



FOR LEASE

Retail Space Available

ACE Center

12492 Warwick Boulevard, Newport News, VA



757.209.2990

Vince A. Campana, III
Vince@cwcrew.net

Property Summary

Retail Space Available



Property Overview:

This offering consists of a stunning retail suite that was built out for a long standing Credit Union. The suite is located in between ACE Hardware and Pivot Physical Therapy and is front and center from the main ingress into the shopping center. There have been numerous improvements made to the space & the shopping center's parking area to provide patrons ease of entry off Warwick Boulevard.

Situated across the street from Todd Stadium and less than a mile from the Christopher Newport University campus it is ideal for a variety of retail and service-oriented businesses. A truly **Must See** location!

Suite Size

1,825 SF
Ample Parking Spaces

Lease Rate

\$2,500.00 / Month, NNN

Zoning

C-1 Retail Commercial

Tenants

ACE Hardware and Pivot Physical Therapy

General Information

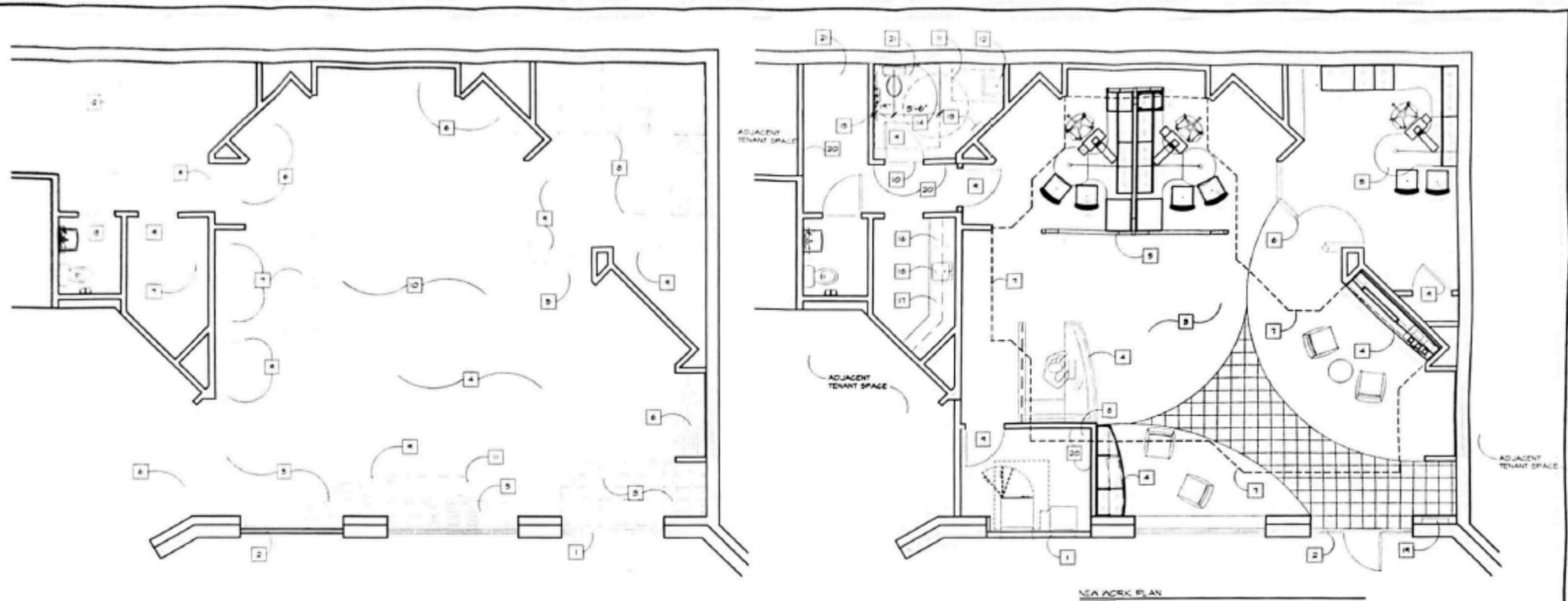
Located within Newport News City limits, near Christopher Newport University

Demographic Facts

	1 Mile	3 Miles	5 Miles
Population	15,353	70,641	151,322
Average HH Income	\$77,614	\$84,547	\$89,223
Daytime Population	13,254	65,891	139,112

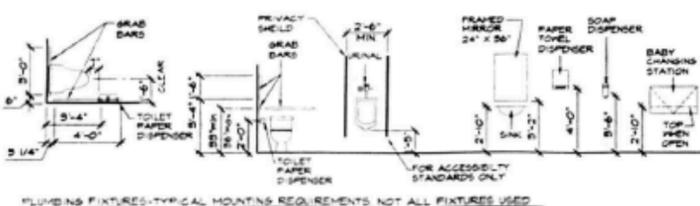
Floor Plan

12492 Warwick Boulevard, Newport News, VA



NEW WORK PLAN

- DEMO NOTES:**
- REMOVE EXISTING DOOR AND FRAMING. REMOVE EXISTING GRANITE BASE. PREPARE OPENING TO RECEIVE NEW ALUMINUM STOREFRONT ENTRANCE.
 - REMOVE EXISTING PANEL INFILL IN EXISTING HANDOUT OPENING. COORDINATE DEMO OF FRAMING WITH NEW BANK EQUIPMENT BY OWNER.
 - REMOVE EXISTING FLOOR TILE.
 - REMOVE EXISTING CARPET.
 - REMOVE EXISTING HARDWOOD FLOORING.
 - EXISTING HARDWOOD FLOORING TO REMAIN.
 - REMOVE EXISTING BULTON FURNISHINGS, COUNTERS AND/OR SHELVING.
 - REMOVE EXISTING DRESSING ROOM PARTITIONING DOORS AND ALL ASSOCIATED FIXTURES AND FURNISHINGS.
 - REMOVE EXISTING WALLS AND/OR DOORS TO EXISTING INDICATED SALVAGE ALL TRIM FOR REUSE AT NEW WALLS OR REPAIR OF DISTURBED AREAS AS REQUIRED.
 - EXISTING BULKHEAD AND TRIM TO REMAIN. EXISTING LIGHTING AT CEILING TO REMAIN. COORDINATE ANY LIGHTING REVISIONS DUE TO DEMO WORK WITH OWNER. SALVAGE ALL TRIM FOR REUSE AS REQUIRED.
 - SALVAGE EXISTING FIRE EXTINGUISHER CABINET FOR REUSE.
 - REMOVE EXISTING FLOOR SLAB AS REQUIRED FOR NEW SANITARY LINE. VERIFY LOCATION OF EXISTING SANITARY LINE. EXISTING TOILET TO REMAIN.



PLUMBING FIXTURES-TYPICAL MOUNTING REQUIREMENTS. NOT ALL FIXTURES USED.

- NEW WORK NOTES:**
- EXISTING GRANITE BASE TO REMAIN. COORDINATE NEW WALL WITH BANK EQUIPMENT PANEL DETAIL. SIMILAR TO EXISTING. COORDINATE CONFIGURATION WITH BANK EQUIPMENT.
 - NEW ALUMINUM STOREFRONT DOOR, Sidelites and TRANSOMS. PROVIDE LOW PROFILE ACCESSIBLE SILL.
 - NEW CARPET AND TILE FLOORS THROUGHOUT. FINAL SELECTIONS AND PATTERN LAYOUT TO BE DETERMINED BY OWNER.
 - SIGNATURE FURNITURE PIECES BY OWNER.
 - SYSTEMS FURNITURE BY OWNER.
 - SYSTEMS WALL BY OWNER.
 - EXISTING BULKHEAD AND TRIM TO REMAIN. EXISTING LIGHTING AT CEILING TO REMAIN. COORDINATE ANY LIGHTING REVISIONS DUE TO DEMO WORK WITH OWNER. SALVAGE ALL TRIM FOR REUSE AS REQUIRED.
 - SHelf AT TOP OF WALL TO MATCH BOTTOM OF EXISTING BULKHEAD.
 - NEW 2008 SOLID CORE FOOD DOOR IN HOLLOW METAL FRAME. FLUSH FOOD VENDOR SPECIES AND STAIN TO MATCH EXISTING PANELING. PROVIDE LEVER LATCHSETS. COORDINATE LOCK FUNCTION WITH OWNER.
 - ALUMINUM TRANSITION STRIP.
 - THINSET CERAMIC TILE FLOOR AND BASE AT TOILET ROOM. SELECTION BY OWNER.
 - WALL HAND ACCESSIBLE LAVATORY WITH PIPE INSULATION BELOW. PROVIDE HOOKUP ABOVE.
 - PAPER TOWEL DISPENSER BY OWNER.
 - STAINLESS STEEL GRAB BARS. SEE DETAIL FOR SIZES AND MOUNTING. PROVIDE WALL BRACKET AS REQUIRED.
 - TOILET PAPER DISPENSER BY OWNER.
 - UNDERCOUNTER REFRIGERATOR BY OWNER.
 - 24" HIGH COUPLER OF OPEN BELOW WITH RAINOUT BRACKET OR SIMILAR EXCEPT AT SINK. WALL CABINETS ABOVE BY OWNER.
 - STAINLESS STEEL SINK WITH 26" CABINET BELOW. PARALLEL APPROACH FOR ACCESSIBILITY.
 - REINFORCE EXISTING FIRE EXTINGUISHER CABINET.
 - NEW WALL CONSTRUCTION 1" GIB ON STEEL STUDS @ 16" O.C.
 - PROVIDE CEILING ABOVE NEW TOILET ROOM 1" GIB ON 8" STEEL STUD CEILING JOISTS @ 8" O.C.

BUILDING CODE SUMMARY:
ALL CONSTRUCTION SHALL COMPLY WITH THE REQUIREMENTS OF THE VIRGINIA UNIFORM STATEWIDE BUILDING CODE, 2003 EDITION, WITH SUPPLEMENTS.

PROJECT NAME: 1st ADVANTAGE FEDERAL CREDIT UNION, HIDDENWOOD
12492 WARWICK BLVD., NEWPORT NEWS, VIRGINIA 23606
PROPOSED USE: BUSINESS
CONTACT PERSON: CONTACT: JEFF FRYE, FACILITIES MANAGER (757.886.3304)

DESIGNER OF RECORD:
DESIGNER: NAME: DALE W. KEISS LICENSE#: 8130 TELEPHONE NO: 157.220.0220
ARCHITECTURAL

ORIGINAL CONSTRUCTION DATE: 1986
NO ASBESTOS ABATEMENT REQUIRED.

OCCUPANCY CLASSIFICATION: CHANGE TENANT USE FROM MERCANTILE (M) TO BUSINESS (B-B USE GROUP IS LESS RESTRICTIVE THAN EXISTING (M) USE GROUP FOR HEIGHT, AREA AND LIFE SAFETY REQUIREMENTS.

CONSTRUCTION TYPE: 2B, UNPROTECTED
TENANT AREA: 1610 SQ. FT.

LIFE SAFETY SYSTEM:
EMERGENCY LIGHTING: YES, EXISTING
EXIT SIGNS: YES, EXISTING

EXIT REQUIREMENTS:
DEAD-END LIMIT MAXIMUM CONDITION: N/A

OCCUPANCY LOADS:
BUSINESS USE (BANK OFFICES AND LOBBY AREAS): 1610 SF. @ 26 * 17 OCCUPANTS

OWNER:
1st ADVANTAGE FEDERAL CREDIT UNION
110 CYBERNETICS WAY, YORKTOWN, VIRGINIA 23693

ARCHITECT:
GUERNSEY TINGLE ARCHITECTS
2200 RICHMOND ROAD, SUITE D
WILLIAMSBURG, VIRGINIA 23186
757.220.0220

NO.	REVISION	DATE	BY

1st Advantage Federal Credit Union
Hiddenwood Branch
12492 Warwick Boulevard
Newport News, VA 23606

Guernsey Tingle Architects
2200 Richmond Road, Suite D
Williamsburg, VA 23186
757.220.0220

FLOOR PLAN

Date	09/29/06
Drawn	TWS
Checked	DWM
Project	206040

A2.01
Sheet

Additional Photos

ACE Center

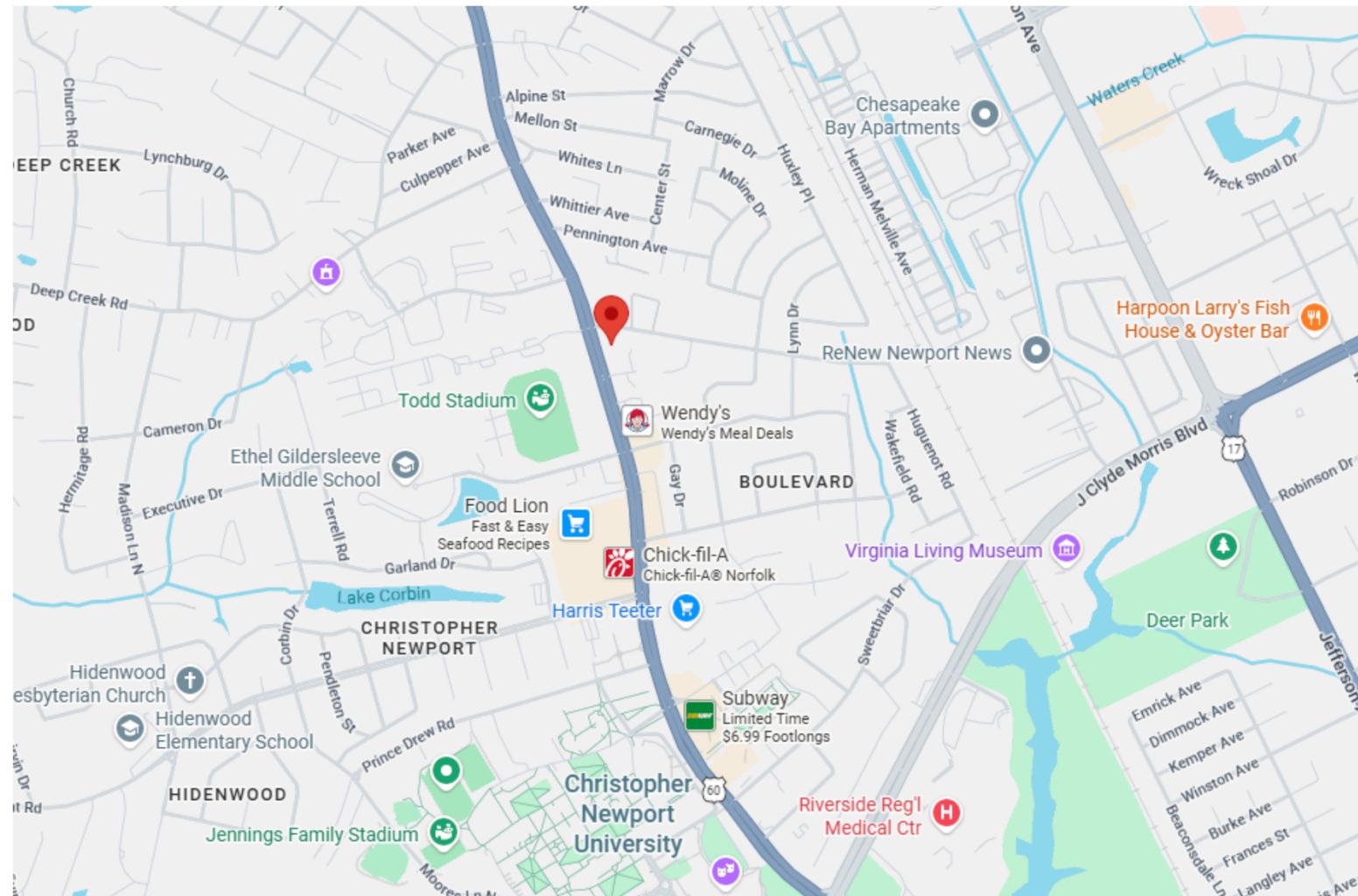
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Location

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For More Information Contact:

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