

OFFICE SPACE AVAILABLE

603 PILOT HOUSE DR
Newport News, VA 23606



S.L. NUSBAUM
REALTY CO.



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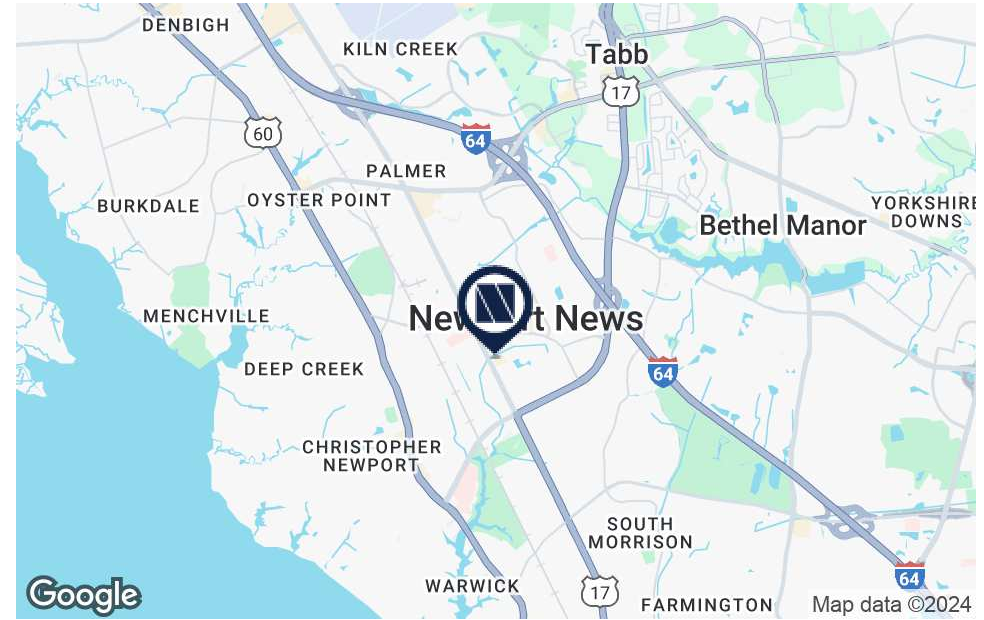
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EXECUTIVE SUMMARY

603 PILOT HOUSE DR
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OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (Full Service)
Building Size:	37,450 SF
Available SF:	1,292 - 1,968 SF
Lot Size:	2.043 AC
Year Built:	1988
Zoning:	C1

PROPERTY OVERVIEW

Located at the intersection of Pilot House Drive and Jefferson Avenue in the Oyster Point submarket, this four-story office building provides convenient proximity to restaurants, retail options and convenient amenities.

PROPERTY HIGHLIGHTS

- Less than 2 miles from I-64
- Industries represented by current tenants include banking/finance, law, technical training, and security
- Professionally managed building with ample on-site parking and easy ingress/egress
- Excellent visibility
- Suites available with oversized windows, high ceilings and private in-suite bathrooms

LEASE INFORMATION

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AVAILABLE SPACES

SUITE	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
■ Suite 110	1,968 SF	Full Service	\$18.50 SF/yr	Three (3) Private Offices, Two (2) Restrooms, Kitchenette/Breakroom and Open Space
■ Suite 230	1,292 SF	Full Service	\$18.50 SF/yr	Five (5) Private Offices and Open Space
■ Suite 301	1,932 SF	Full Service	\$18.50 SF/yr	One (1) Conference Room with Four (4) Private Offices, Kitchen and Lobby/Reception Area

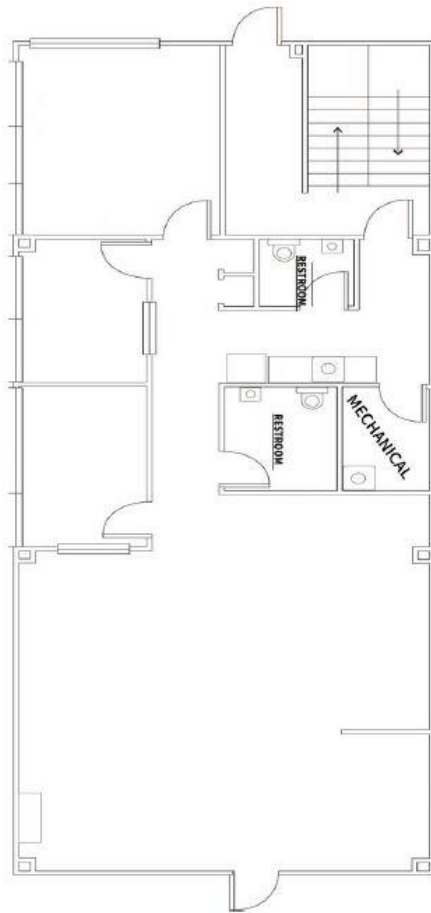
FLOORPLANS

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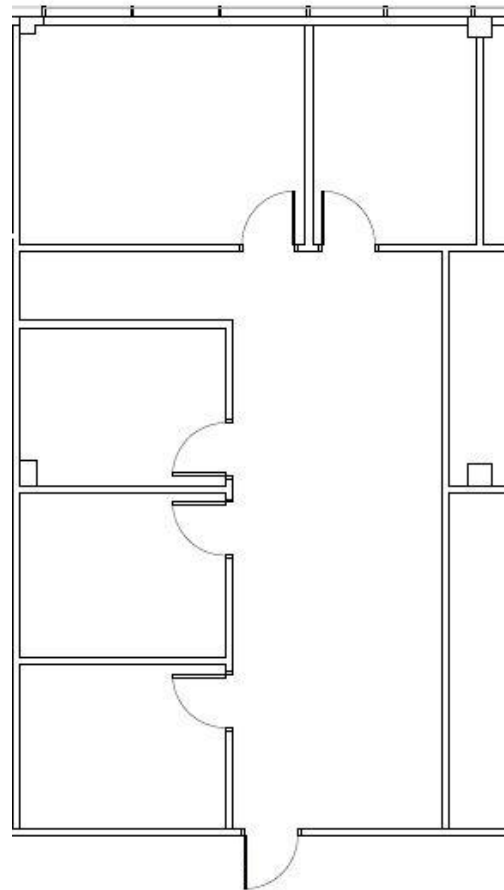


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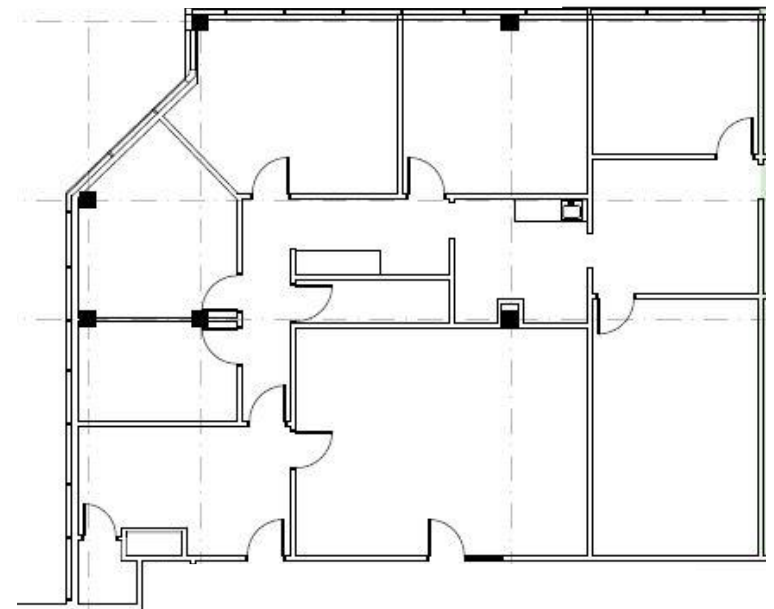
SUITE 110
1,968 SF



SUITE 230
1,292 SF



SUITE 301
1,932 SF

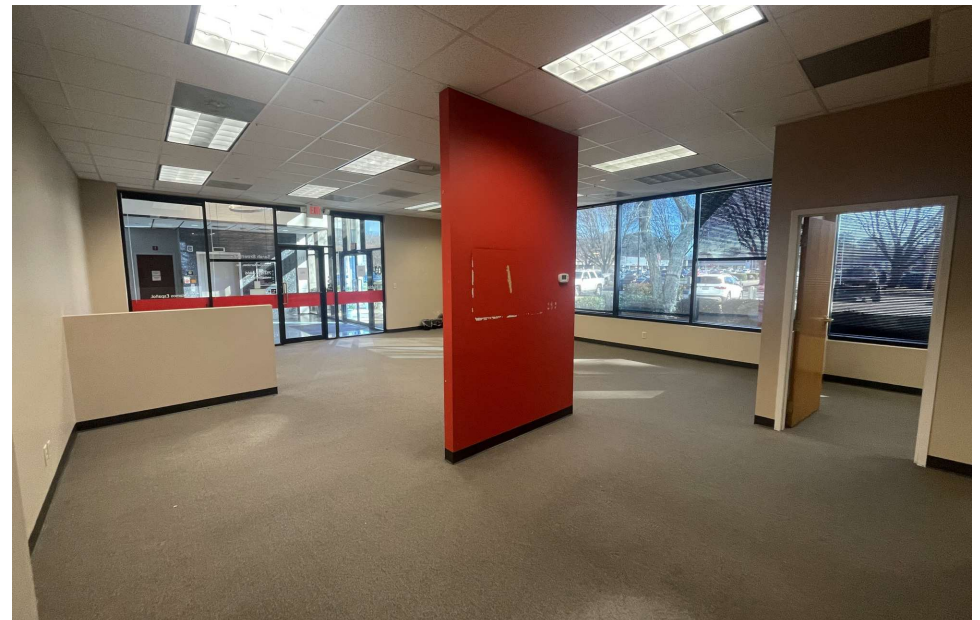
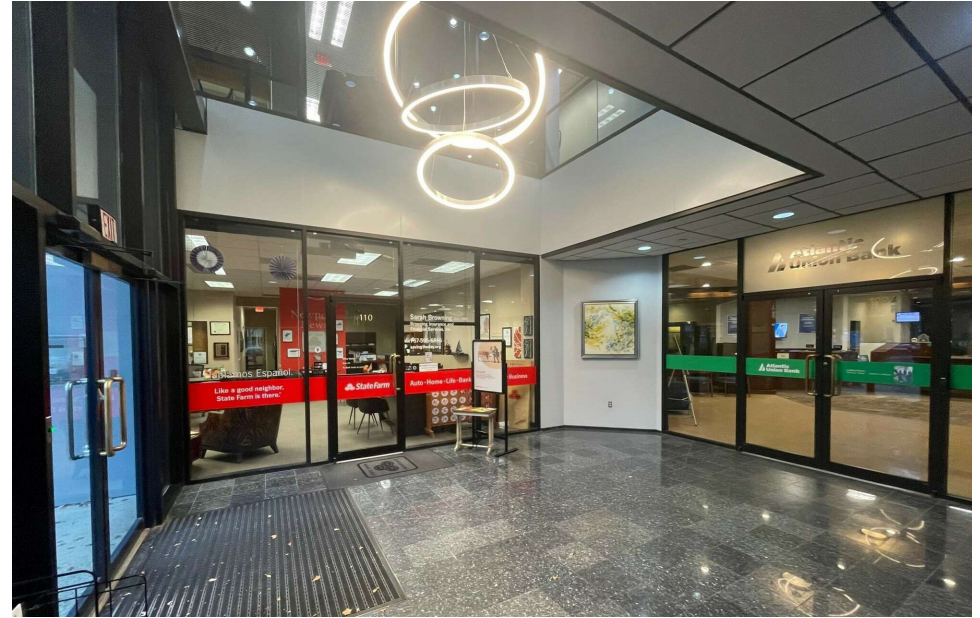


COMMON AREA PHOTOS

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LOCATION MAP

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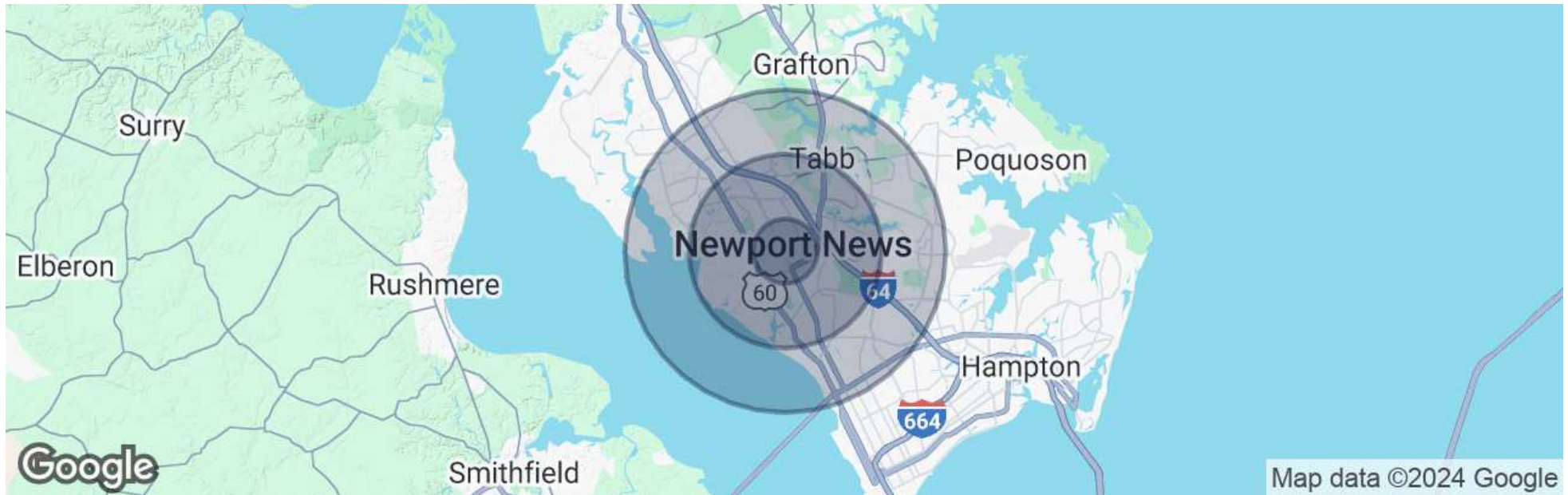


DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,061	84,439	159,219
Average Age	37	39	39
Average Age (Male)	35	38	38
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,231	35,108	65,482
# Of Persons Per HH	2.1	2.4	2.4
Average HH Income	\$76,578	\$98,448	\$100,360
Average House Value	\$282,096	\$323,705	\$322,279

Demographics data derived from AlphaMap

CONTACT INFORMATION

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