

For Lease

705 Mobjack Place
Newport News, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Travis Waltz

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

757.327.0333

Travis@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.

FOR LEASE
705 Mobjack Place, Suite B
Newport News, Virginia

Location: 705 Mobjack Place, Suite B, Newport News

Description: Well situated Office Condo sporting 1,500 Square Feet in the heart of Oyster Point Park, a Central Hub for professional offices. Located directly across the street from City Center.

Lease: \$1,600/Month includes CAM Fees. Tenant pays for their Utilities.

Zoning: C-4 Oyster Point Business. Multiple allowable uses by right.

General Information:

- Great opportunity to be in a prominent office park.
- Well established area
- Surrounded by numerous retailers and other professional offices

Also included:

- Aerial Maps
- Location Map
- Site Plan
- Floor Plan
- List of uses which are allowed by right

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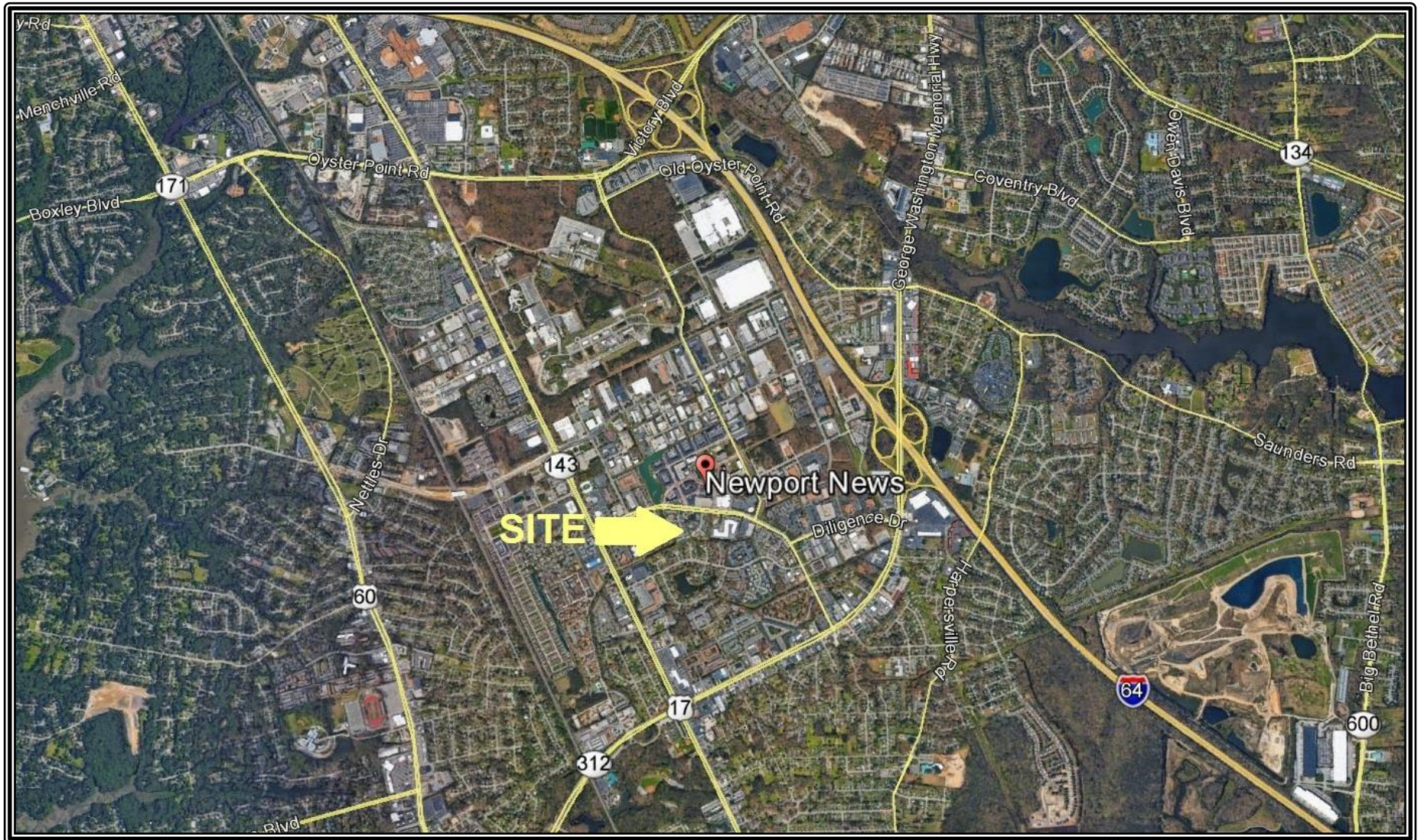


Suite B is outlined in red
The highlighted area is for illustration purposes only

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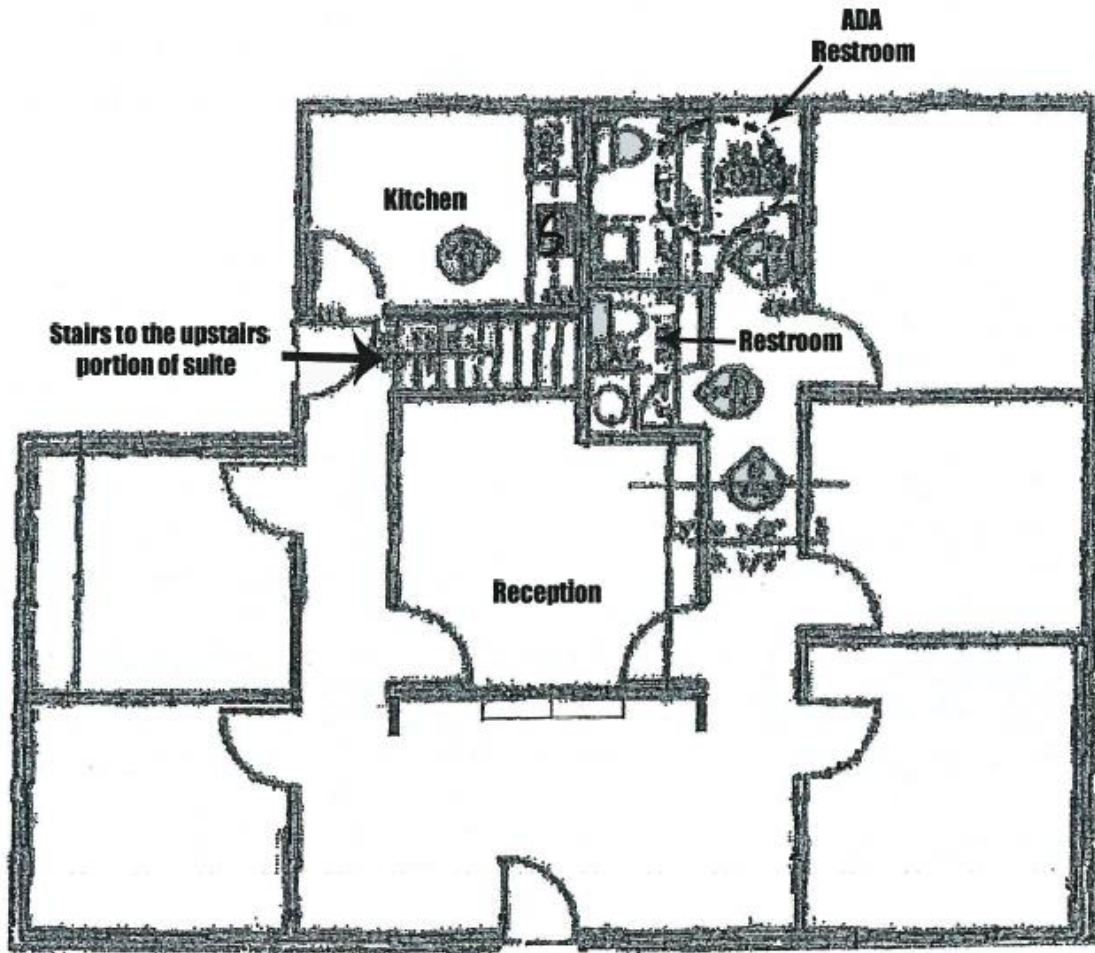
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For Lease
705 Mobjack Place, Suite B
Newport News, Virginia



First Floor

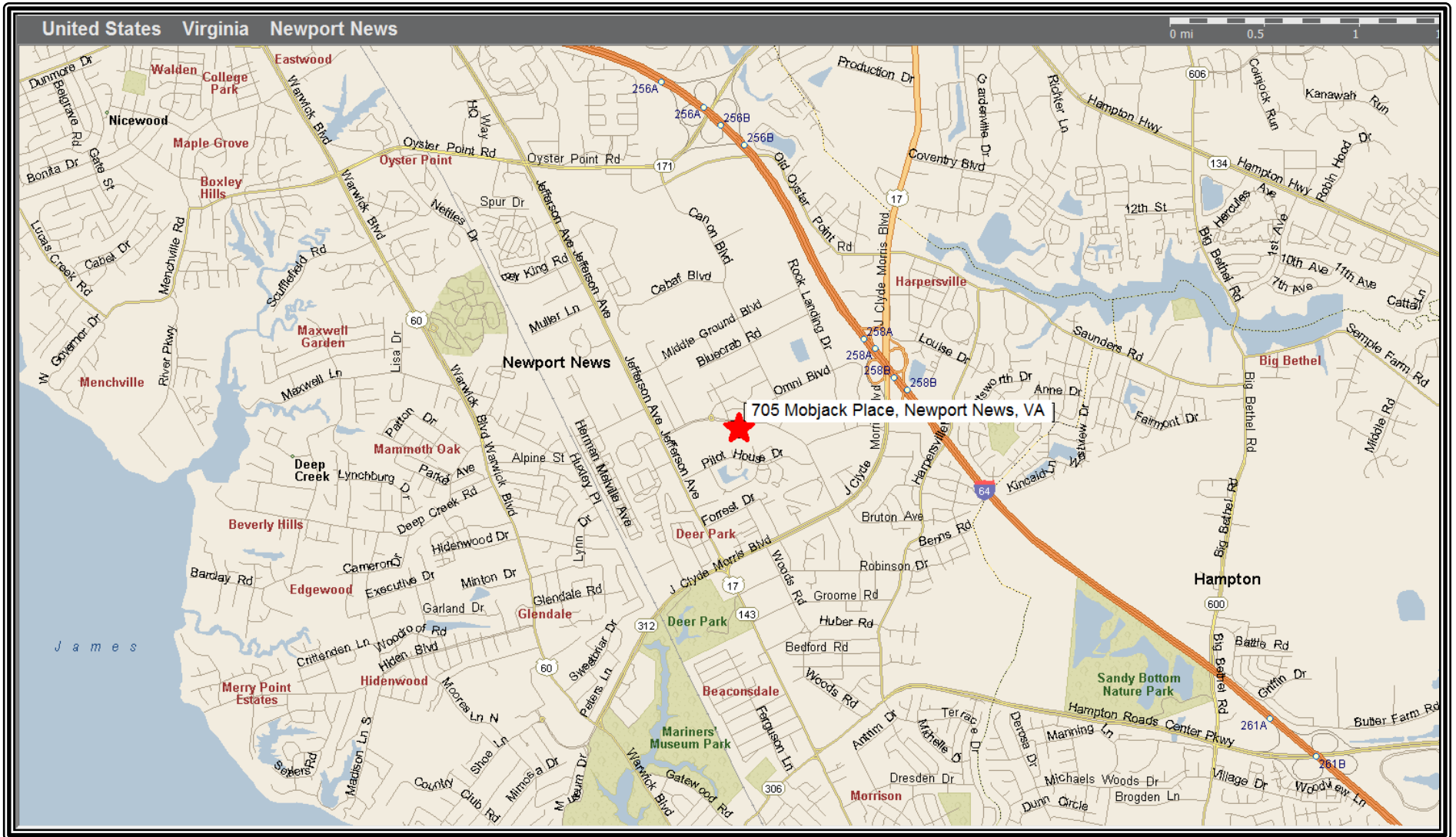


Second Floor

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Demographic and Income Profile

705 Mobjack Pl, Newport News, Virginia, 23606
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.08396
Longitude: -76.47336

Summary	Census 2010	2016	2021			
Population	7,616	7,937	8,206			
Households	3,684	3,804	3,921			
Families	1,721	1,760	1,805			
Average Household Size	2.06	2.08	2.09			
Owner Occupied Housing Units	854	845	875			
Renter Occupied Housing Units	2,830	2,958	3,046			
Median Age	29.8	31.2	31.6			
Trends: 2016 - 2021 Annual Rate	Area	State	National			
Population	0.67%	0.97%	0.84%			
Households	0.61%	0.93%	0.79%			
Families	0.51%	0.86%	0.72%			
Owner HHs	0.70%	0.89%	0.73%			
Median Household Income	-1.27%	2.35%	1.86%			
Households by Income	2016		2021			
	Number	Percent	Number	Percent		
<\$15,000	565	14.9%	664	16.9%		
\$15,000 - \$24,999	442	11.6%	447	11.4%		
\$25,000 - \$34,999	505	13.3%	444	11.3%		
\$35,000 - \$49,999	647	17.0%	917	23.4%		
\$50,000 - \$74,999	767	20.2%	508	13.0%		
\$75,000 - \$99,999	403	10.6%	421	10.7%		
\$100,000 - \$149,999	301	7.9%	307	7.8%		
\$150,000 - \$199,999	77	2.0%	104	2.7%		
\$200,000+	97	2.5%	109	2.8%		
Median Household Income	\$42,774		\$40,129			
Average Household Income	\$55,467		\$56,416			
Per Capita Income	\$26,316		\$26,651			
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	569	7.5%	556	7.0%	582	7.1%
5 - 9	356	4.7%	406	5.1%	432	5.3%
10 - 14	288	3.8%	327	4.1%	356	4.3%
15 - 19	342	4.5%	340	4.3%	388	4.7%
20 - 24	1,141	15.0%	947	11.9%	947	11.5%
25 - 34	1,850	24.3%	2,034	25.6%	1,996	24.3%
35 - 44	881	11.6%	1,004	12.6%	1,134	13.8%
45 - 54	855	11.2%	843	10.6%	766	9.3%
55 - 64	615	8.1%	656	8.3%	756	9.2%
65 - 74	356	4.7%	461	5.8%	481	5.9%
75 - 84	234	3.1%	246	3.1%	245	3.0%
85+	130	1.7%	118	1.5%	121	1.5%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,894	51.1%	3,984	50.2%	4,031	49.1%
Black Alone	2,422	31.8%	2,419	30.5%	2,418	29.5%
American Indian Alone	24	0.3%	25	0.3%	26	0.3%
Asian Alone	278	3.7%	361	4.5%	432	5.3%
Pacific Islander Alone	12	0.2%	14	0.2%	16	0.2%
Some Other Race Alone	659	8.7%	763	9.6%	866	10.6%
Two or More Races	327	4.3%	370	4.7%	418	5.1%
Hispanic Origin (Any Race)	1,117	14.7%	1,339	16.9%	1,576	19.2%

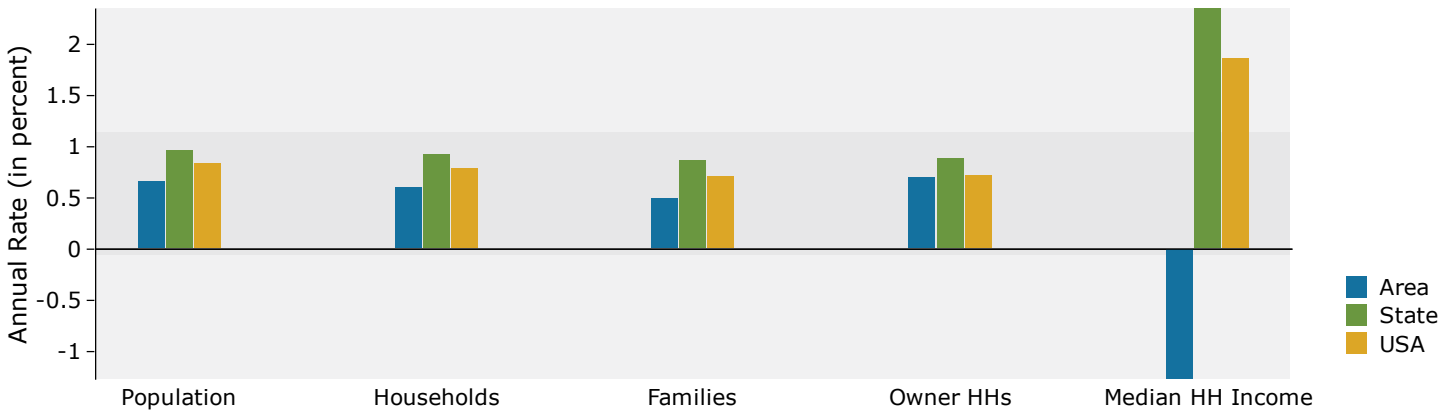
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

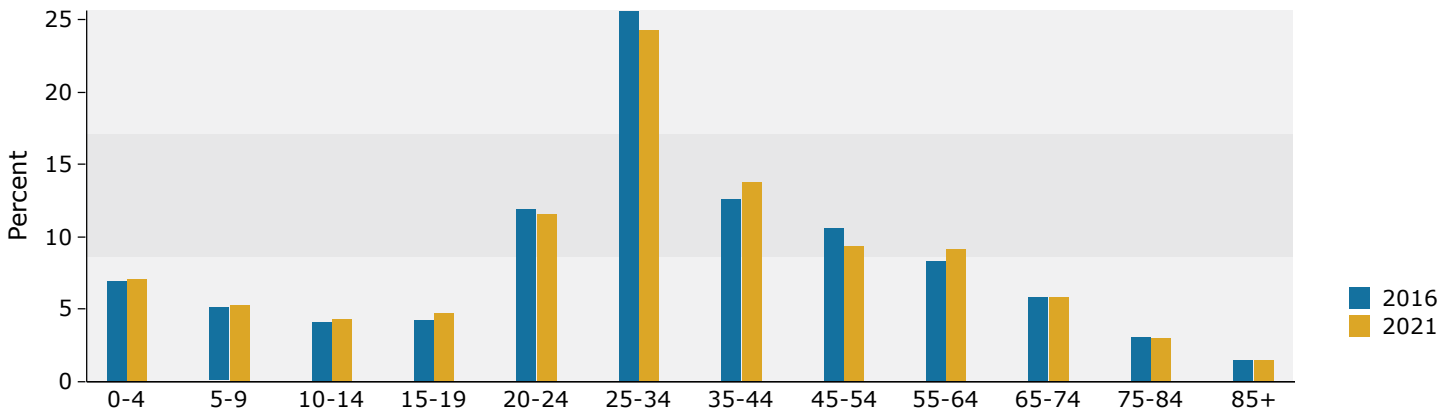
705 Mobjack Pl, Newport News, Virginia, 23606
Drive Time: 5 minute radius

Prepared by Janice Lewis, CCIM
Latitude: 37.08396
Longitude: -76.47336

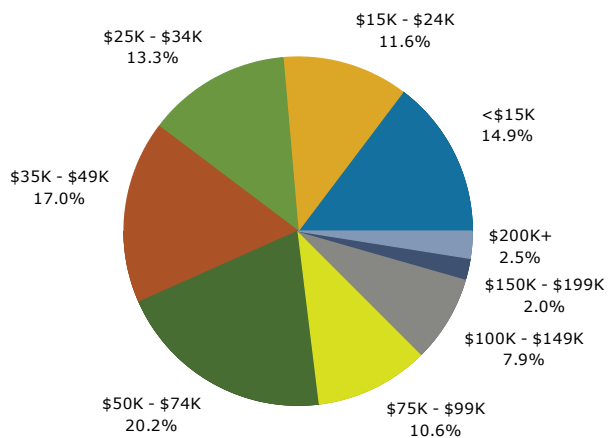
Trends 2016-2021



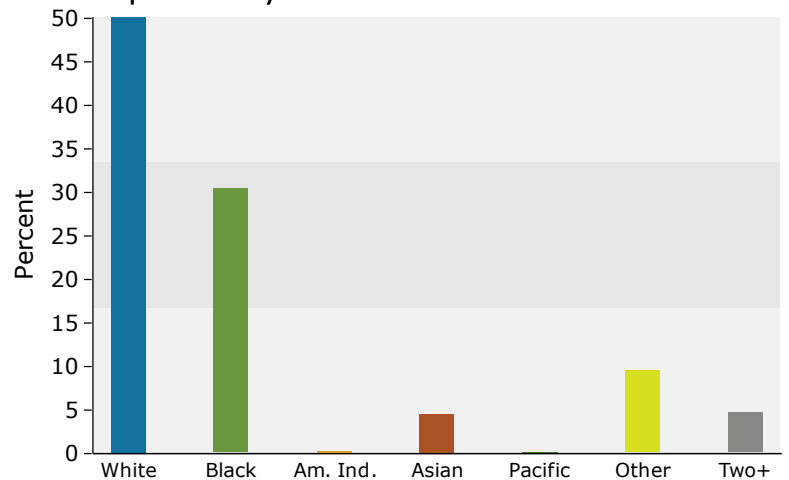
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 16.9%

Demographic and Income Profile

705 Mobjack Pl, Newport News, Virginia, 23606
Drive Time: 10 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.08396
Longitude: -76.47336

Summary	Census 2010	2016	2021			
Population	68,039	70,722	72,685			
Households	27,393	28,202	28,942			
Families	16,853	17,194	17,550			
Average Household Size	2.37	2.39	2.39			
Owner Occupied Housing Units	14,630	14,551	14,829			
Renter Occupied Housing Units	12,763	13,651	14,113			
Median Age	33.0	34.0	34.9			
Trends: 2016 - 2021 Annual Rate	Area	State	National			
Population	0.55%	0.97%	0.84%			
Households	0.52%	0.93%	0.79%			
Families	0.41%	0.86%	0.72%			
Owner HHs	0.38%	0.89%	0.73%			
Median Household Income	-1.04%	2.35%	1.86%			
Households by Income	2016		2021			
	Number	Percent	Number	Percent		
<\$15,000	2,852	10.1%	3,332	11.5%		
\$15,000 - \$24,999	2,404	8.5%	2,423	8.4%		
\$25,000 - \$34,999	2,712	9.6%	2,417	8.4%		
\$35,000 - \$49,999	4,217	15.0%	5,692	19.7%		
\$50,000 - \$74,999	6,083	21.6%	3,873	13.4%		
\$75,000 - \$99,999	3,792	13.4%	4,130	14.3%		
\$100,000 - \$149,999	3,815	13.5%	4,252	14.7%		
\$150,000 - \$199,999	1,412	5.0%	1,748	6.0%		
\$200,000+	916	3.2%	1,075	3.7%		
Median Household Income	\$55,712		\$52,886			
Average Household Income	\$70,384		\$74,156			
Per Capita Income	\$29,682		\$31,117			
Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,518	6.6%	4,328	6.1%	4,450	6.1%
5 - 9	4,072	6.0%	4,180	5.9%	4,117	5.7%
10 - 14	3,928	5.8%	4,013	5.7%	4,147	5.7%
15 - 19	5,300	7.8%	5,408	7.6%	5,437	7.5%
20 - 24	7,453	11.0%	6,770	9.6%	6,563	9.0%
25 - 34	10,570	15.5%	11,742	16.6%	11,728	16.1%
35 - 44	8,221	12.1%	8,480	12.0%	9,631	13.3%
45 - 54	9,814	14.4%	8,922	12.6%	7,972	11.0%
55 - 64	6,800	10.0%	7,969	11.3%	8,454	11.6%
65 - 74	3,862	5.7%	4,969	7.0%	5,798	8.0%
75 - 84	2,403	3.5%	2,686	3.8%	3,022	4.2%
85+	1,098	1.6%	1,255	1.8%	1,365	1.9%
Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	40,995	60.3%	41,872	59.2%	42,089	57.9%
Black Alone	19,504	28.7%	19,736	27.9%	19,965	27.5%
American Indian Alone	287	0.4%	306	0.4%	329	0.5%
Asian Alone	2,390	3.5%	3,003	4.2%	3,539	4.9%
Pacific Islander Alone	97	0.1%	130	0.2%	159	0.2%
Some Other Race Alone	1,959	2.9%	2,409	3.4%	2,855	3.9%
Two or More Races	2,807	4.1%	3,266	4.6%	3,748	5.2%
Hispanic Origin (Any Race)	4,927	7.2%	6,318	8.9%	7,768	10.7%

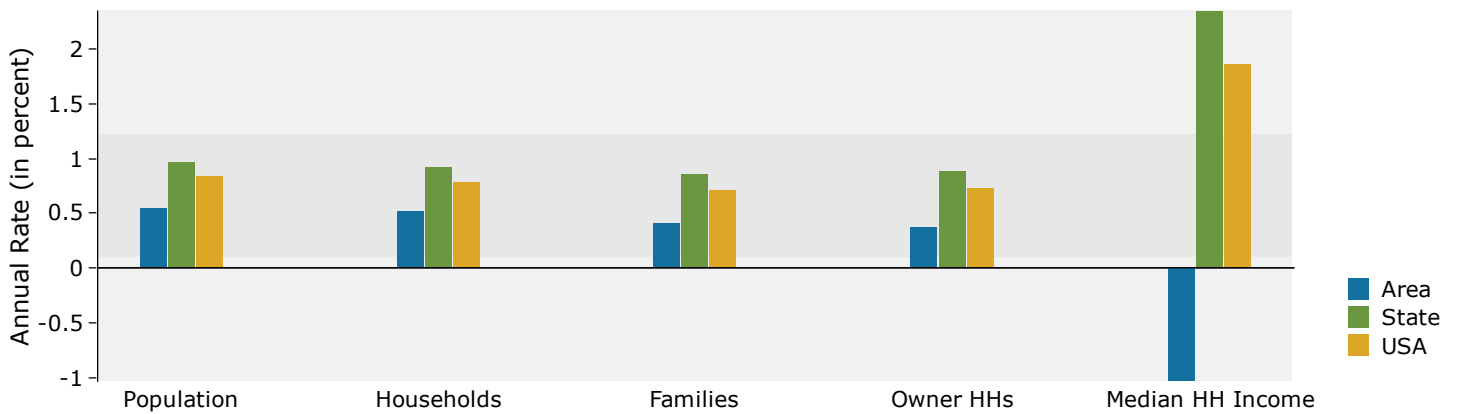
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

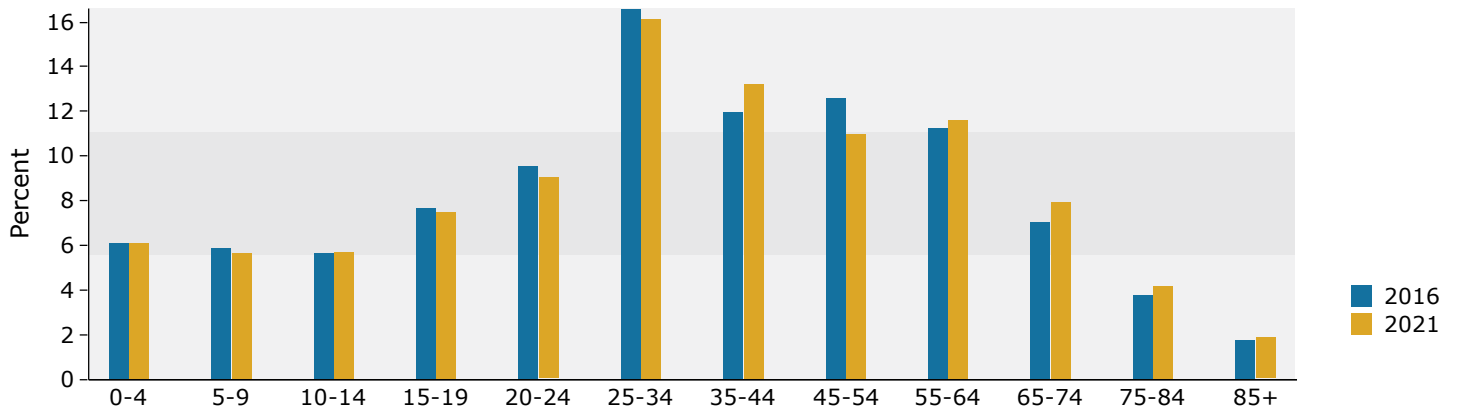
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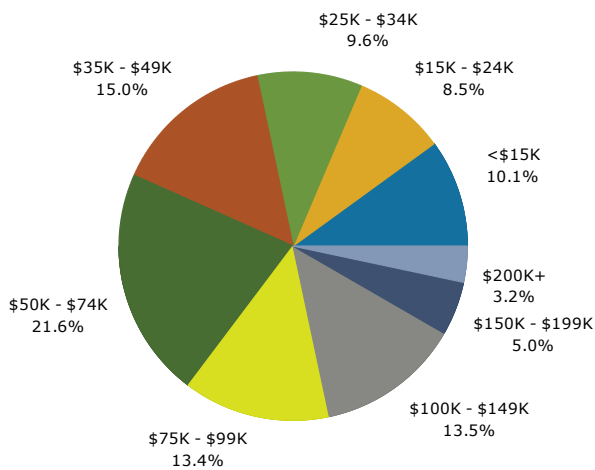
Trends 2016-2021



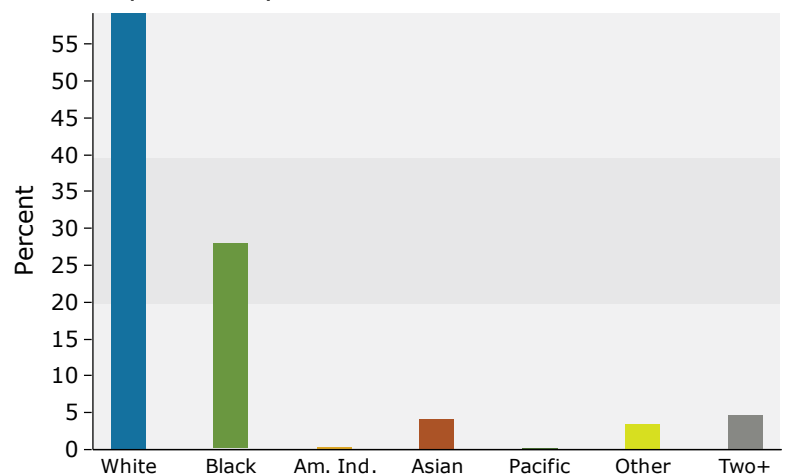
Population by Age



2016 Household Income



2016 Population by Race



2016 Percent Hispanic Origin: 8.9%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

Demographic and Income Profile

705 Mobjack Pl, Newport News, Virginia, 23606
Drive Time: 15 minute radius

Prepared by Janice Lewis, CCIM

Latitude: 37.08396
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Summary	Census 2010	2016	2021
Population	223,056	228,416	232,699
Households	90,670	92,457	94,066
Families	57,491	58,156	58,905
Average Household Size	2.41	2.41	2.42
Owner Occupied Housing Units	49,439	48,857	49,512
Renter Occupied Housing Units	41,231	43,601	44,554
Median Age	34.7	35.6	36.5
Trends: 2016 - 2021 Annual Rate	Area	State	National
Population	0.37%	0.97%	0.84%
Households	0.35%	0.93%	0.79%
Families	0.26%	0.86%	0.72%
Owner HHs	0.27%	0.89%	0.73%
Median Household Income	-1.25%	2.35%	1.86%

Households by Income	2016		2021	
	Number	Percent	Number	Percent
<\$15,000	9,498	10.3%	10,909	11.6%
\$15,000 - \$24,999	8,231	8.9%	8,086	8.6%
\$25,000 - \$34,999	9,879	10.7%	8,642	9.2%
\$35,000 - \$49,999	14,487	15.7%	19,019	20.2%
\$50,000 - \$74,999	18,845	20.4%	11,903	12.7%
\$75,000 - \$99,999	12,100	13.1%	13,473	14.3%
\$100,000 - \$149,999	12,186	13.2%	13,441	14.3%
\$150,000 - \$199,999	4,299	4.6%	5,205	5.5%
\$200,000+	2,931	3.2%	3,388	3.6%
Median Household Income	\$53,844		\$50,563	
Average Household Income	\$68,977		\$72,775	
Per Capita Income	\$28,595		\$30,080	

Population by Age	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,820	6.6%	14,187	6.2%	14,466	6.2%
5 - 9	14,166	6.4%	14,045	6.1%	13,703	5.9%
10 - 14	14,119	6.3%	13,830	6.1%	13,771	5.9%
15 - 19	16,163	7.2%	15,138	6.6%	14,794	6.4%
20 - 24	20,246	9.1%	18,474	8.1%	17,382	7.5%
25 - 34	32,770	14.7%	36,996	16.2%	37,415	16.1%
35 - 44	27,230	12.2%	27,208	11.9%	30,167	13.0%
45 - 54	33,754	15.1%	29,920	13.1%	26,298	11.3%
55 - 64	23,893	10.7%	27,739	12.1%	29,099	12.5%
65 - 74	13,911	6.2%	17,682	7.7%	20,760	8.9%
75 - 84	8,515	3.8%	9,189	4.0%	10,494	4.5%
85+	3,468	1.6%	4,010	1.8%	4,353	1.9%

Race and Ethnicity	Census 2010		2016		2021	
	Number	Percent	Number	Percent	Number	Percent
White Alone	113,751	51.0%	114,830	50.3%	114,762	49.3%
Black Alone	87,398	39.2%	87,164	38.2%	87,205	37.5%
American Indian Alone	978	0.4%	1,040	0.5%	1,102	0.5%
Asian Alone	7,105	3.2%	8,730	3.8%	10,150	4.4%
Pacific Islander Alone	292	0.1%	385	0.2%	463	0.2%
Some Other Race Alone	4,714	2.1%	5,915	2.6%	7,095	3.0%
Two or More Races	8,817	4.0%	10,353	4.5%	11,922	5.1%
Hispanic Origin (Any Race)	13,419	6.0%	17,513	7.7%	21,648	9.3%

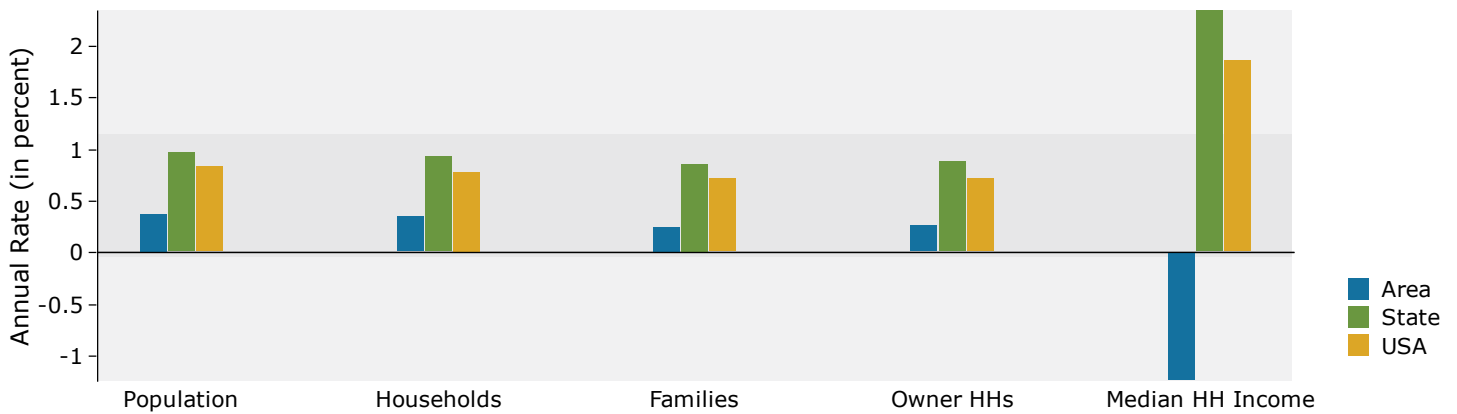
Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

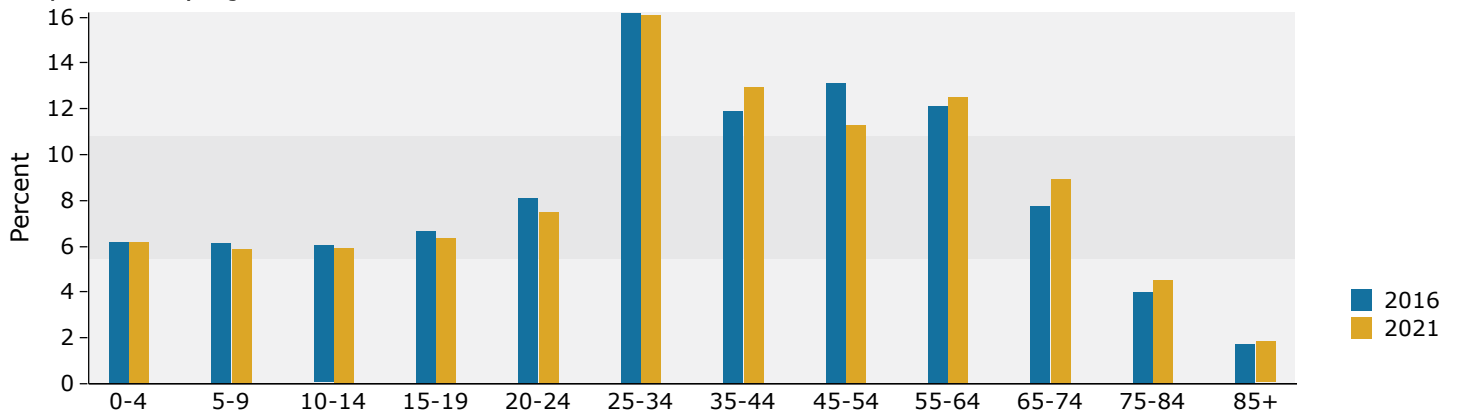
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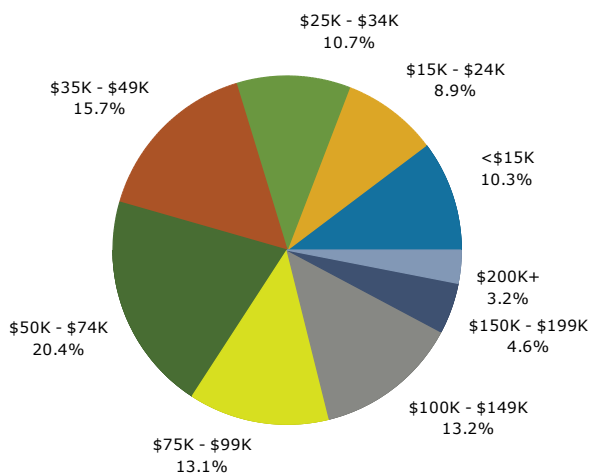
Trends 2016-2021



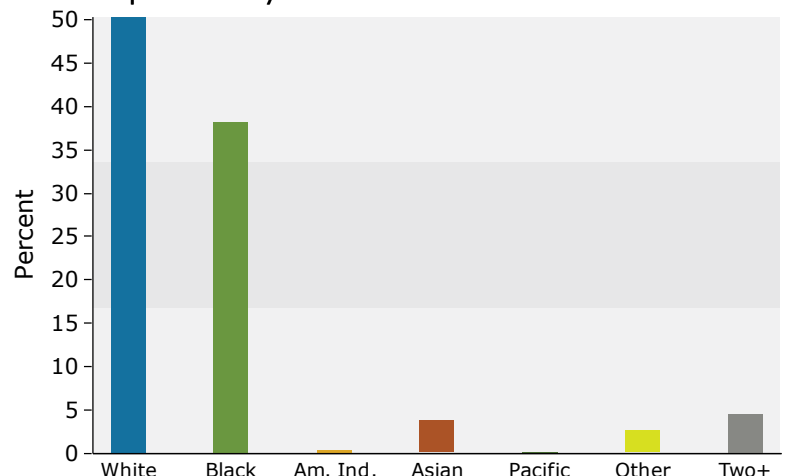
Population by Age



2016 Household Income



2016 Population by Race



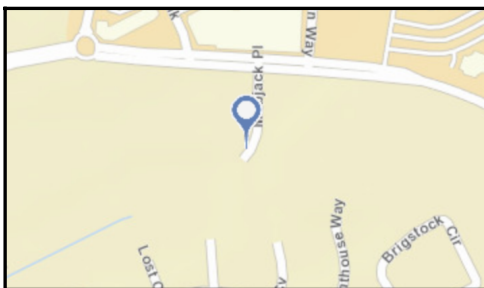
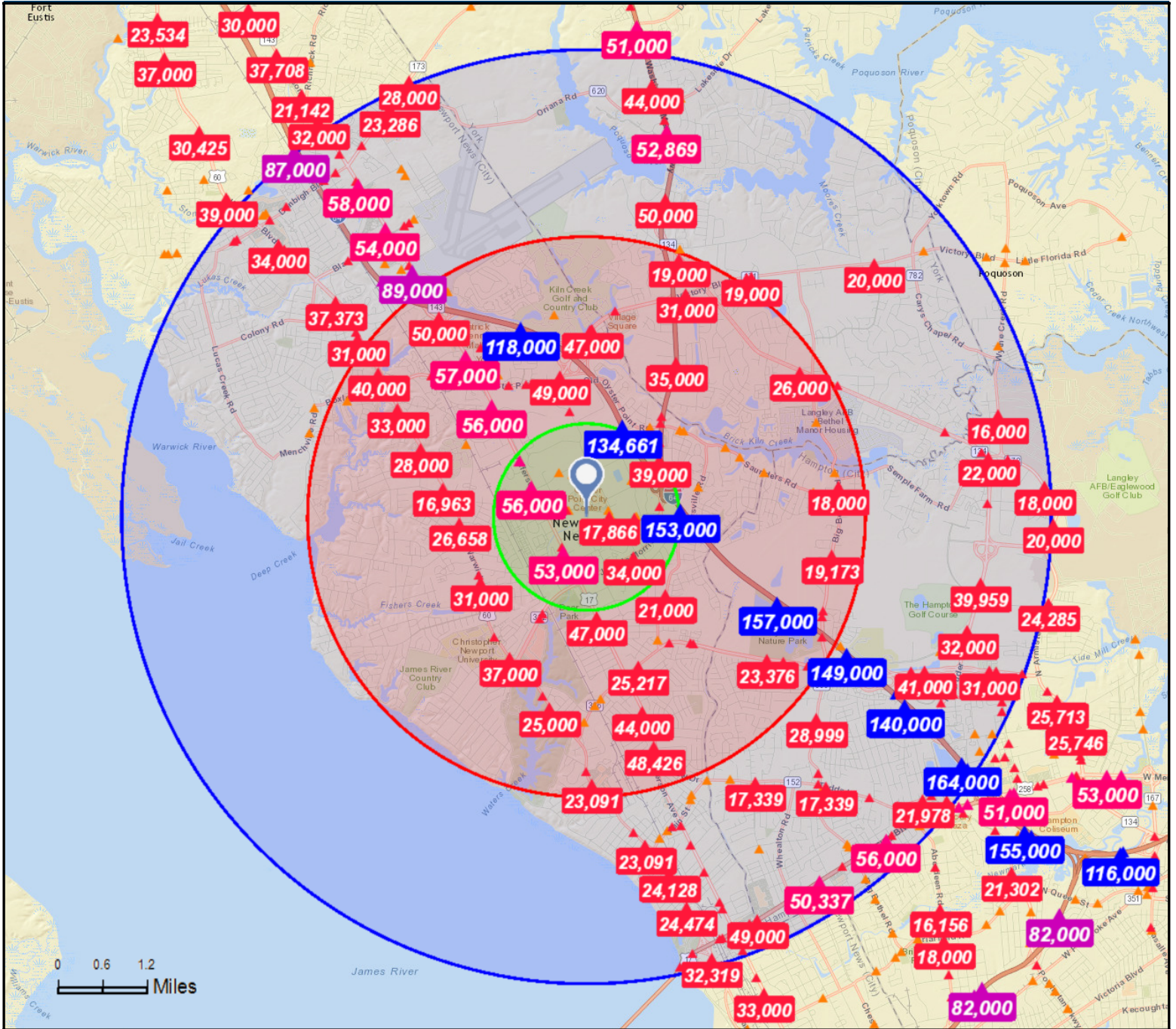
2016 Percent Hispanic Origin: 7.7%

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

Traffic Count Map

705 Mobjack Pl, Newport News, Virginia, 23606 2
 705 Mobjack Pl, Newport News, Virginia, 23606
 Rings: 1, 3, 5 mile radii

Prepared by Janice Lewis, CCIM
 Latitude: 37.08396
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- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2016 Kalibrate Technologies

August 16, 2016

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