

For Lease

11780 Jefferson Avenue, Suite B
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Tom Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Tom@CampanaWaltz.com / 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.

PROFESSIONAL OFFICE SPACE FOR LEASE

City Center

Newport News, Virginia

Location: 11780 Jefferson Avenue, Suite B, Newport News, Virginia

Description: Located on the first floor of Old Point National Bank's financial services building, this 1,612 square foot (GLA) offers a reception area, 2 large private offices, 1 smaller office, work area, conference room and a full kitchen!

Lease Rate: \$18.00 per square foot – full service, which includes utilities and 5 day per week janitorial services.

Parking: Ample parking

Suggested Uses: Ideal for architects, attorneys, accountants, real estate, or any other professional office use.

Zoning: C4 – Oyster Point Business. Multiple allowable uses by right.

General Information:

- Signage on Jefferson Avenue
- Visibility and access to Jefferson Avenue
- 24 hour access – 7 days per week
- Well established office park area at the entrance to City Center
- Surrounded by numerous retailers and solid residential neighborhoods

Also included:

- Aerial Maps
- Location Map

For Additional Information, Please Contact:

Tom Waltz

Campana Waltz Commercial Real Estate, LLC

11832 Fishing Point Drive, Suite 400

Newport News, Virginia, 23606

757.327.0333

Tom@CampanaWaltz.com

www.CampanaWaltz.com



*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.*



Suite
Entry

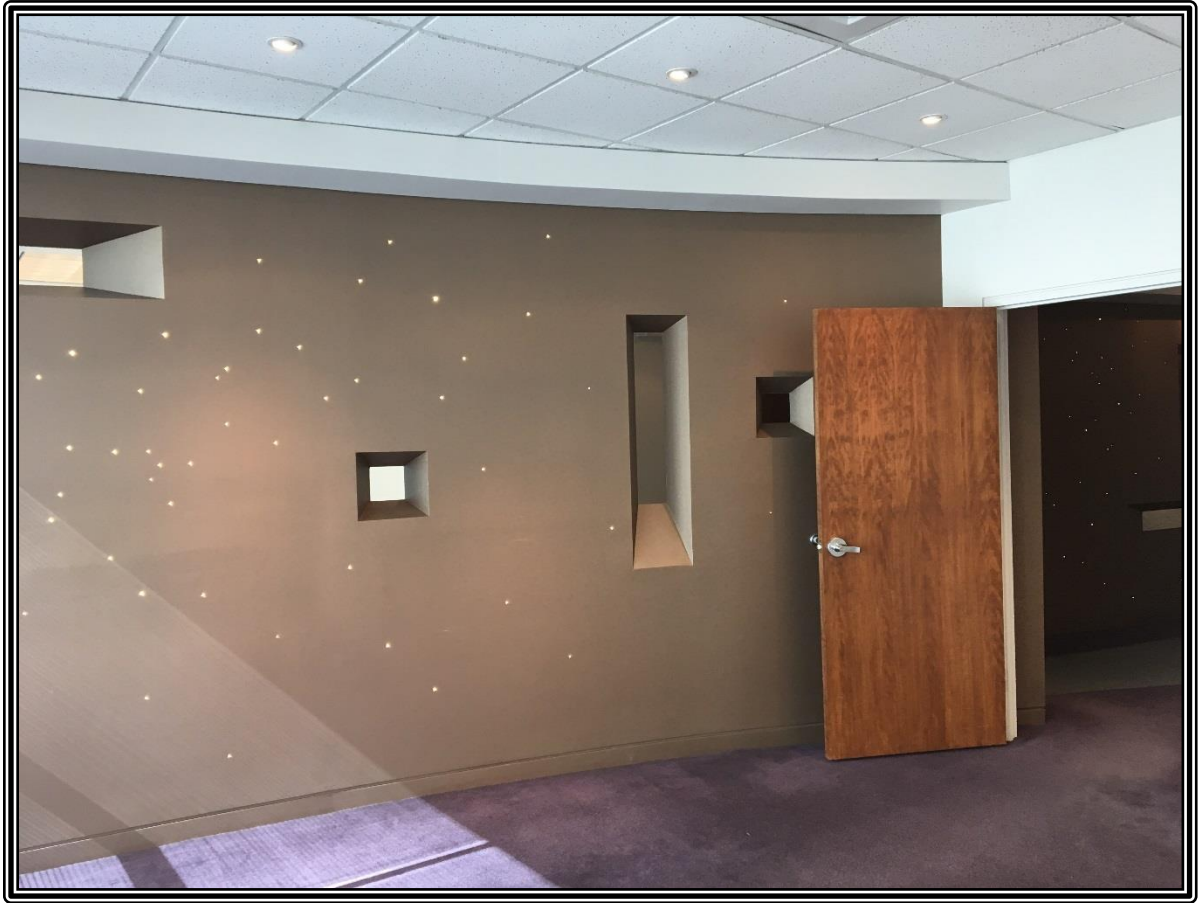


Hallway to
Suite Entry

*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.*

Campana Waltz
Commercial Real Estate, LLC

Lighted
accent wall
in one of
the large
offices



Large office
area

*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.*

Campana Waltz
Commercial Real Estate, LLC



Conference Room



Work Area

*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.*

Campana Waltz
Commercial Real Estate, LLC



Small
Office



Full
Kitchen

*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.*

Campana Waltz
Commercial Real Estate, LLC

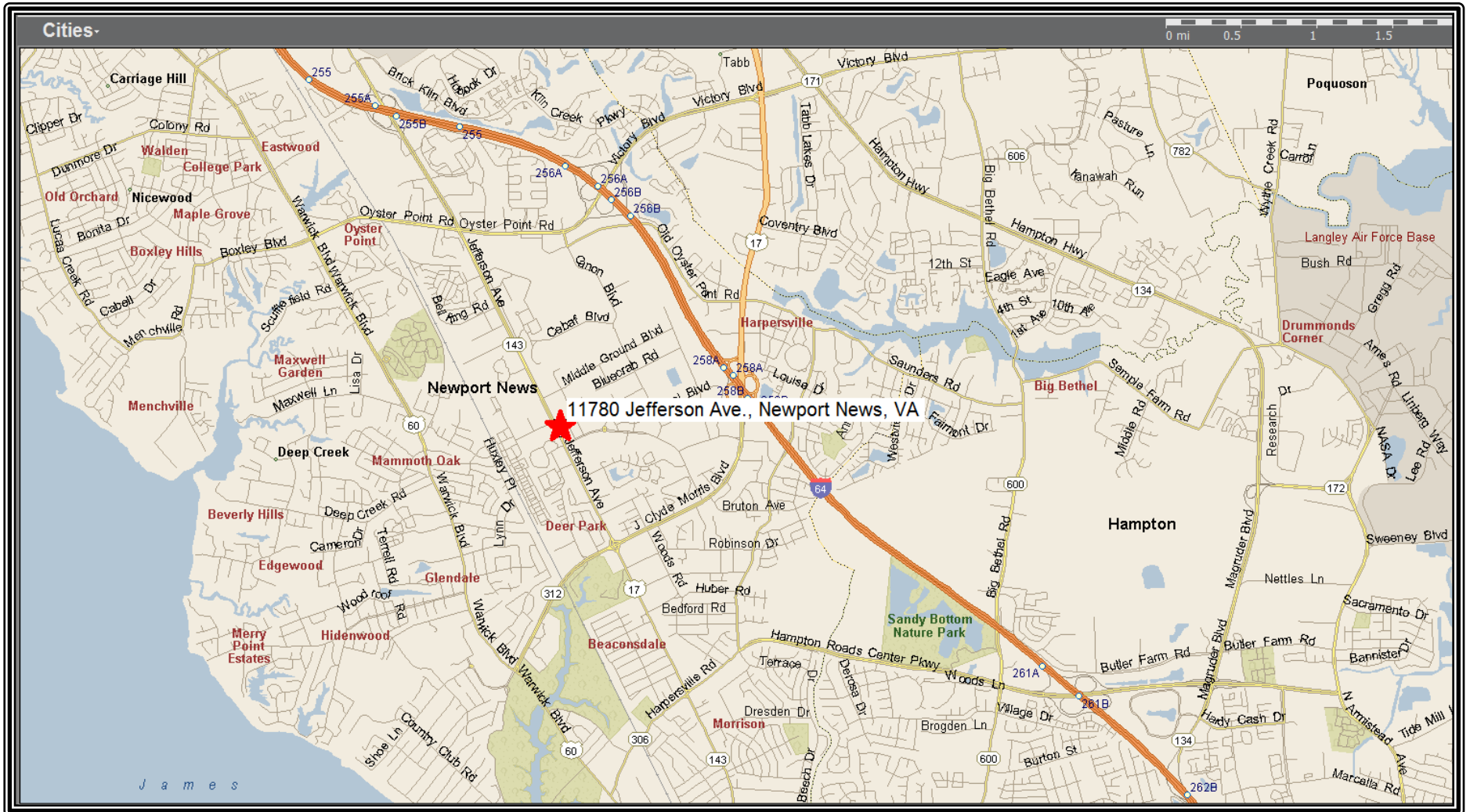
For Lease
11780 Jefferson Avenue, Suite B
Newport News, Virginia



*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.*

Campana Waltz
Commercial Real Estate, LLC

11780 Jefferson Avenue, Suite B Newport News, Virginia



*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.*

Campana Waltz
Commercial Real Estate, LLC

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:

Campana Waltz Commercial Real Estate, LLC