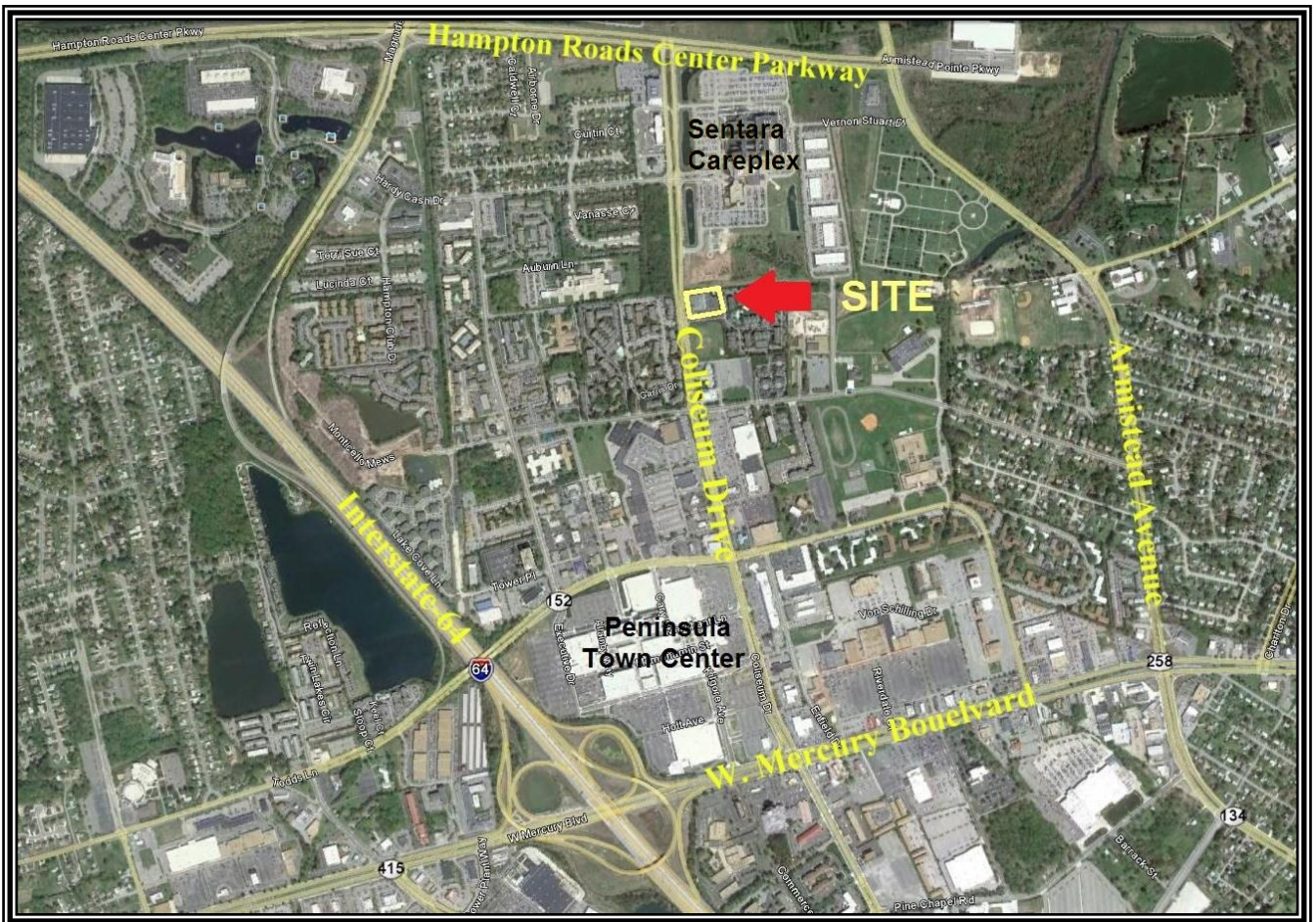


For Lease

2240 Coliseum Drive, Hampton, 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

FOR LEASE
2240 Coliseum Drive,
Suites B & D
Hampton, Virginia

Description: The Property is an attractive one story medical/office building located in the heart of Coliseum Central in Hampton. There are numerous exam rooms, lab, and employee break room throughout the suite. Both Suites are ideal for a medical practice or general office.

Square Footage: Suite B: 2,973 square feet
Suite D: 2,295 square feet

Total square footage of contiguous space available as of September 1, 2019: 5,268

Lease Rate: \$18.00 per square foot
Landlord pays base year real estate taxes and insurance

Parking: Ample

Zoning: C-1 Neighborhood Commercial.

General Information:

- Adjacent to Sentara Careplex
- Easy access to Hampton Roads East/West Expressway and Interstate-64
- Well established Coliseum Central area
- Surrounded by numerous retailers and solid residential neighborhoods

Also included:

- Aerial Maps
- Location Map
- Floor Plans

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



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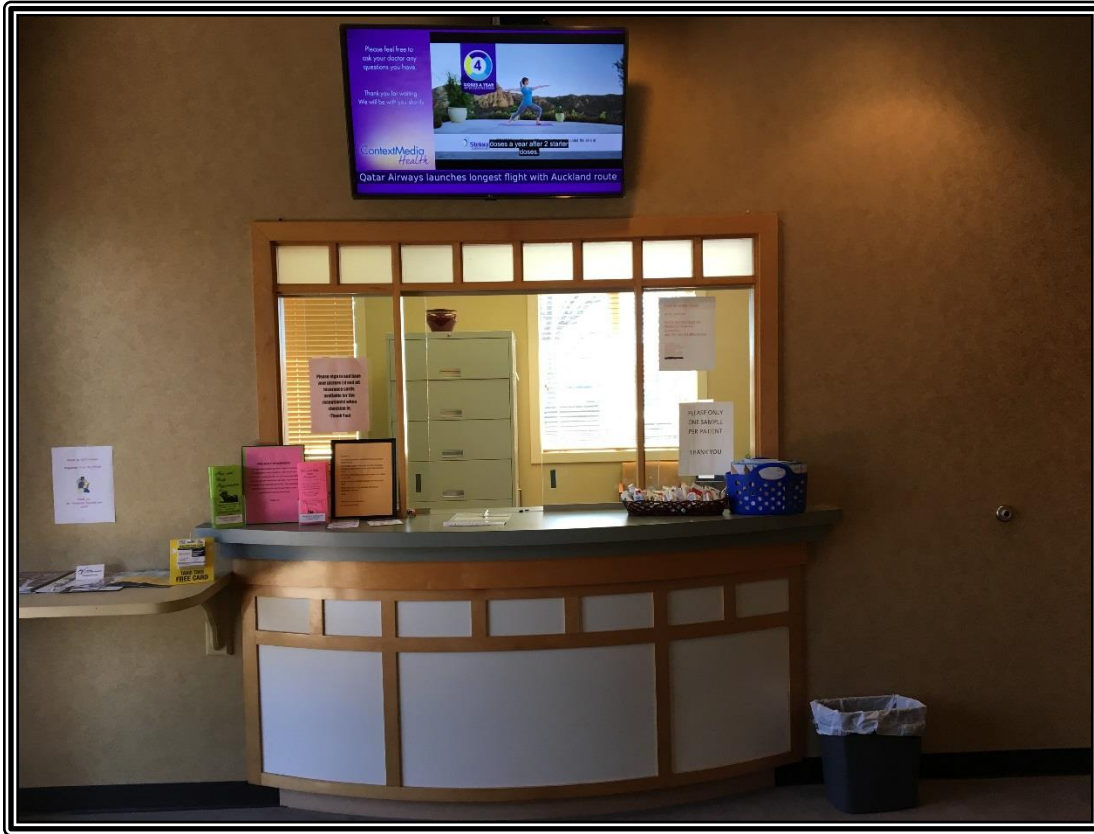
2240 Coliseum Drive, Hampton, Virginia



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Commercial Real Estate, LLC

Suite D Reception Area

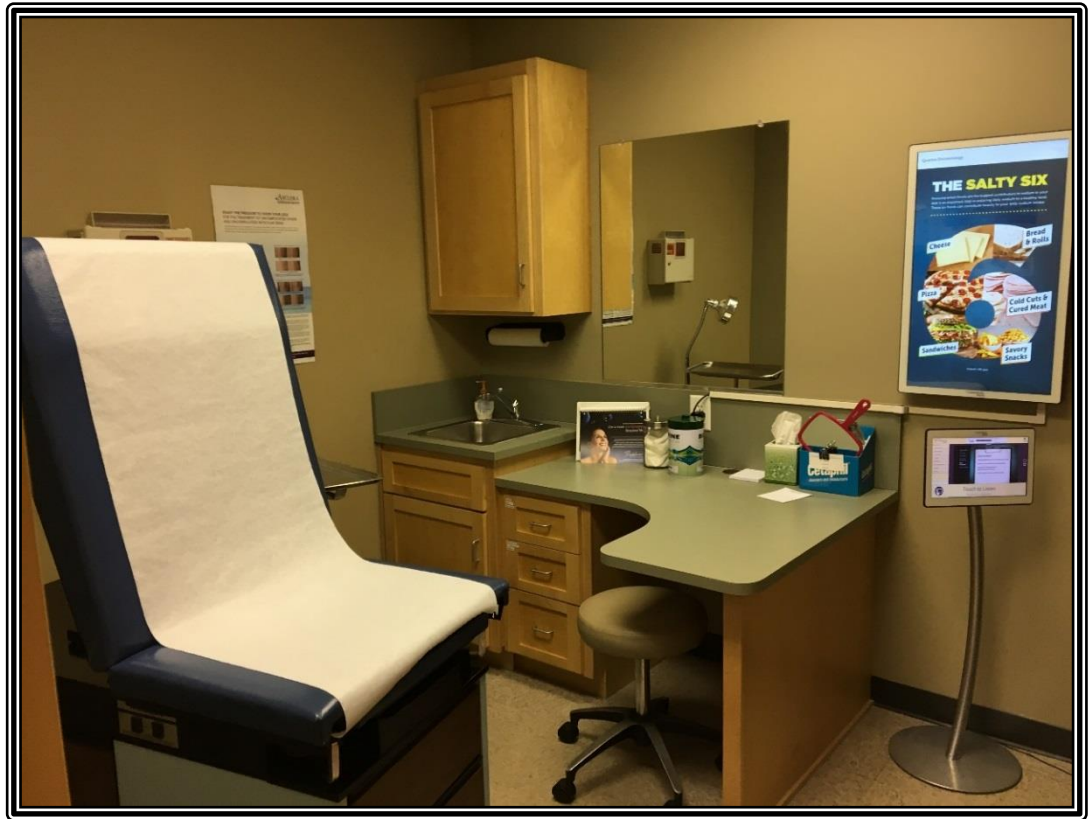


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Suite D

Exam
Room



Lab

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Suite D



Break Room

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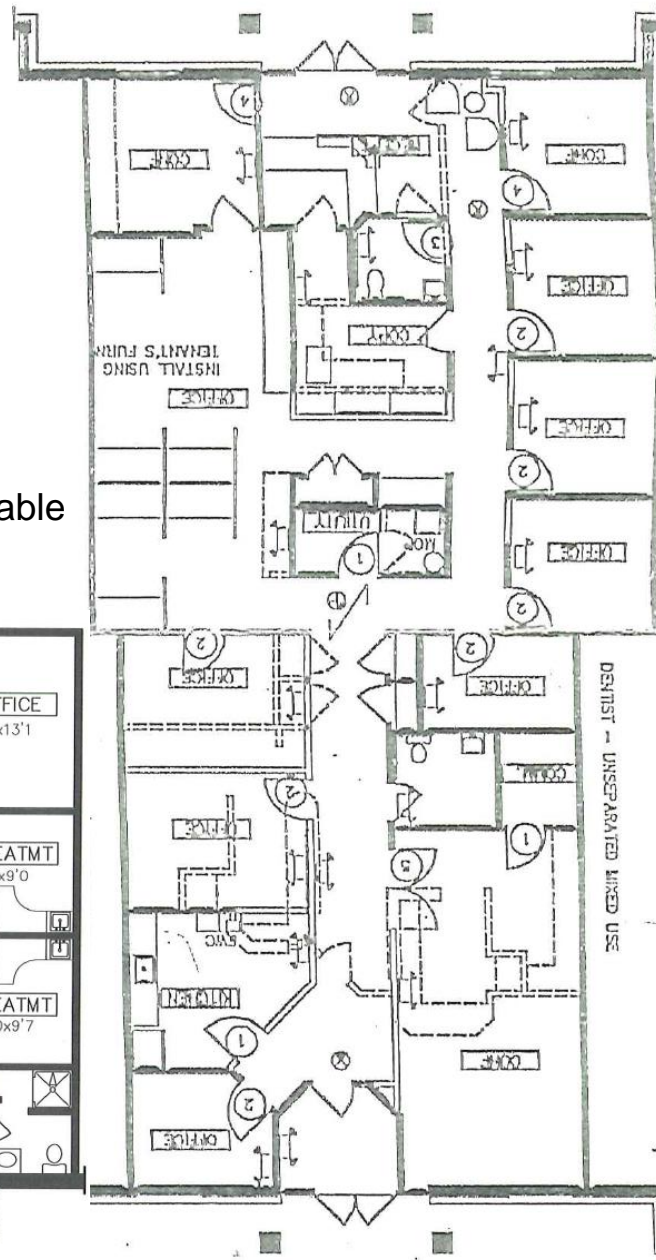
Campana Waltz
Commercial Real Estate, LLC

Both Suites are contiguous

Suite D: 2,295 SF available immediately

Suite B: 2,973 SF available September 1, 2019

Total: 5,268 square feet of contiguous space available as of September 1, 2019



Suite D
2,295 SF

Suite B
2,973 SF

Drawing not to scale.
For illustration purposes only.

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**2240 Coliseum Drive, Suite B
Hampton, Virginia**

Reception Area

Waiting Room

3 Private Offices

5 Exam Rooms

2 Handicap Restrooms

Lab Area / Work Room with cabinetry

Break Room

1 Conference Room

1 Storage Closet

1 Utility Room

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**2240 Coliseum Drive, Suite D
Hampton, Virginia**

Reception Area

Waiting Room

4 Private Offices

4 Treatment Rooms

3 Handicap Restrooms

Lab Area / Work Room with cabinetry

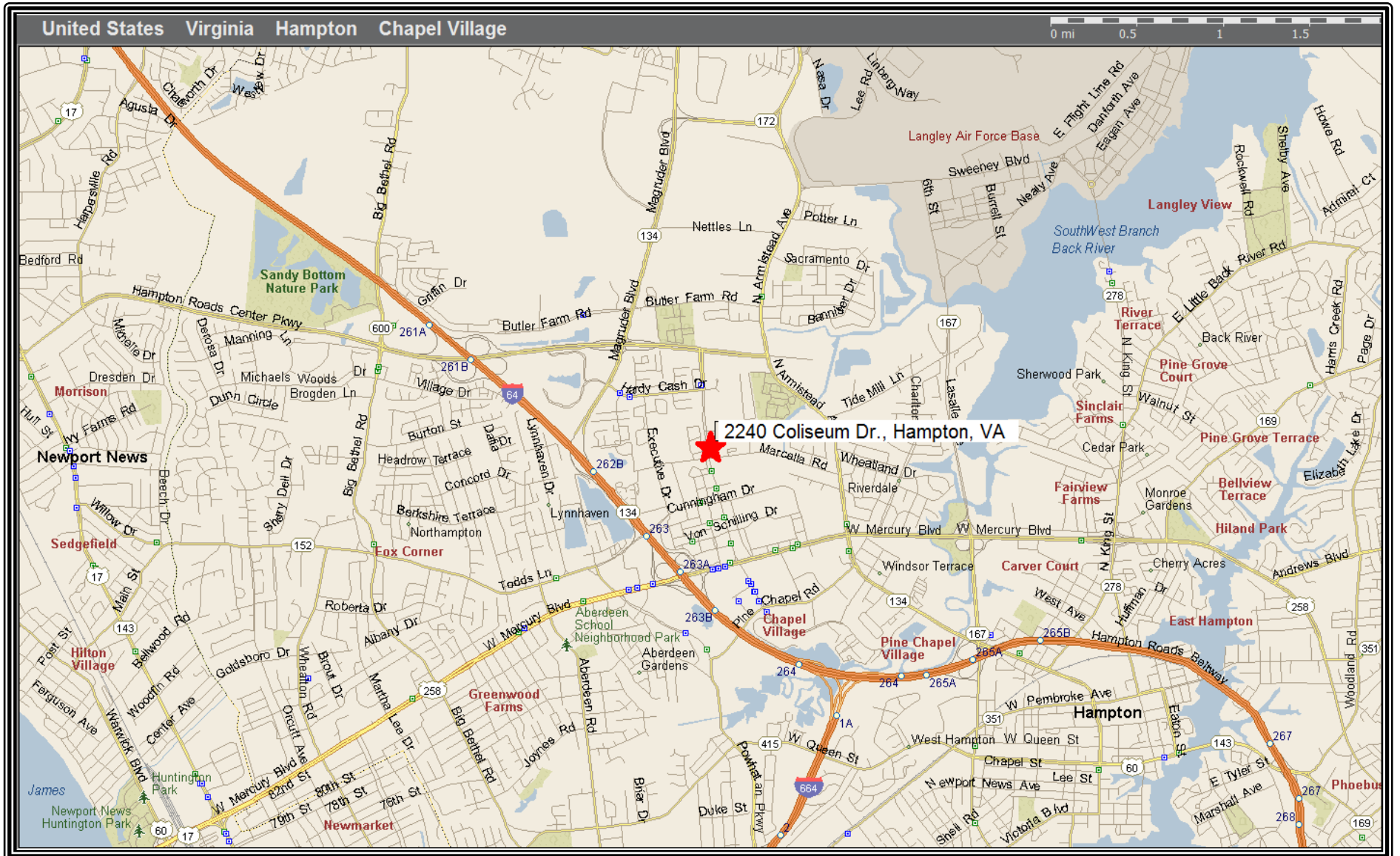
Break Room

1 Storage Closet

Washer / Dryer Hookup

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2240 Coliseum Drive Hampton, Virginia



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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