE

five BELOW | Hair cutlery | JJ

NSA BANK | STARBUCKS COFFEE | MATTRESSFIRM

mellow MUSHROOM | NAVY FEDERAL | NOTHING BUTT CAKES

PE LIANG'S | Massage Envy S.P.A. | WHOLE FOODS

OSHKOSH | ULTA

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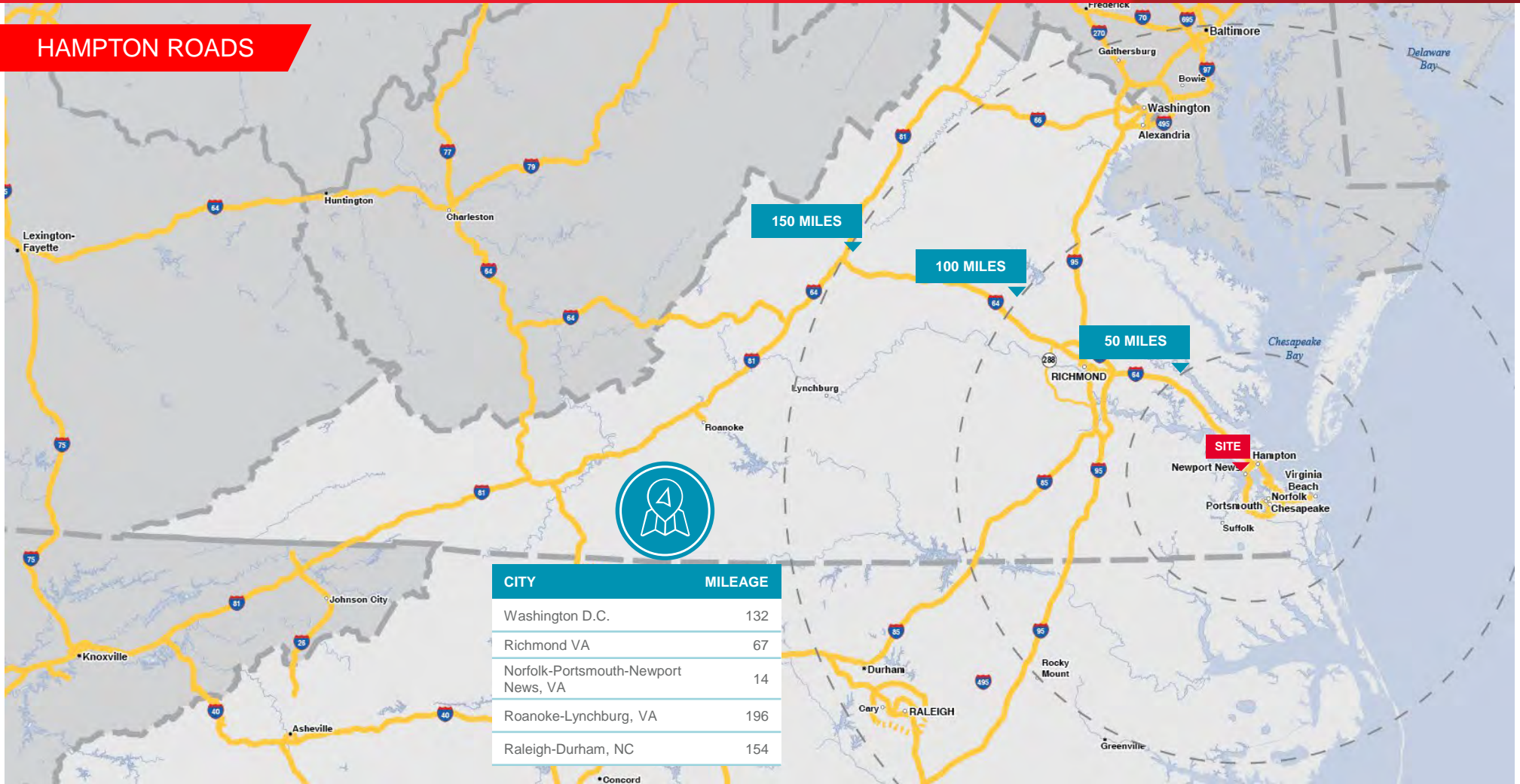
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HAMPTON ROADS



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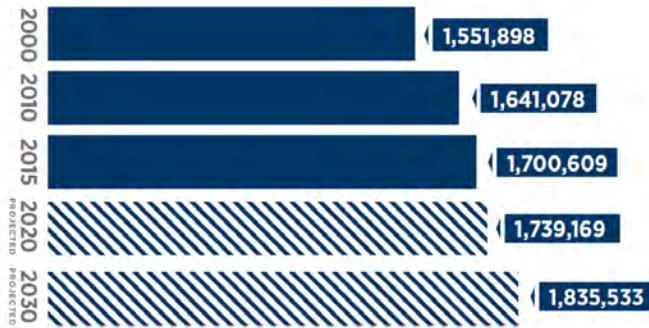
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HAMPTON ROADS REGION



MORE THAN 1.7 MILLION
PEOPLE LIVE IN HAMPTON ROADS



Source: Weldon Cooper Center

MOST BUSINESS FRIENDLY CITY IN AMERICA
2nd Place by CNNMoney.com



MOST SMALL-BUSINESS FRIENDLY CITY
2nd Place by Governing Magazine



THE "BEST RUN CITY IN AMERICA"
By 24/7 Wall Street



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Tourism

- Steeped in over 400 years of American history, tourists are drawn from all over the world to Hampton Roads
- Historic sites and landmarks as well as over 2,000 miles of total coastline fuel the Hampton Roads' burgeoning tourism industry,
- Tourism generates over \$152 million annually in tax revenue for the local economy



 **Military Presence in Hampton Roads**

Installations	Active Duty	Civilian	Total
Naval Station Norfolk (Norfolk)	45,051	12,328	57,379
Langley Air Force Base / Hampton Roads Eustis (Newport News)	16,988	6,102	23,090
Joint Base Little Creek-Fort Story (Norfolk)	16,174	3,667	19,841
Naval Support Activity (Norfolk)	5,997	3,728	9,725
Norfolk Naval Shipyard (Norfolk)	1,609	10,877	12,486
Oceana Naval Air Station (Virginia Beach)	13,155	2,392	15,547
US Coast Guard Yorktown (Yorktown)	555	269	824
Yorktown Naval Weapons Station (Yorktown)	1,243	914	2,157
US Coast Guard Base Portsmouth (Portsmouth)	1,450	250	1,700
TOTAL	100,516	51,307	151,823



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ATTRACTING AND RETAINING YOUNG WORKERS

Jobs, Education, and Climate Help Attract Millennials

- Millennials are moving to America's cities – and not just the biggest ones
- While places like New York City and Los Angeles remain millennial magnets, research from the Urban Land Institute shows that smaller cities, from Virginia Beach, VA to Riverside, CA are actually seeing the most relative growth in the population of 25-to-34 year-olds

HAMPTON ROADS MILLENNIAL POPULATION GROWTH 2010-2015



MILLENNIAL GROWTH: TOP 10 U.S. CITIES

01	VIRGINIA BEACH, VA percent change: 16.4% population increase: 7,034
02	RICHMOND, VA percent change: 14.9% population increase: 5,176
03	RIVERSIDE-SAN BERNARDINO, CA percent change: 11.7% population increase: 1,014
04	MEMPHIS, TN percent change: 9.5% population increase: 1,714
05	NEW ORLEANS-METAIRIE, LA percent change: 8.5% population increase: 5,199
06	AUSTIN-ROUND ROCK, TX percent change: 6.6% population increase: 4,523
07	PITTSBURGH, PA percent change: 6.6% population increase: 4,177
08	BALTIMORE-COLUMBIA-TOWSON, MD percent change: 6.5% population increase: 7,740
09	BOSTON-CAMBRIDGE-NEWTON, MA percent change: 6.5% population increase: 15,549
10	MIAMI-FT LAUDERDALE-W PALM BEACH, FL percent change: 6.4% population increase: 9,633

SOURCES: time.com/4797956/cities-millennials-moving/

OVER 103,000

STUDENTS ATTEND HAMPTON ROADS' EIGHT UNIVERSITIES AND FOUR COMMUNITY COLLEGES

Colleges and Universities

COLLEGE/UNIVERSITY	ENROLLMENT
Tidewater Community College (10 locations)	25,927
Old Dominion University (Norfolk)	24,932
Thomas Nelson Community College (Newport News)	9,316
College of William & Mary (VA Beach)	8,437
Norfolk State University (Norfolk)	5,100
Hampton University (Hampton)	4,269
Christopher Newport University (Newport News)	4,990
Regent University (VA Beach)	2,995
Rappahannock Community College (Rappahannock)	3,566
Paul D. Camp Community College (Franklin)	1,473
Virginia Wesleyan College (Norfolk)	1,441
Eastern Virginia Medical School	1,242

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HAMPTON ROADS DEMOGRAPHICS

POPULATION

**VIRGINIA BEACH-NORFOLK-NEWPORT NEWS,
VA MSA**

2018 TOTAL POPULATION	1,772,840
2023 TOTAL POPULATION	1,829,535
2018-2023 ANNUAL RATE	0.63%



HOUSEHOLDS

2018 HOUSEHOLDS	664,644
2023 HOUSEHOLDS	685,446



INCOME

2018 MEDIAN HOUSEHOLD INCOME	\$61,617
2023 MEDIAN HOUSEHOLD INCOME	\$70,277



AGE

2018 MEDIAN AGE	36.8
2023 MEDIAN AGE	37.9



DAYTIME POPULATION

2018 TOTAL DAYTIME POPULATION	1,775,722
TOTAL WORKERS	890,507



Military

- Hampton Roads is home to the world's largest naval base, Norfolk Naval Station
- More than 150,000 residents are employed by the military in the Hampton Roads region
- Due to the large military presence, Hampton Roads enjoys a highly skilled workforce, fitting to the area's exceptional amount of specialty trades



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