



Property Features

- Class A second floor office condominium
- Approximately 7,400 rsf
- Built in 2012
- Efficient floor plan with upgraded finishes throughout
- 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	\$1,343,937
Current NOI	\$102,613.32
Cap Rate	7.64%
Lease Expiration	December 31, 2021
Contractual Base Rent Increases	3% each year
Build-To-Suit Transaction	Leebcor's Corporate Office
Single Tenant	6.5 years remaining on 10 year lease
Lease Type	Modified Gross

The Leebcor asset is being offered subject to existing fixed-rate financing which may either be assumed or prepaid at variable yield maintenance cost.

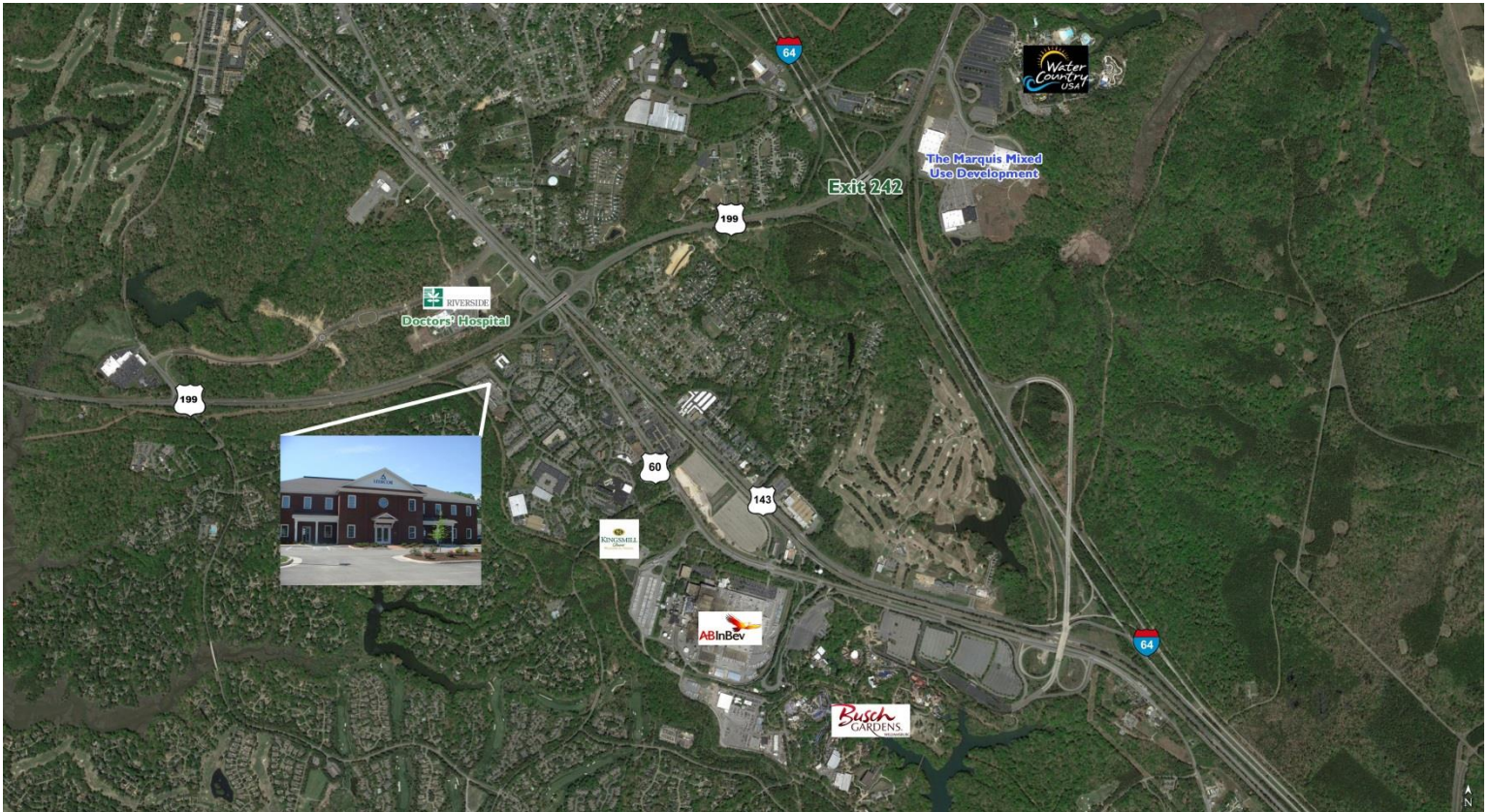
For more information, contact:

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The Tenant

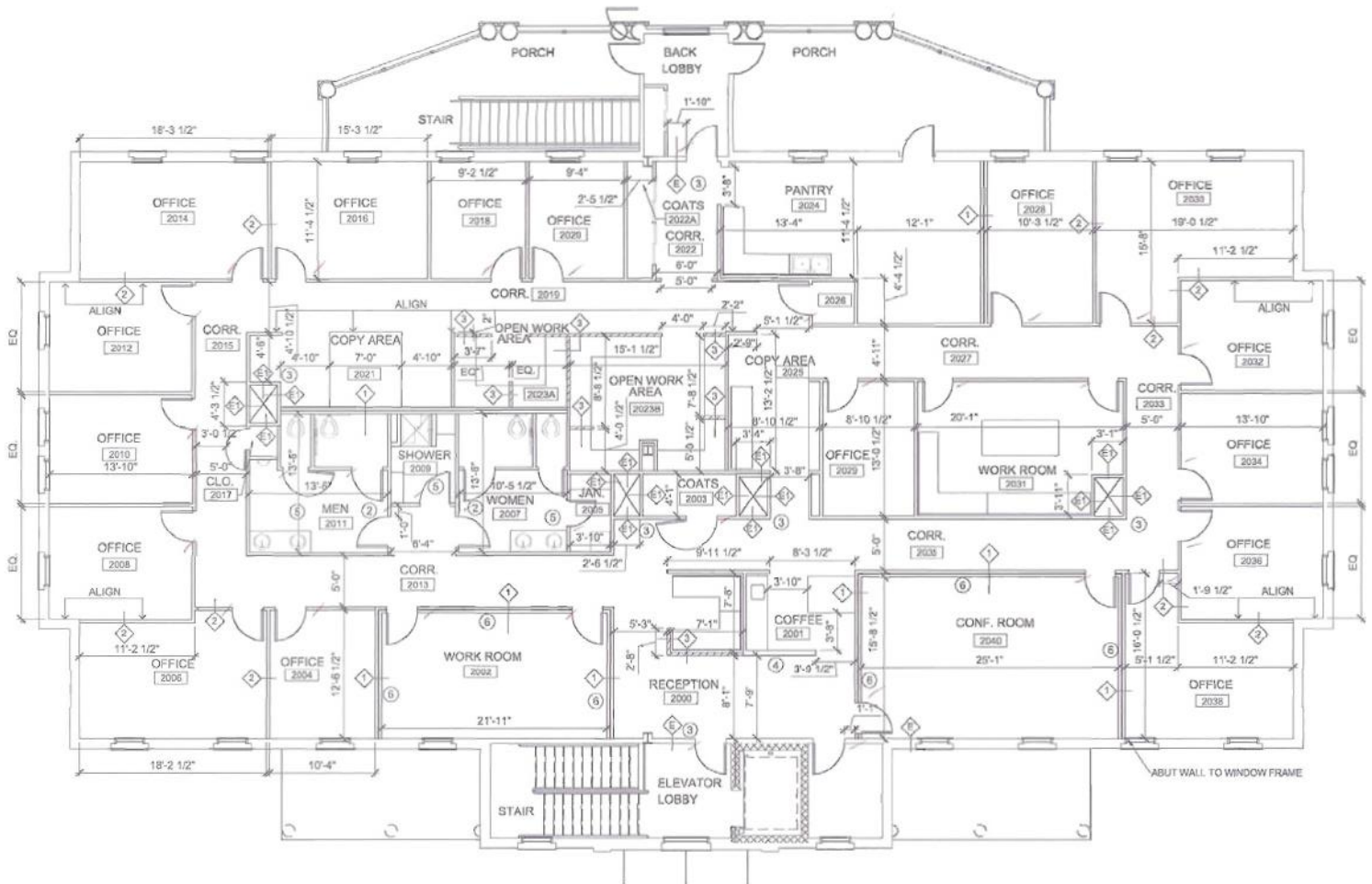
- Leebcor Services, LLC was founded in 2008
- A full service General Contractor and Design-Build firm headquartered in Williamsburg, Virginia
- A Service-Disabled Veteran-Owned Small Business
- An emerging leader in the Federal Design Build construction marketplace
- Leebcor Services has since been awarded over \$1 billion in Multiple Award Task Order Contracts (MATOCs) and Multiple Award Construction Contracts (MACCs) since their inception



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430 McLaws Circle
2nd Floor Plan
Approx. 7,400 SF

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