

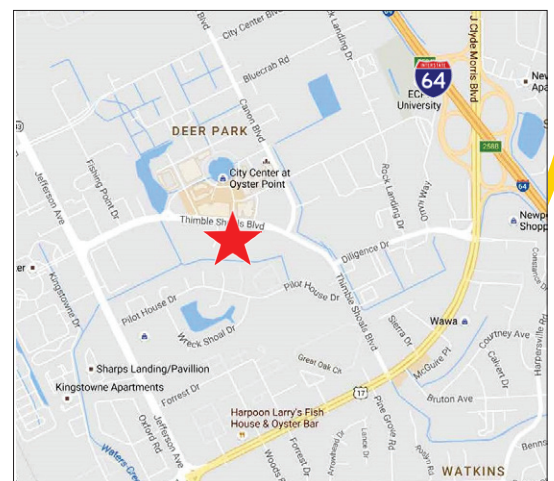
# FOR LEASE

## Oyster Point

720 Thimble Shoals Boulevard  
Newport News, Virginia 23606



- Available suites range from 3,684 square feet to 32,010 square feet
- Dock and grade level loading options available
- Located directly across the street from City Center
- Excellent access to two interstate interchanges
- \$13.00 per square foot for office space and \$6.50 per square foot for warehouse space



**CONTACT:**

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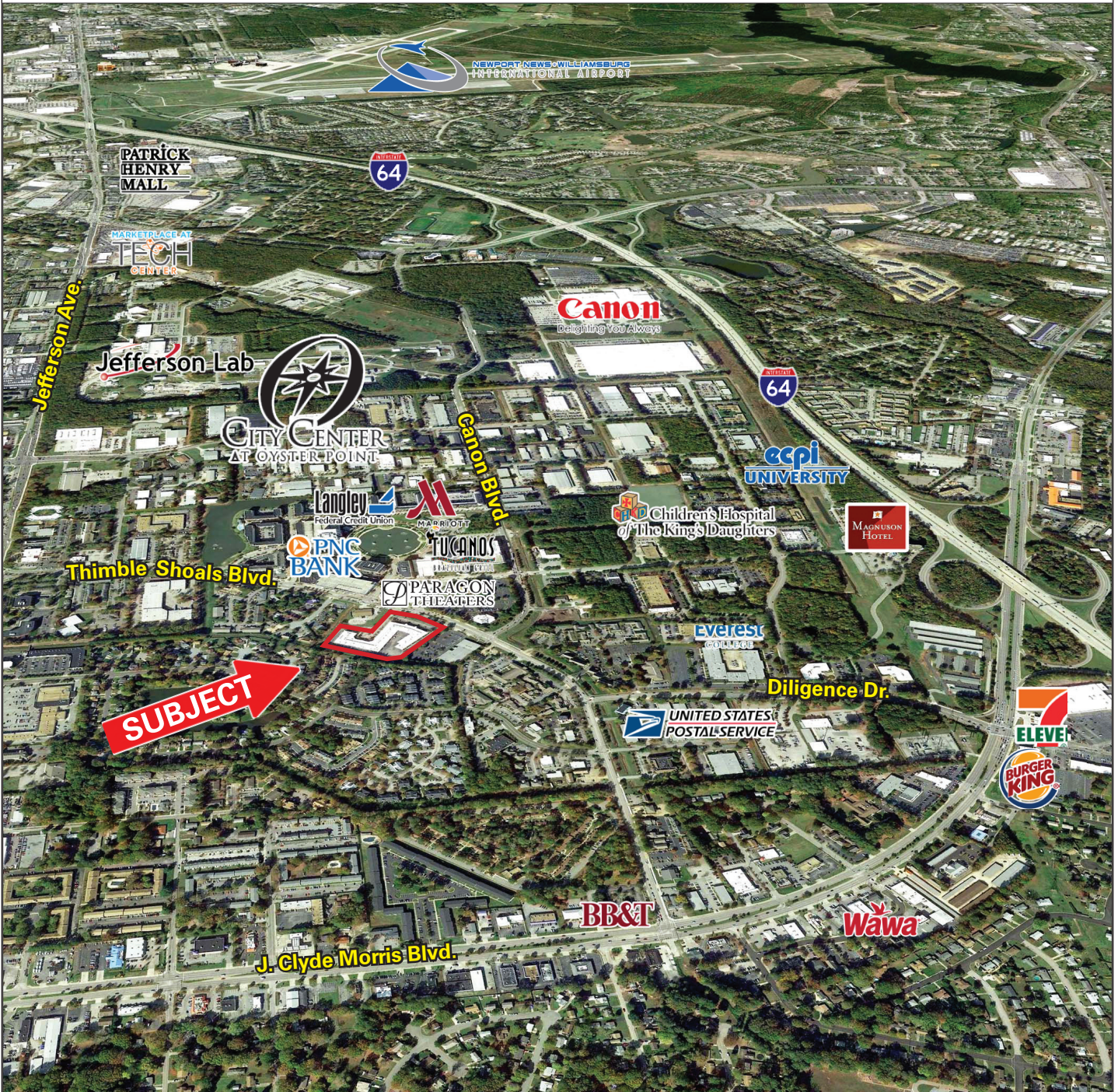
**MATT LEFFLER, CCIM**  
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INTEGRITY, STRENGTH AND SERVICE, *Every Day for Over Half a Century.*

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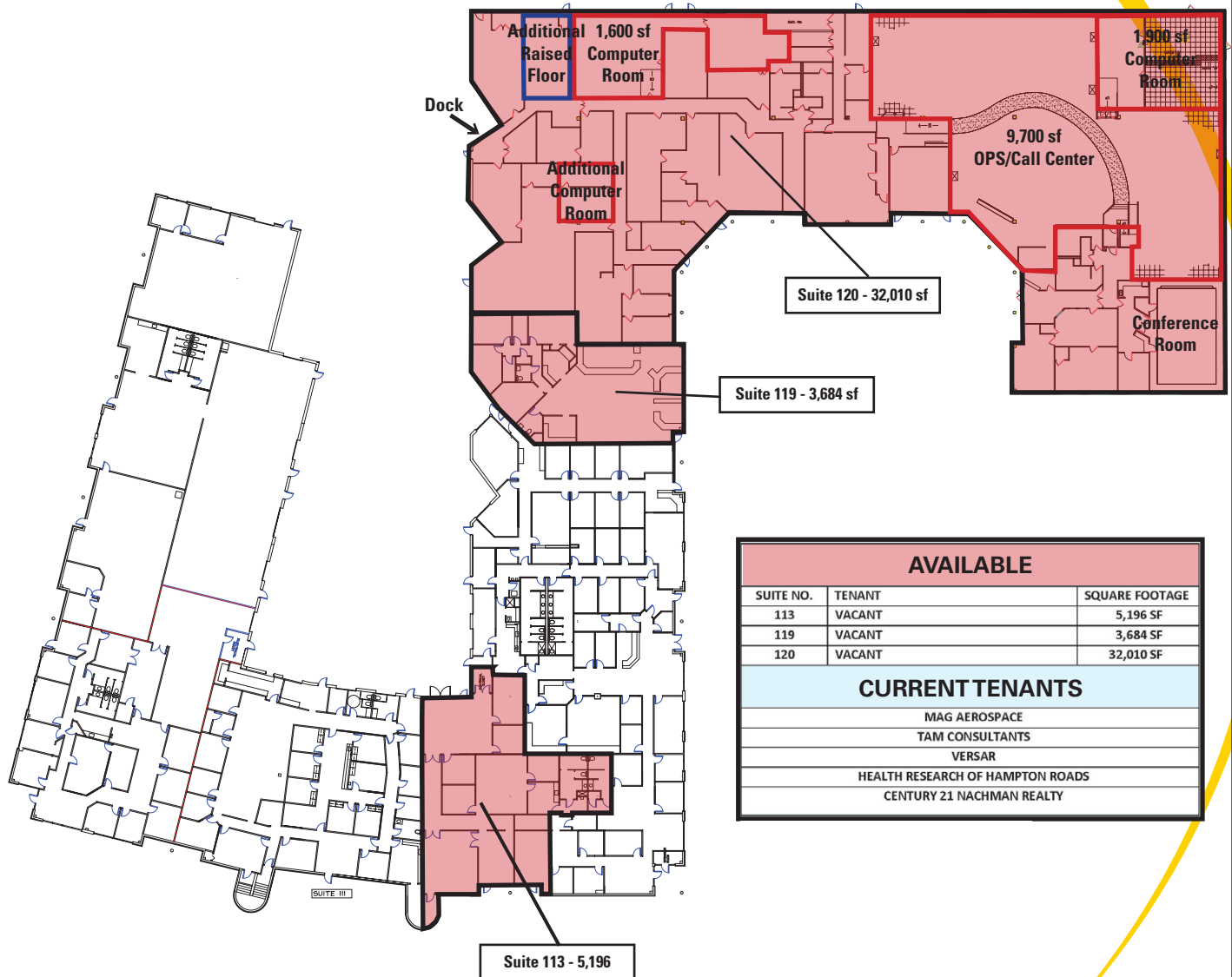
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*A Tradition of Forward Thinking*

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Newport News, Virginia 23606



AVAILABLE		
SUITE NO.	TENANT	SQUARE FOOTAGE
113	VACANT	5,196 SF
119	VACANT	3,684 SF
120	VACANT	32,010 SF

CURRENT TENANTS	
MAG AEROSPACE	
TAM CONSULTANTS	
VERSAR	
HEALTH RESEARCH OF HAMPTON ROADS	
CENTURY 21 NACHMAN REALTY	

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Newport News, Virginia 23606

### Features of Each Available Suite:

#### Suite 119:

- Office or office/warehouse space
- Can be expanded into Suite 120 to provide dock level access

#### Suite 120:

- 32,010 s.f. office/data center/warehouse space
- 9,700 s.f. SCIF-capable OPS/Call center area with raised floor and computer room HVAC
- 1,900 s.f. formerly SCIF rated computer room with raised floor and computer room HVAC
- 1,600 s.f. computer room with raised floor, computer room HVAC, UPS and transfer switch for generator. Advanced fire suppression system.
- Adjacent offices with raised floor for technicians/programmers. Formerly handled classified data.
- Additional area with filtered computer power. Formerly handled classified data.
- Data service by Verizon and Cox
- Blast blinds, curtains and film on most windows
- Spacious conference room
- Dock level access
- Can be subdivided

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