



## Cedar One

804 Omni Blvd, Newport News, VA 23606



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# Cedar One

\$16.50 /SF/YR

Welcome to Cedar One, a two-story, 19,720 square foot office building. Current tenants include Keller Williams Realty, NOAA, Ameris Bank, Med First Services, and Reese Family Services. The building provides 49 adjacent parking spaces to tenants. A state-of-the-art conference facility is within walking distance of the building....

- Nearby amenities include shopping, dining and first-class lodging.
- The building leases are full service, including janitorial.
- The front atrium floods the lobby with natural light
- Cedar One is located in the Oyster Point City Center area.



Rental Rate: \$16.50 /SF/YR

Property Type: Office

Property Subtype: Medical

Building Class: A

Rentable Building Area: 19,720 SF

Year Built: 2008

Walk Score ®: 41 (Car-Dependent)

Transit Score ®: 36 (Some Transit)

Rental Rate Mo: \$1.38 /SF/MO

## 1st Floor Ste 101

Space Available	2,256 SF
Rental Rate	\$16.50 /SF/YR
Date Available	February 01, 2025
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Property Details:Two-story, 19,720 SF Class A office buildingAvailable Space:2,256 square feet on the First Floor- Suite 101Other tenants include Keller Williams Realty, NOAA, Ameris Bank, Med First Services, and Reese Family ServicesRental Rate: \$16.50 per square foot - full service49 parking spaces are adjacentAmenities include shopping, dining and first class lodging - together with a state of the art conference facility all within walking distance of the building.

## 1st Floor Ste 102

Space Available	1,888 SF
Rental Rate	\$16.50 /SF/YR
Date Available	February 01, 2025
Service Type	Full Service
Space Type	Relet
Space Use	Office
Lease Term	Negotiable

Two-story, 19,720 SF Class A office buildingAvailable Space:1,888 square feet on the First Floor - Suite 102 (2/1/2025)Other tenants include Keller Williams Realty and NOAArental Rate: \$16.50 per square foot - full service49 parking spaces are adjacentAmenities include shopping, dining and first classlodging - together with a state of the art conferencefacility all within walking distance of the building.



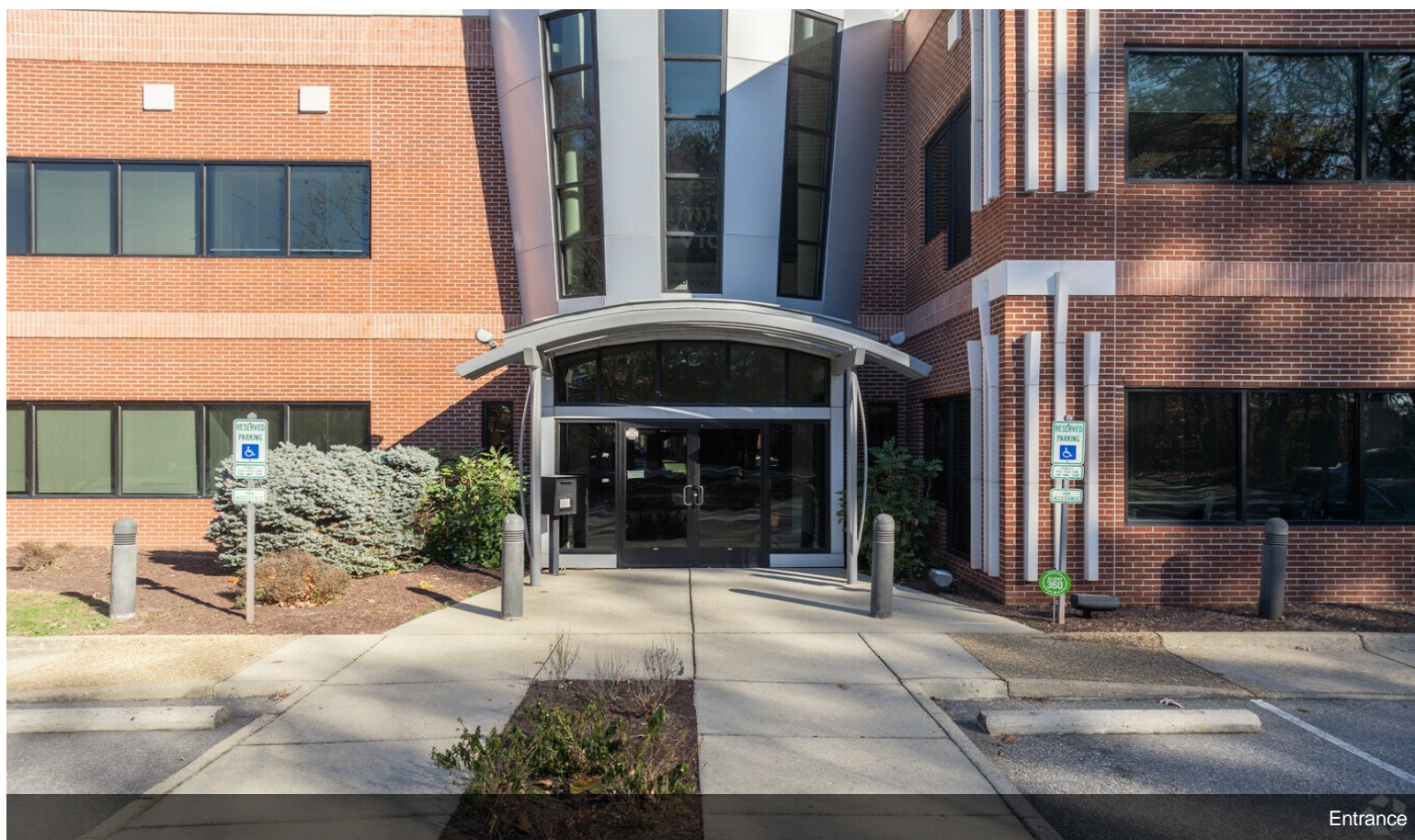


## 804 Omni Blvd, Newport News, VA 23606

Welcome to Cedar One, a two-story, 19,720 square foot office building. Current tenants include Keller Williams Realty, NOAA, Ameris Bank, Med First Services, and Reese Family Services. The building provides 49 adjacent parking spaces to tenants. A state-of-the-art conference facility is within walking distance of the building.



# Property Photos





# Property Photos



Building Front



Adjacent Parking



# Property Photos



Building Photo



Monument Signage



# Property Photos



Custom Water Feature



Water Feature at Night



# Property Photos



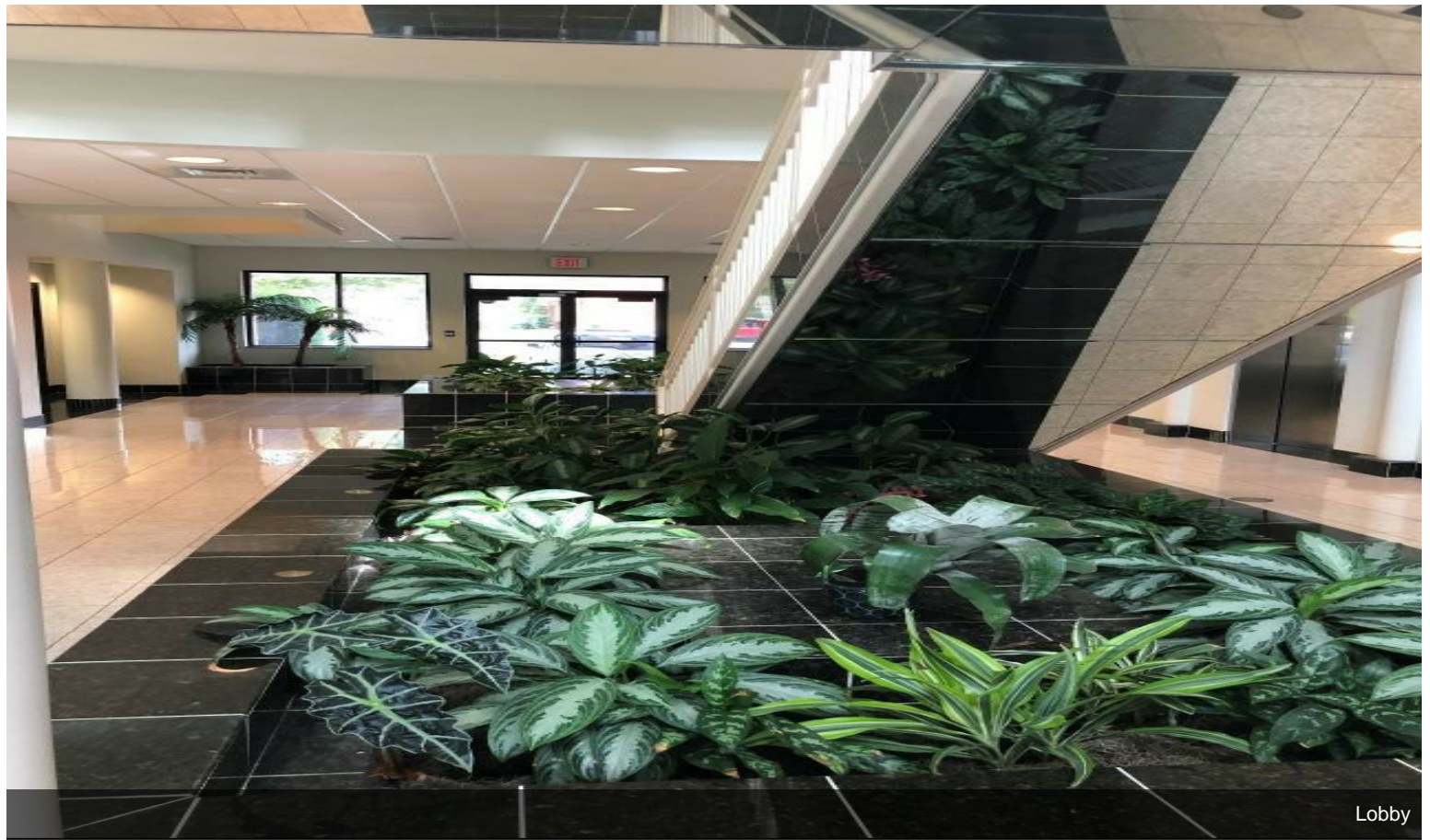
Water Feature at Night



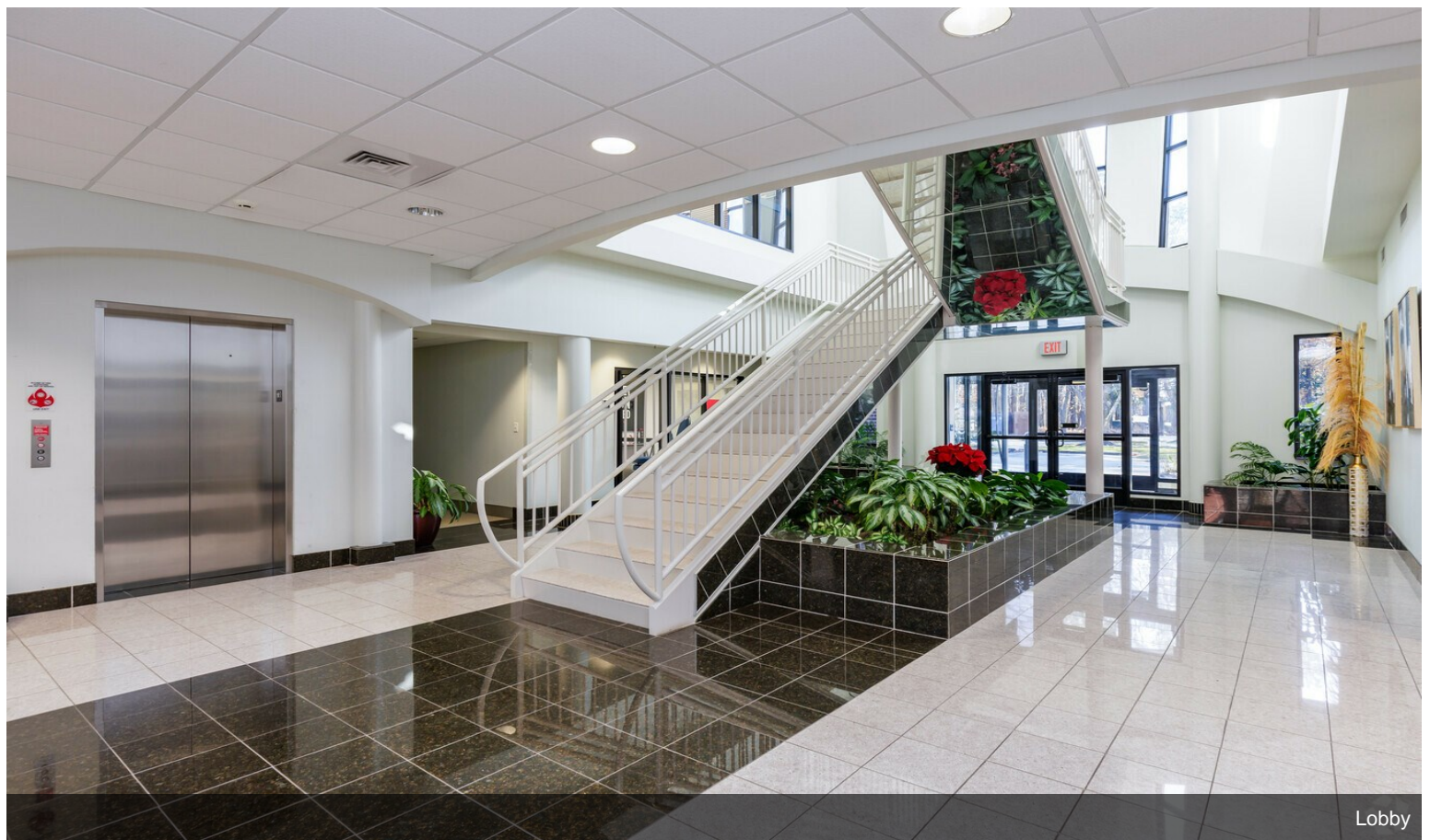
Lobby



# Property Photos



Lobby



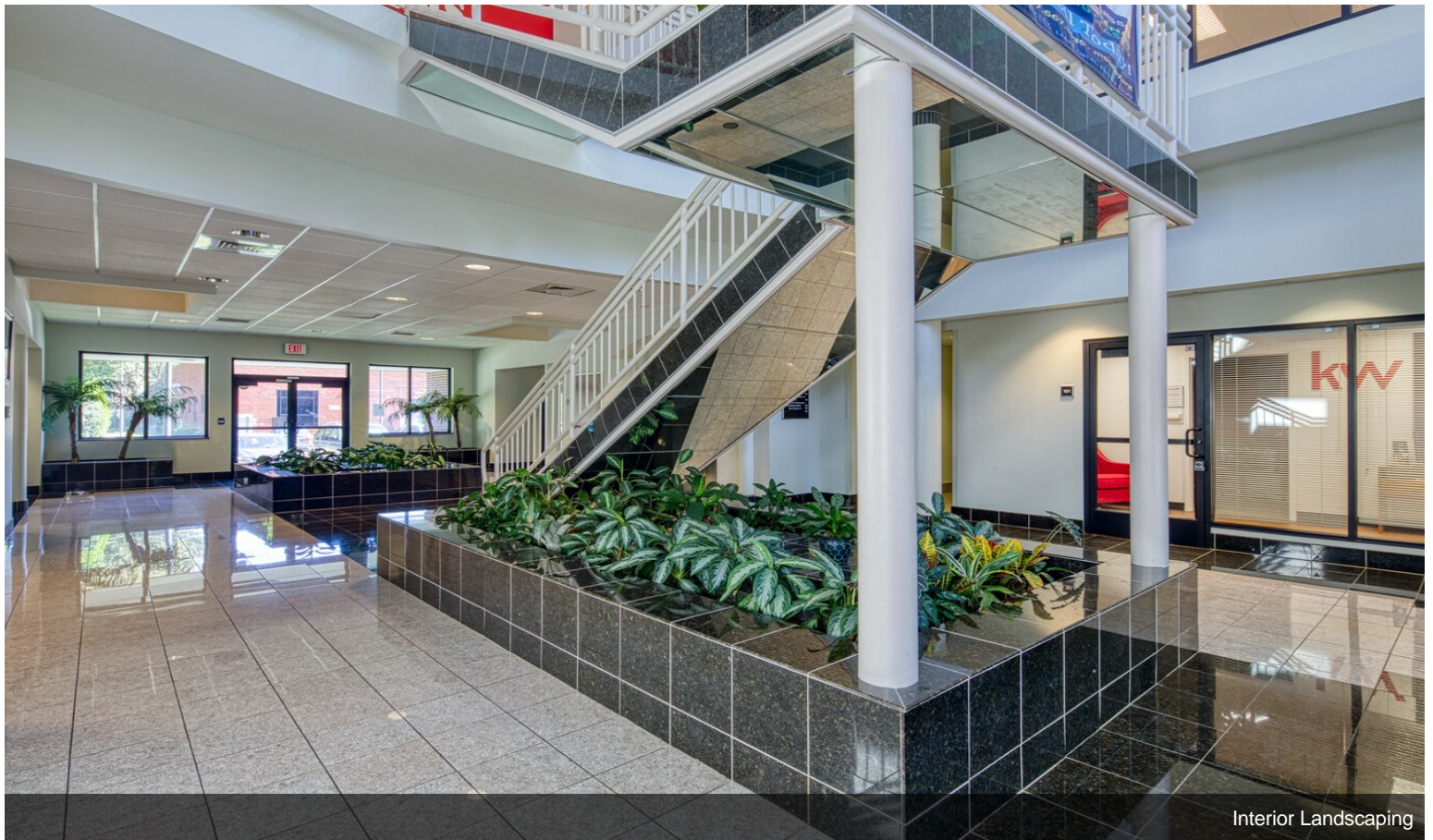
Lobby



# Property Photos



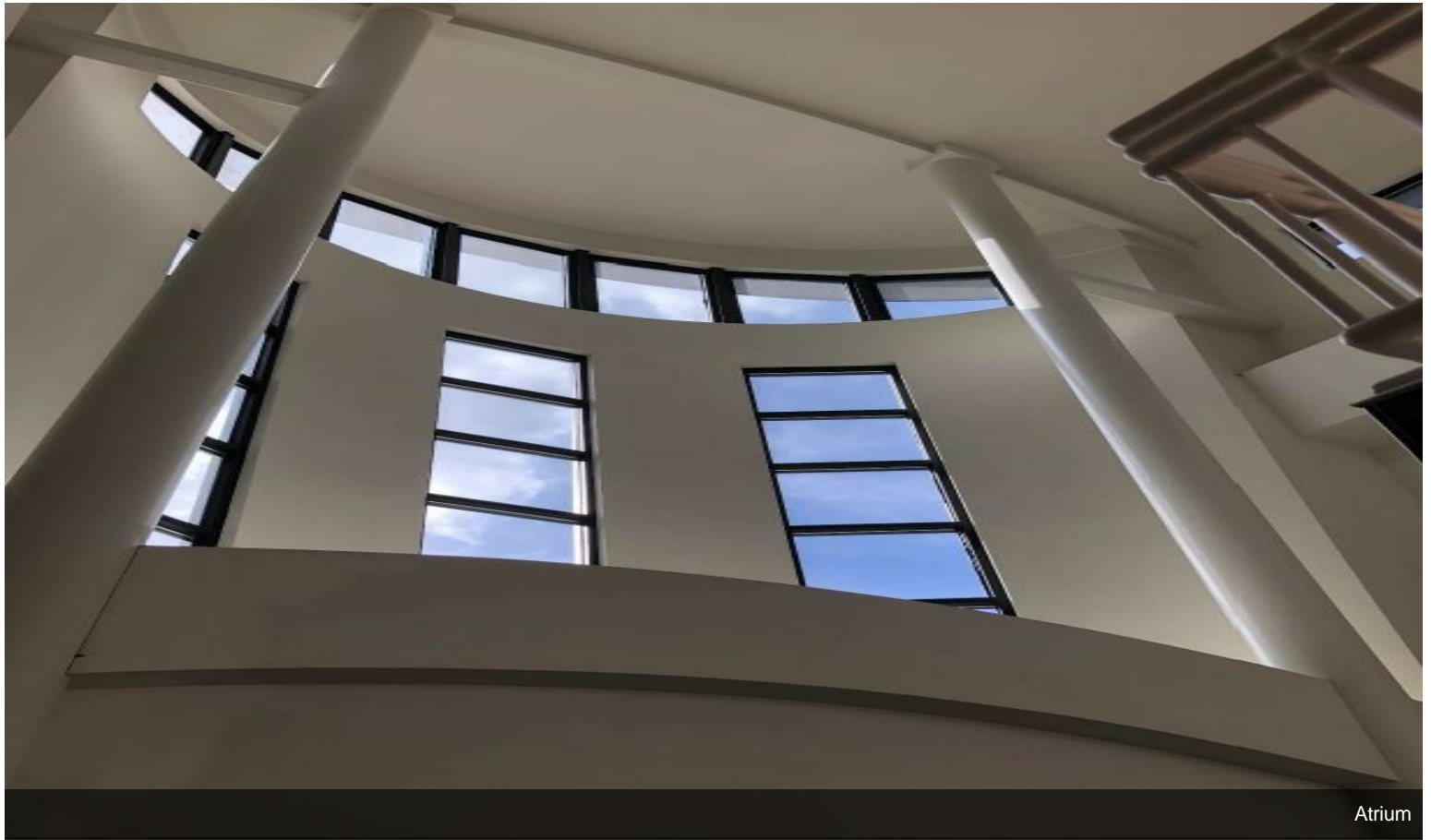
Interior Staircase



Interior Landscaping



## Property Photos



Atrium



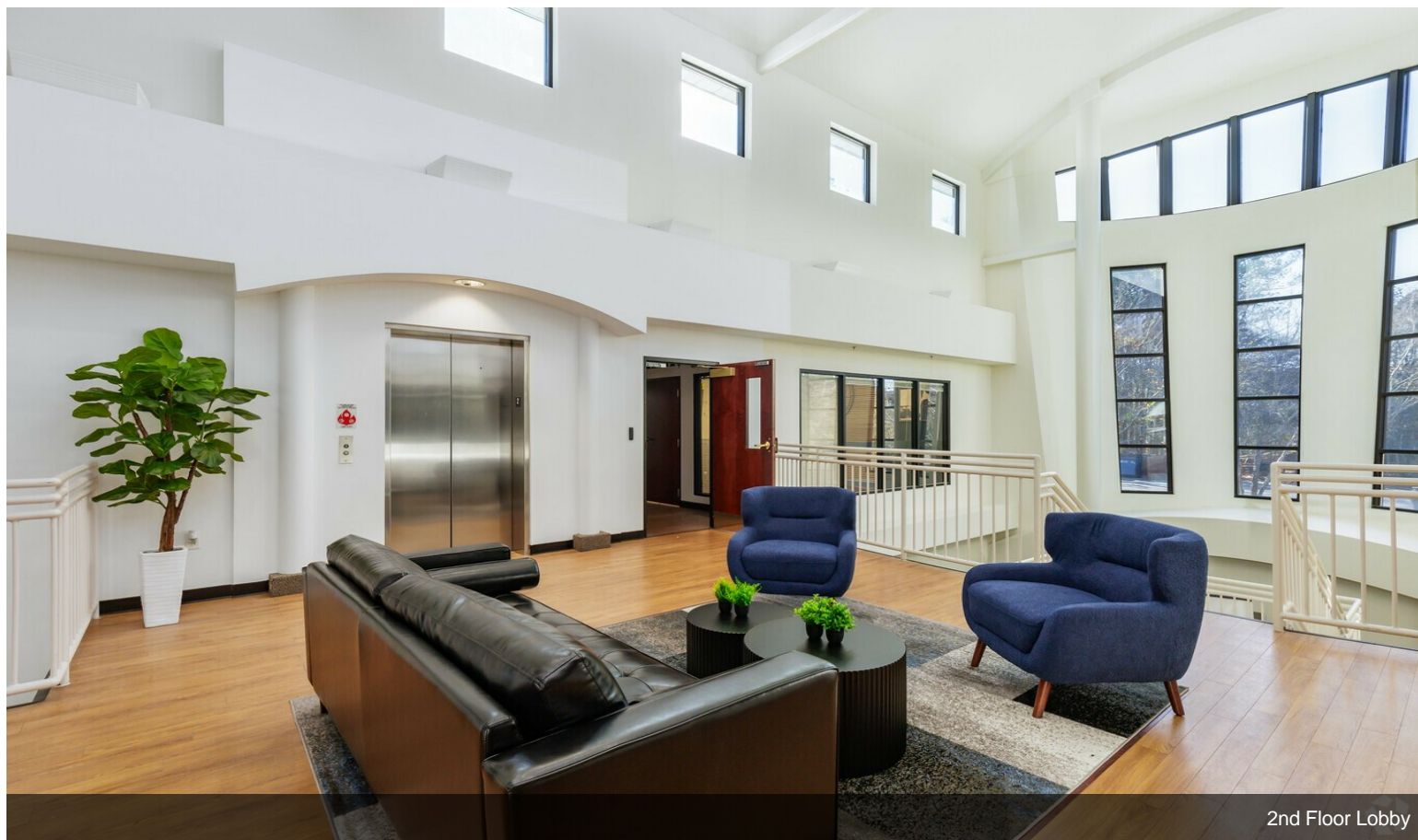
Tenant Reese Family Services



# Property Photos



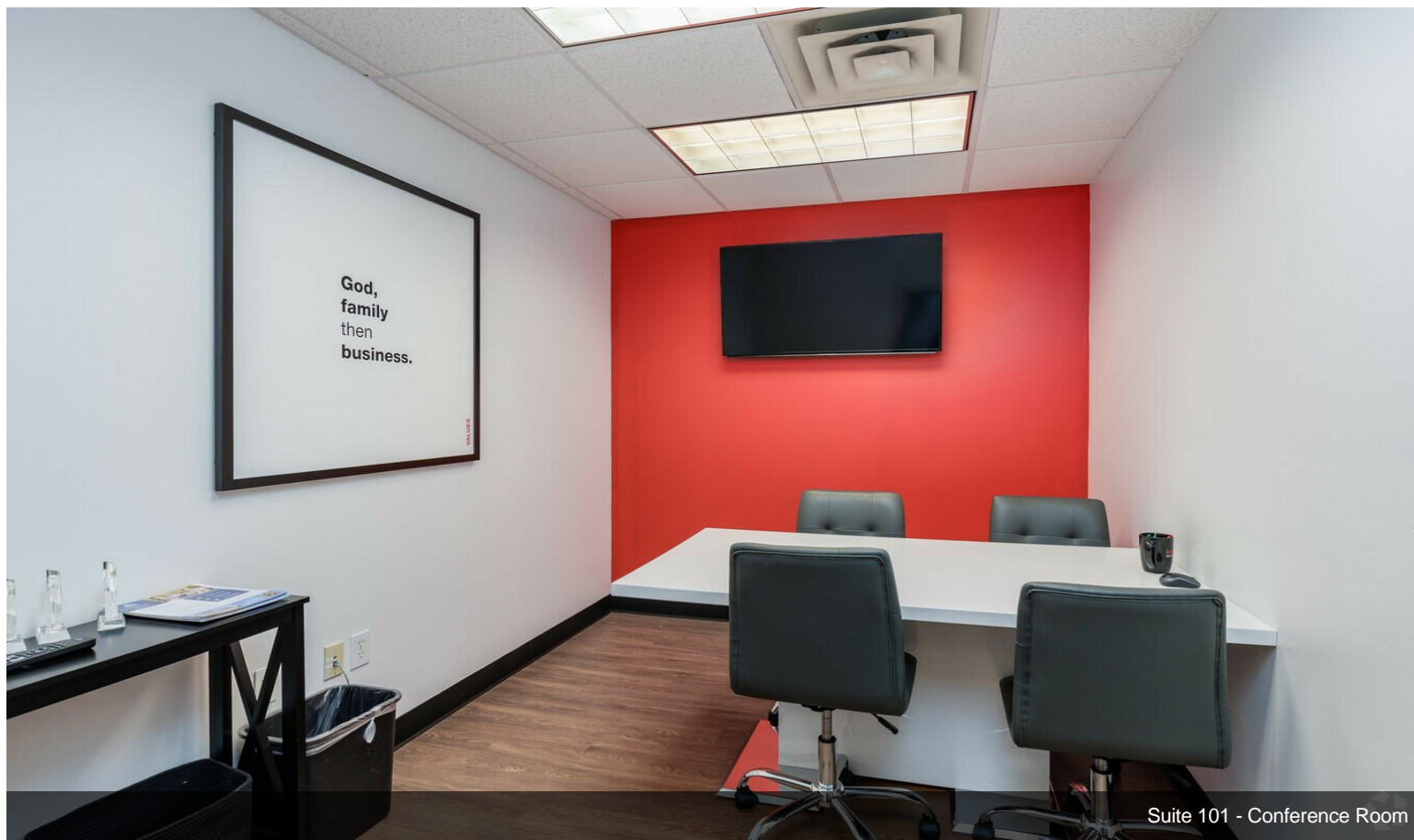
Suite 200



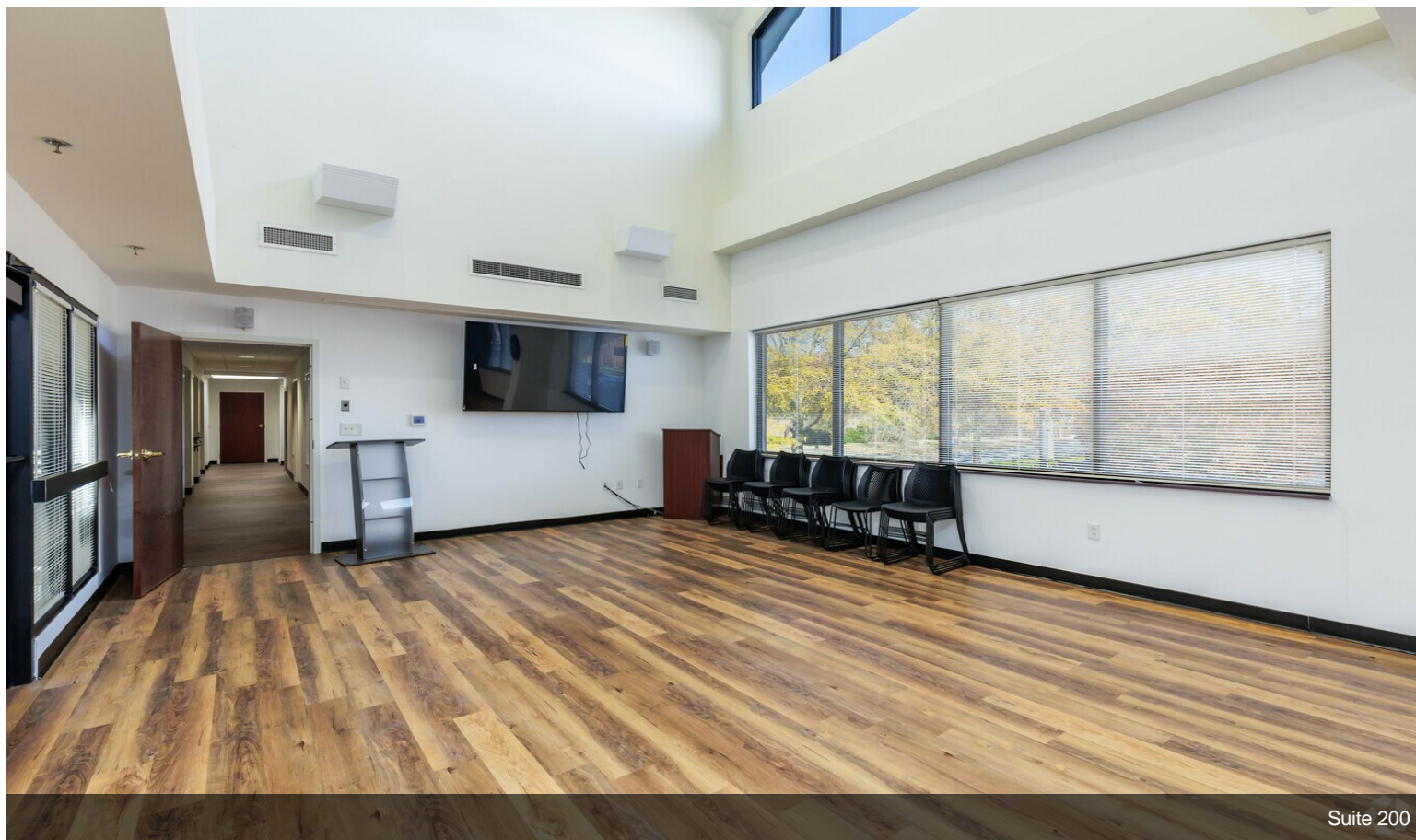
2nd Floor Lobby



# Property Photos



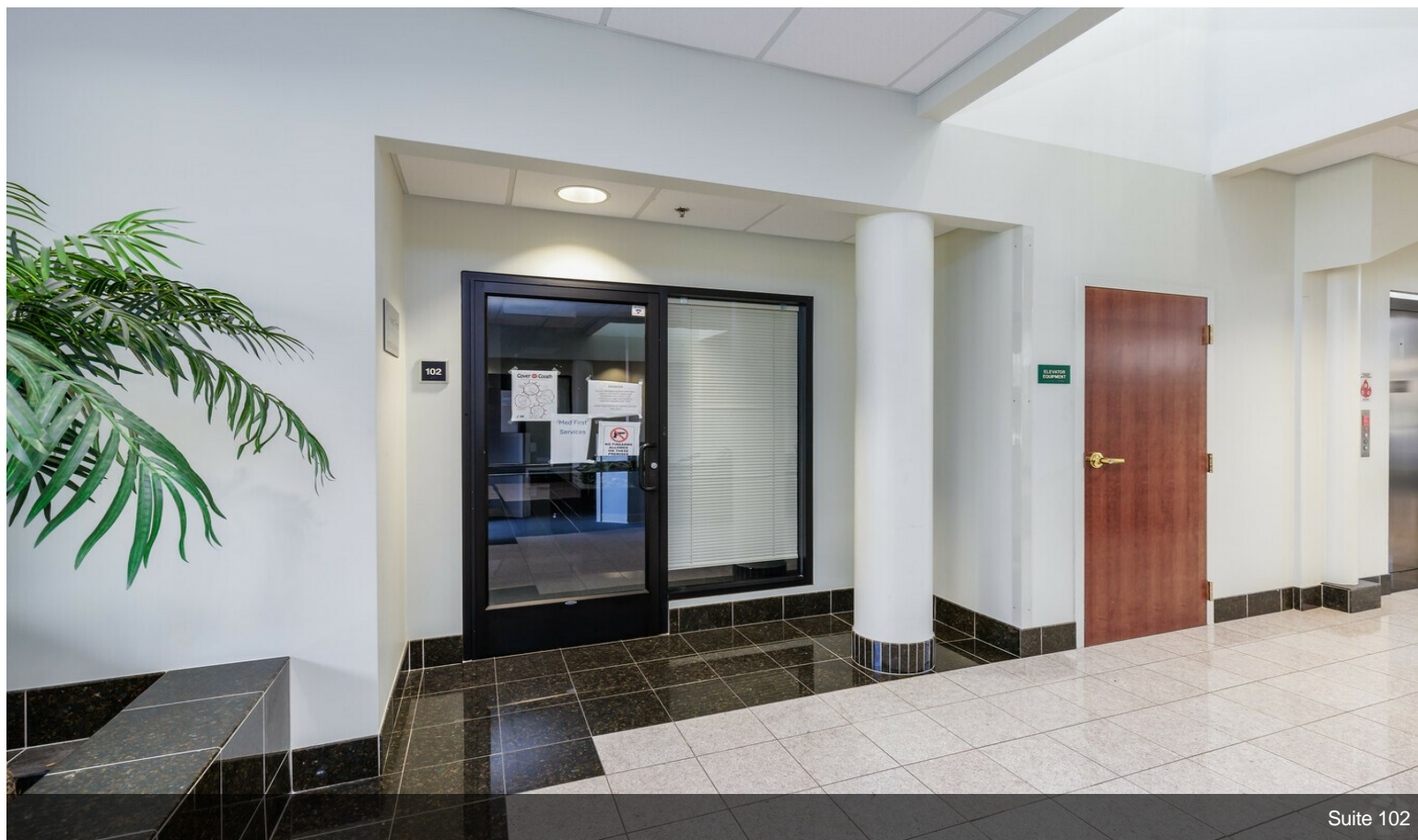
Suite 101 - Conference Room



Suite 200

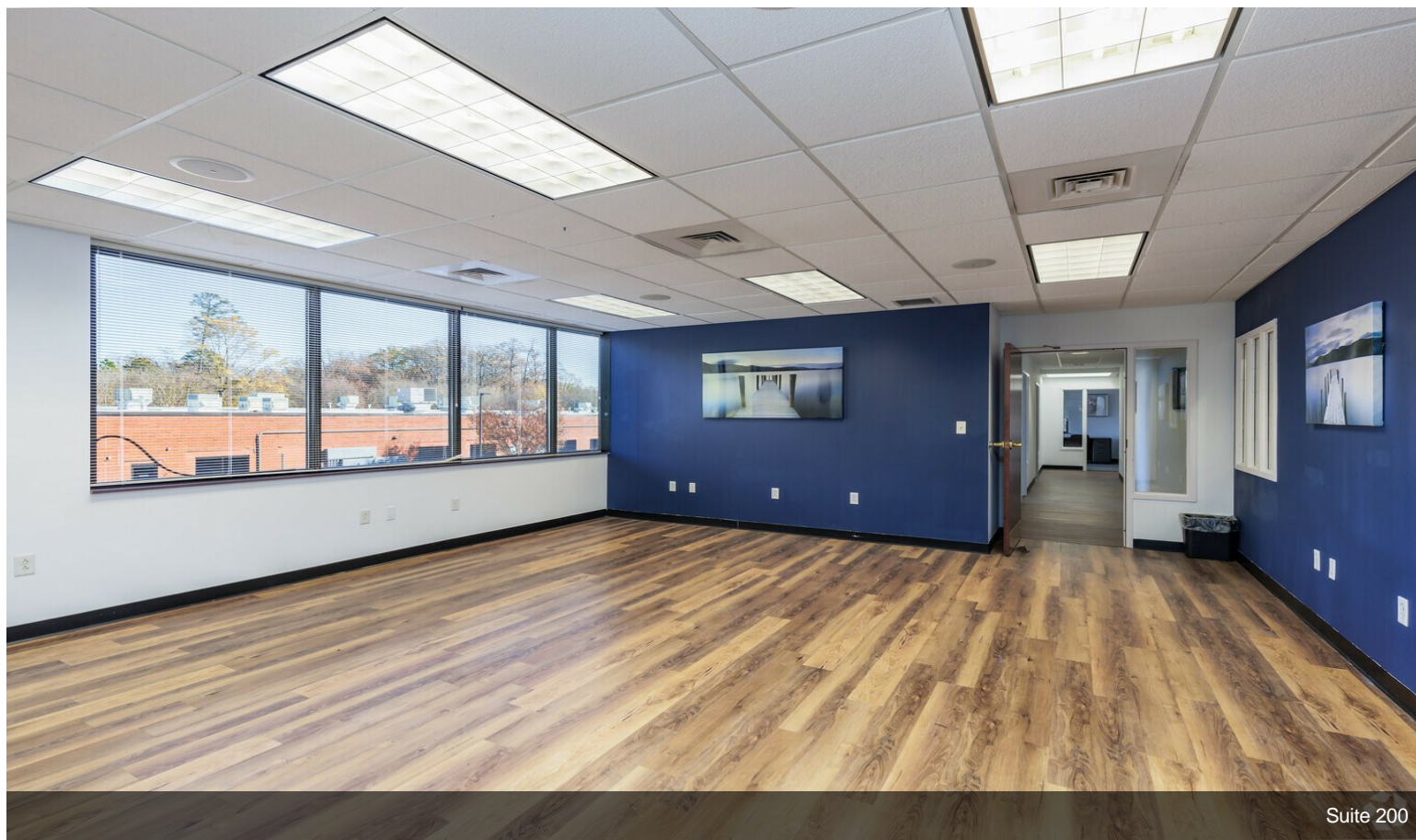


# Property Photos

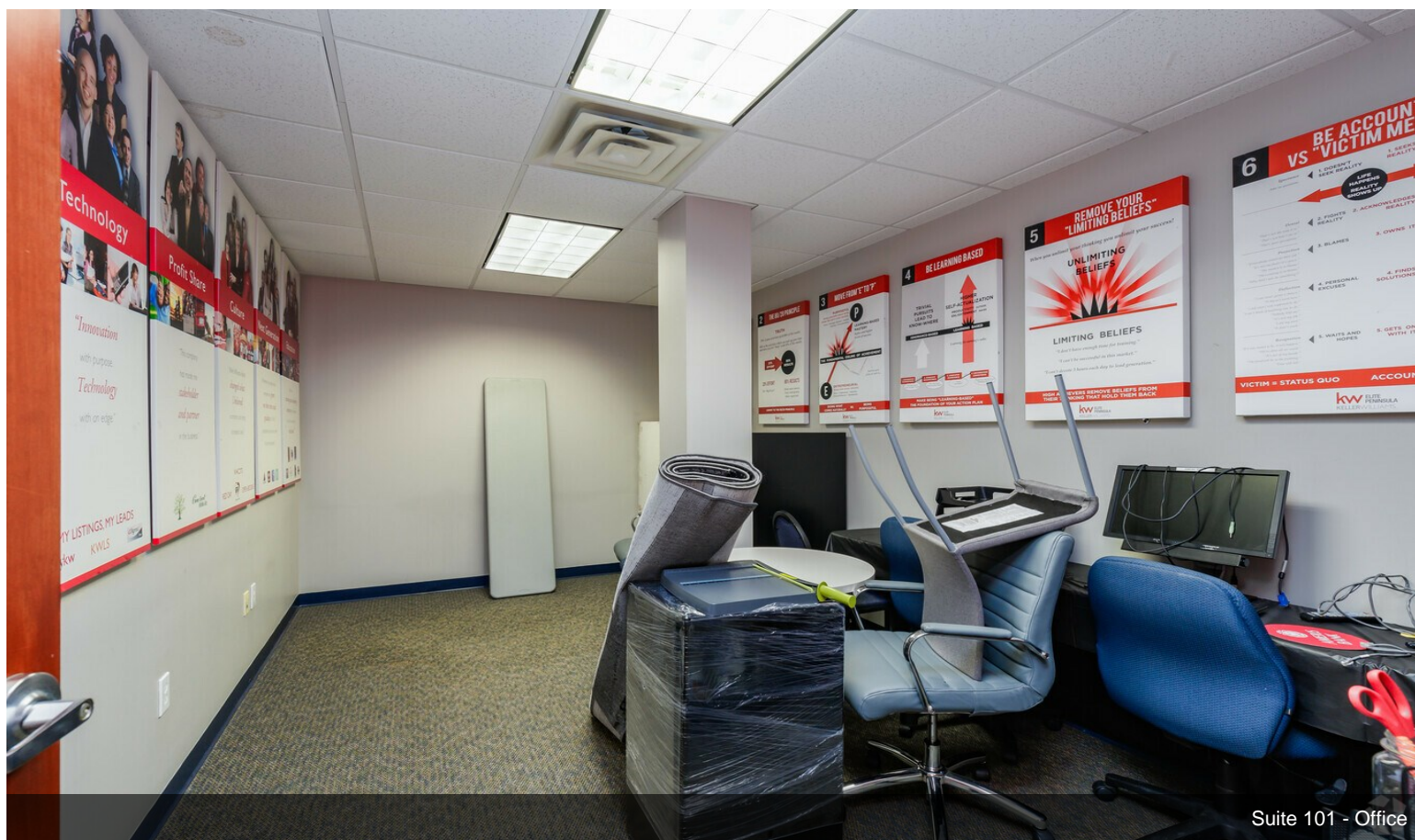




# Property Photos



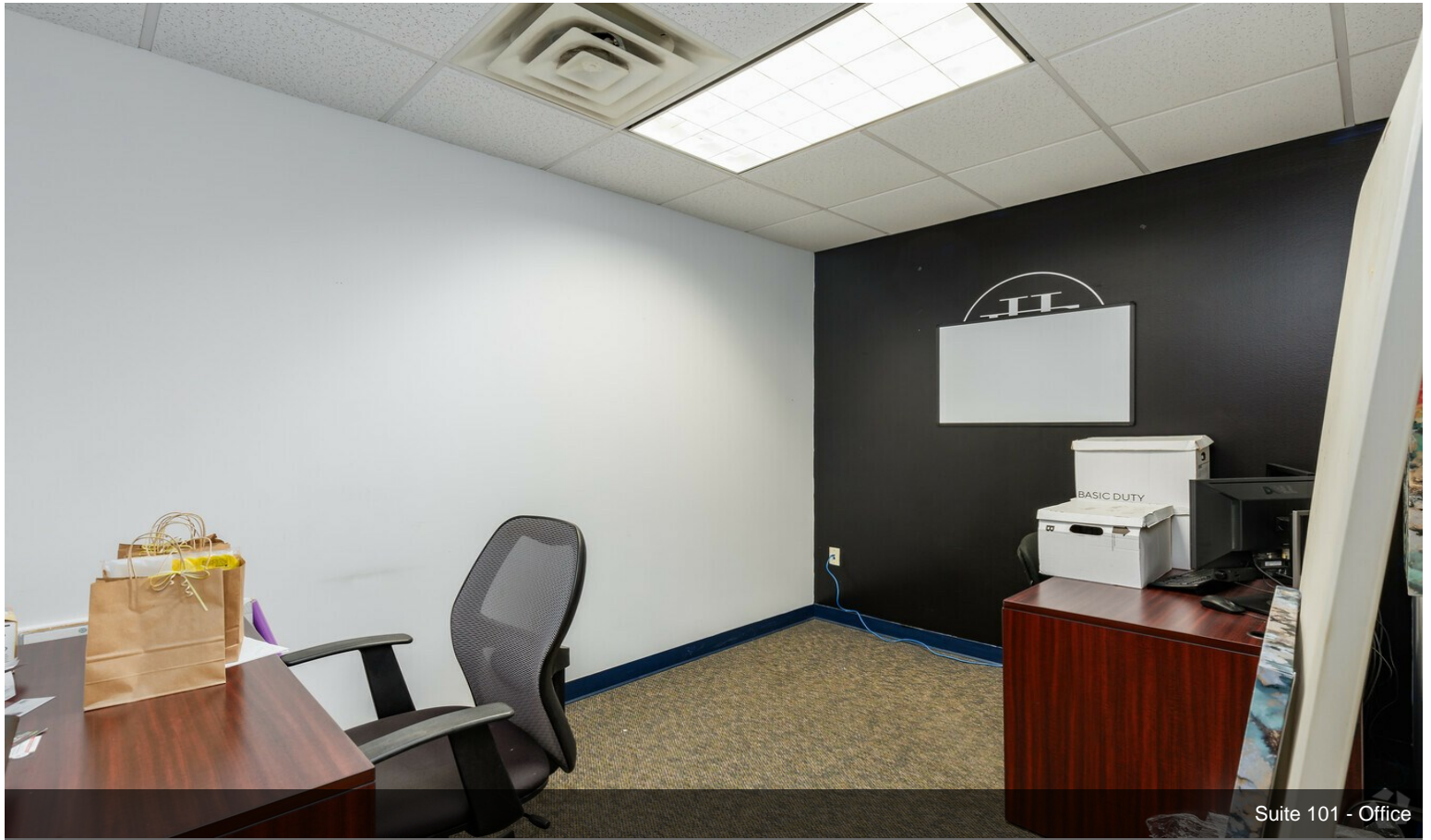
Suite 200



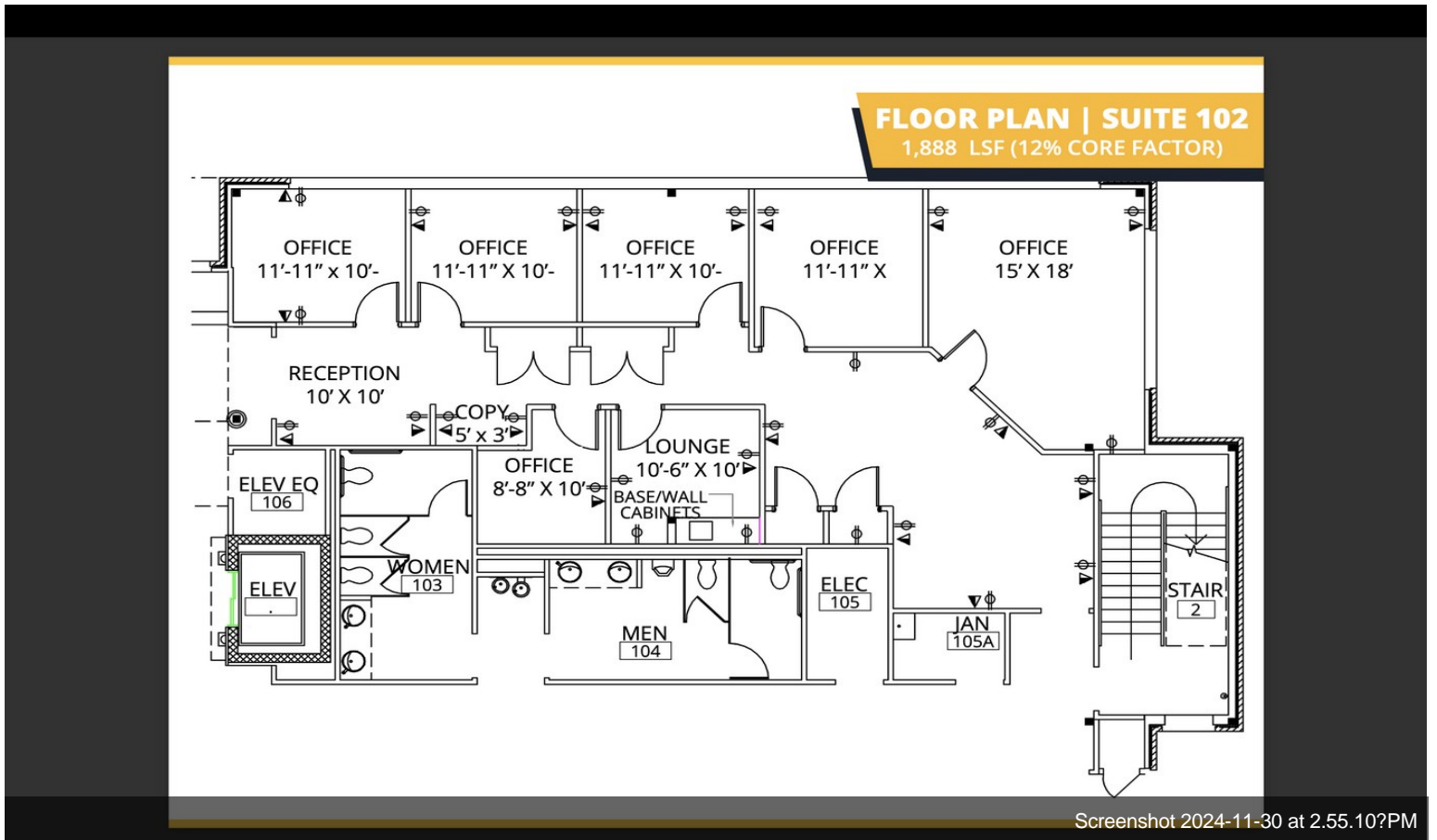
Suite 101 - Office



# Property Photos

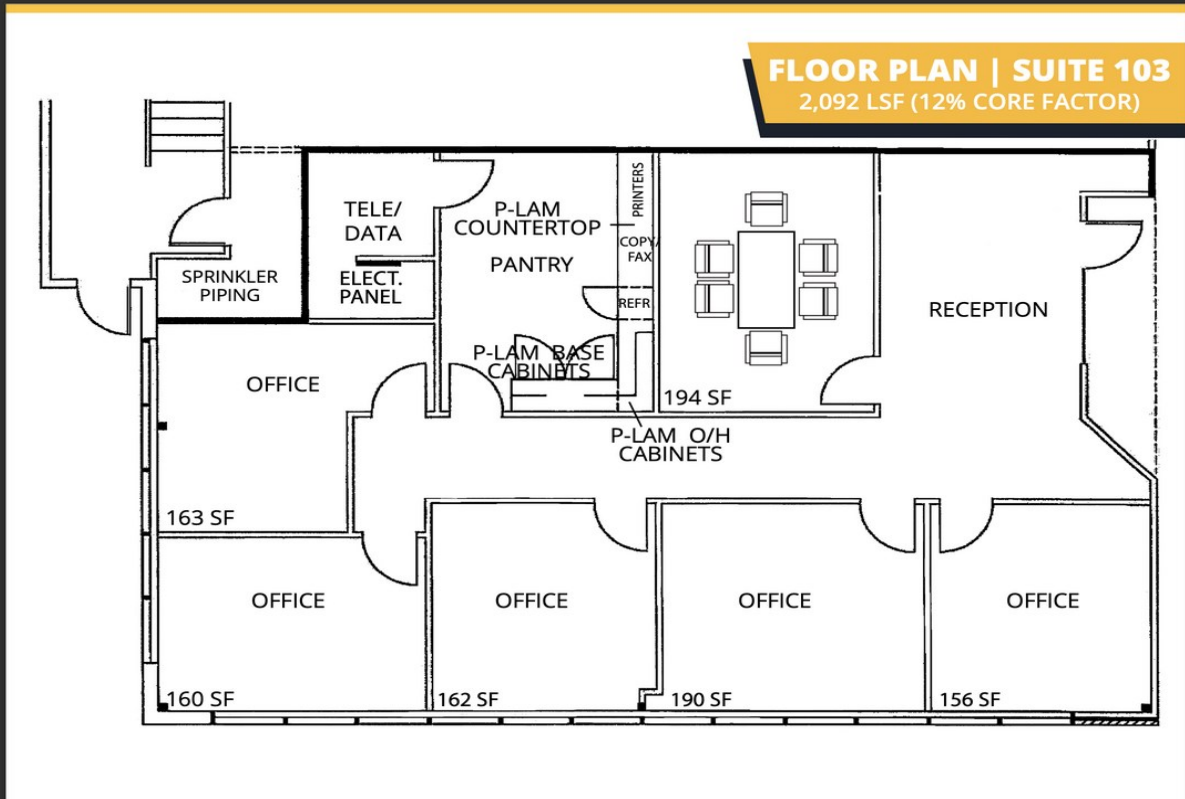


Suite 101 - Office

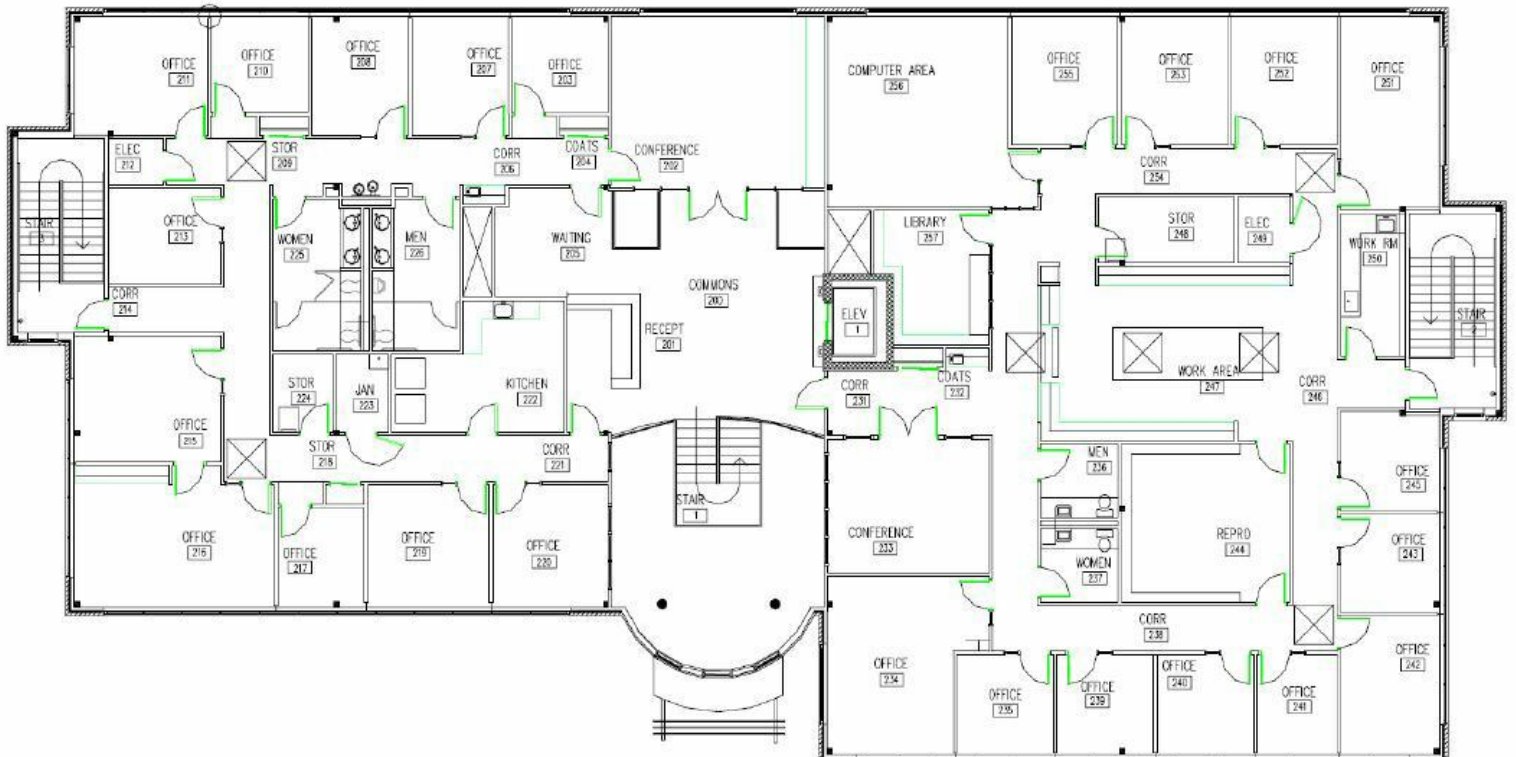




# Property Photos



Screenshot 2024-11-30 at 2.49.26PM



Second Floor

Building Photo



# Property Photos



Building Photo



Aerial



# Property Photos



Building Photo



Building Photo



# Property Photos



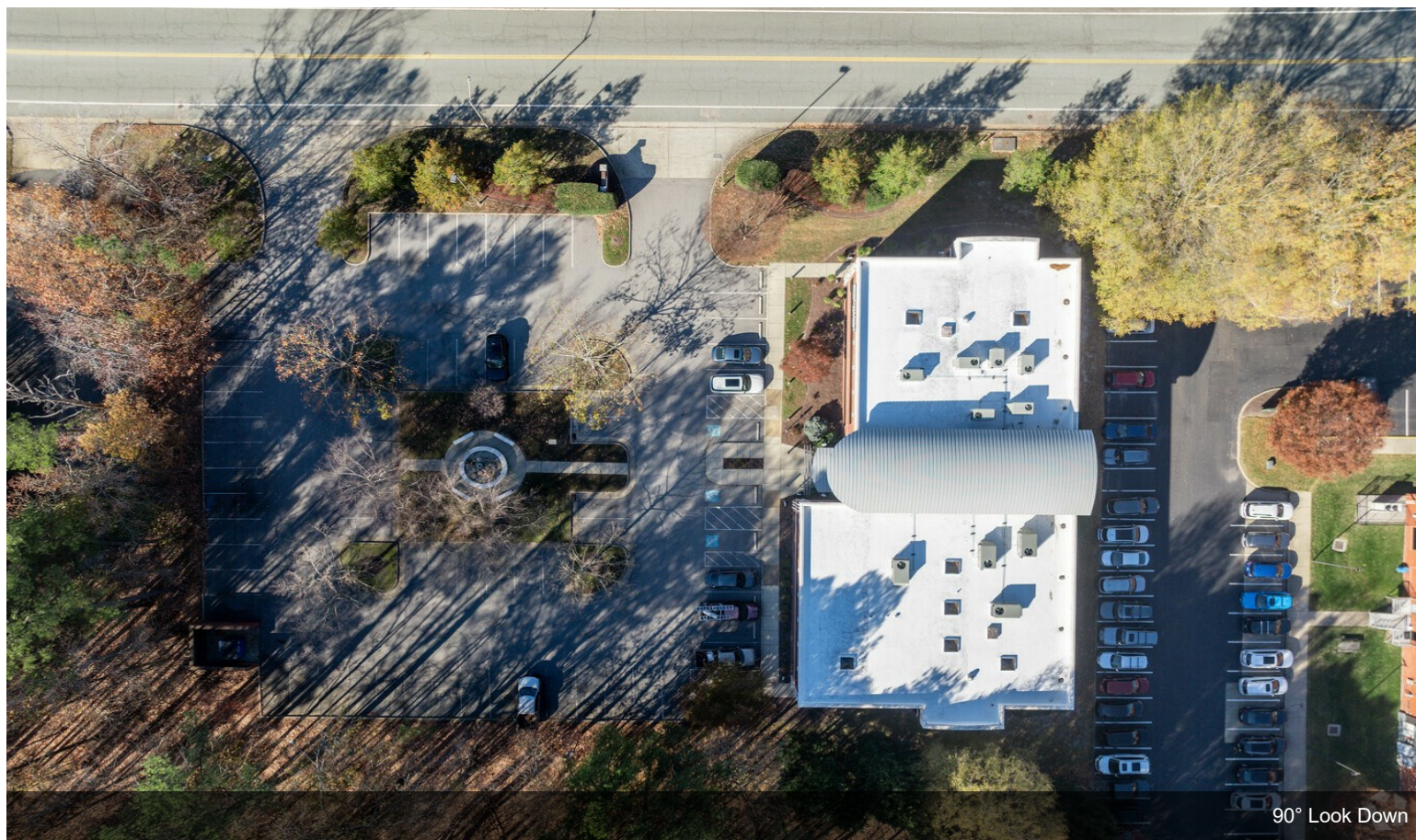
Aerial



Aerial



# Property Photos



90° Look Down