

# FOR SALE

## HEADQUARTERS QUALITY OFFICE BUILDING

1030 Loftis Boulevard  
Newport News, Virginia 23606

**REDUCED PRICE!**



- Beautifully designed, constructed and finished, 27,550 square foot, two-story, all brick office building
- Prestigious Port Warwick address in a dynamic, mixed use, live-work-play community
- Just off Jefferson Avenue and convenient to City Center at Oyster Point, Tech Center and the Patrick Henry Retail Corridor
- Ideal opportunity for pride of ownership owner/occupant or investor
- Reduced Price: ~~\$4.8 million~~ **\$4.0 million**



CONTACT:

**CLARK BALDWIN, CCIM**

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**HARVEY LINDSAY**

COMMERCIAL REAL ESTATE

INTEGRITY, STRENGTH AND SERVICE, *Every Day for Over Half a Century.*

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### PROPERTY FACTS

- Built in 2006
- Situated on 1.79 acres of land
- 108 parking spaces
- Three remote bank drive-thru teller lanes which could be converted to additional parking
- Zoned C-1 Retail Commercial District
- Assessed by City of Newport News at \$4.5 million
- Two tenants currently, with Howard Hanna Real Estate Services vacating by 12/31/17 and AppleOne Employment Services (1,995 sq. ft. on 1st floor) terminable by landlord with six months notice

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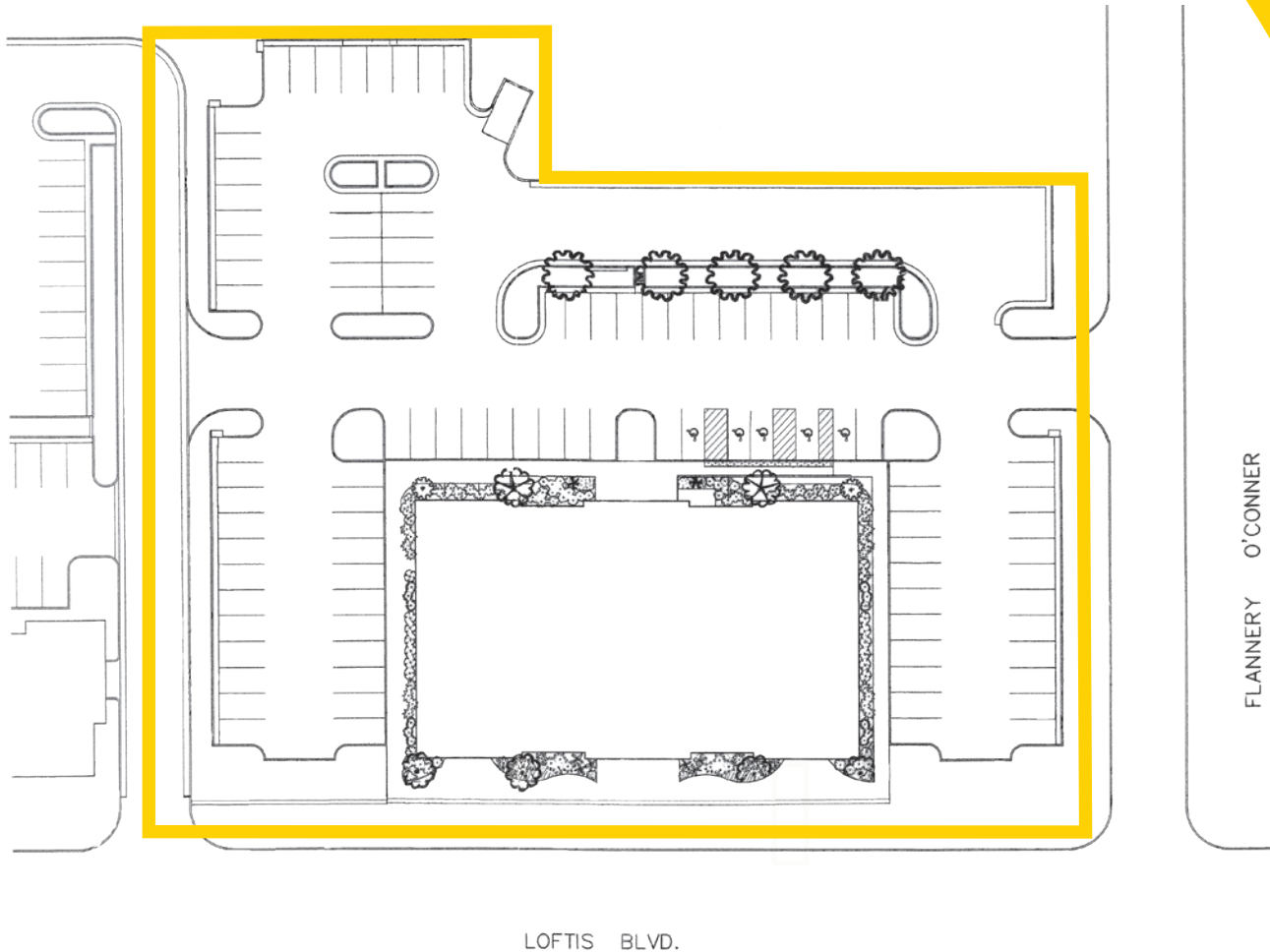
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*A Tradition of Forward Thinking*

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