

432 MCLAWS CIRCLE
WILLIAMSBURG, VIRGINIA



THALHIMER
INDEPENDENTLY OWNED AND OPERATED

INVESTMENT SALE

BRANSCOME CORPORATE OFFICE



PROPERTY FEATURES

- 15,000 sf two-story Class A Office Building
- Built in 2013
- Upgraded finishes throughout the Premises
- Efficient and functional floor plan design conducive for the majority of office users
- Located in long established Busch Corporate Center
- Shadow anchors and developments include: Kingsmill Golf Resort and Spa; Riverside Doctors Hospital, In-Bev (Budweiser) Brewery, Busch Gardens, Water Country and the Marquis Mixed Use Development
- Just off I-64 at Exit 242

INVESTMENT FEATURES

OPPORTUNITY	Ideal for 1031 Exchange requirement
SALE PRICE	\$2,439,760
CURRENT NOI	\$182,982
CAP RATE	7.5%
LEASE EXPIRATION	February 28, 2023
CONTRACTUAL BASE RENT INCREASES	2% each year
BUILD-TO-SUIT TRANSACTION	Branscome's Corporate Office
SINGLE TENANT	Solid 7.5 years remaining on 10 year lease
LEASE TYPE	Modified Gross

For more information, please contact:

ANDY DALLAS, CCIM
First Vice President
(757) 873 3661
andy.dallas@thalhimer.com

CUSHMAN & WAKEFIELD | THALHIMER
Compass Pointe
One Compass Way, Suite 100
Newport News, VA 23606
www.thalhimer.com

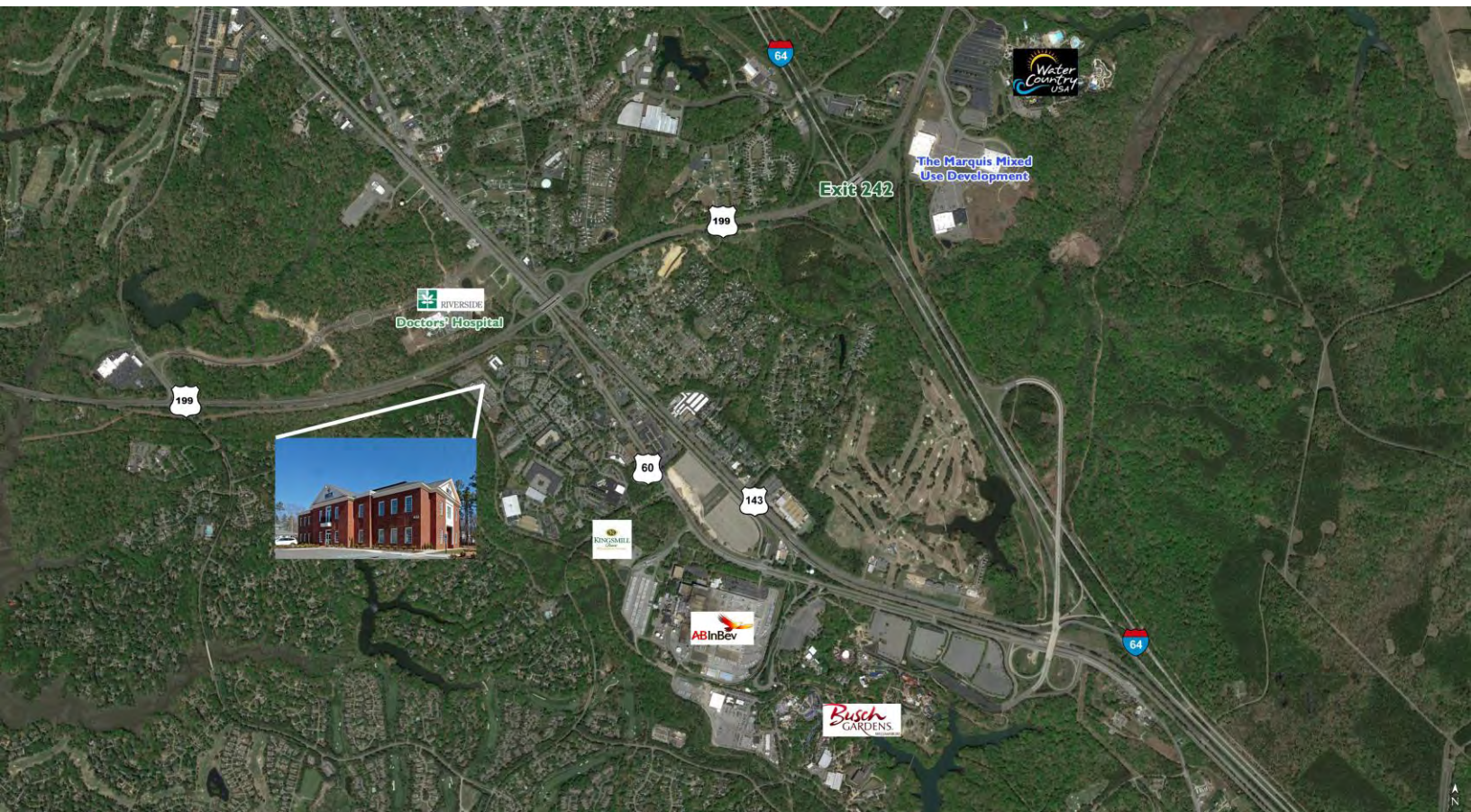
Although the information contained herein was provided by sources believed to be reliable, Thalhimer makes no representation, expressed or implied, as to its accuracy and said information is subject to errors, omissions or changes.

432 MCLAWS CIRCLE

Investment Sale

THE TENANT

- Branscome, Incorporation, a Virginia Corporation
- Founded 1956
- One of the largest heavy highway and general contracting companies in the Mid-Atlantic region
- Owns and operates: 10 asphalt plants, 5 concrete plants and 5 borrow sand and gravel operations, as well as stone facilities accessible by rail or deep water
- Projects and customers include: VDOT construction, port development, and other Commonwealth of Virginia infrastructure projects. Also large civic projects such as residential sub-divisions, retail malls and distribution facilities.



For more information, please contact:

ANDY DALLAS, CCIM
First Vice President
(757) 873 3661
andy.dallas@thalhimer.com

CUSHMAN & WAKEFIELD | THALHIMER
Compass Pointe
One Compass Way, Suite 100
Newport News, VA 23606
www.thalhimer.com

432 MCLAWS CIRCLE

Investment Sale

Second Floor



For more information, please contact:

ANDY DALLAS, CCIM
First Vice President
(757) 873 3661
andy.dallas@thalhimer.com

CUSHMAN & WAKEFIELD | THALHIMER
Compass Pointe
One Compass Way, Suite 100
Newport News, VA 23606
www.thalhimer.com