

For Lease

12492 Warwick Boulevard
Newport News, Virginia



For Additional Information,
Please Contact: Vince Campana
1313 Jamestown Road, Suite 201
Williamsburg, VA 23185
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Campana
Waltz **WEST**
Commercial Real Estate

For Lease

Location: 12492 Warwick Boulevard Newport News, Virginia

Description: 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 square feet

Rental Rate: \$2,500.00/month, Triple Net

Parking: There is ample parking at the center for most retail applications.

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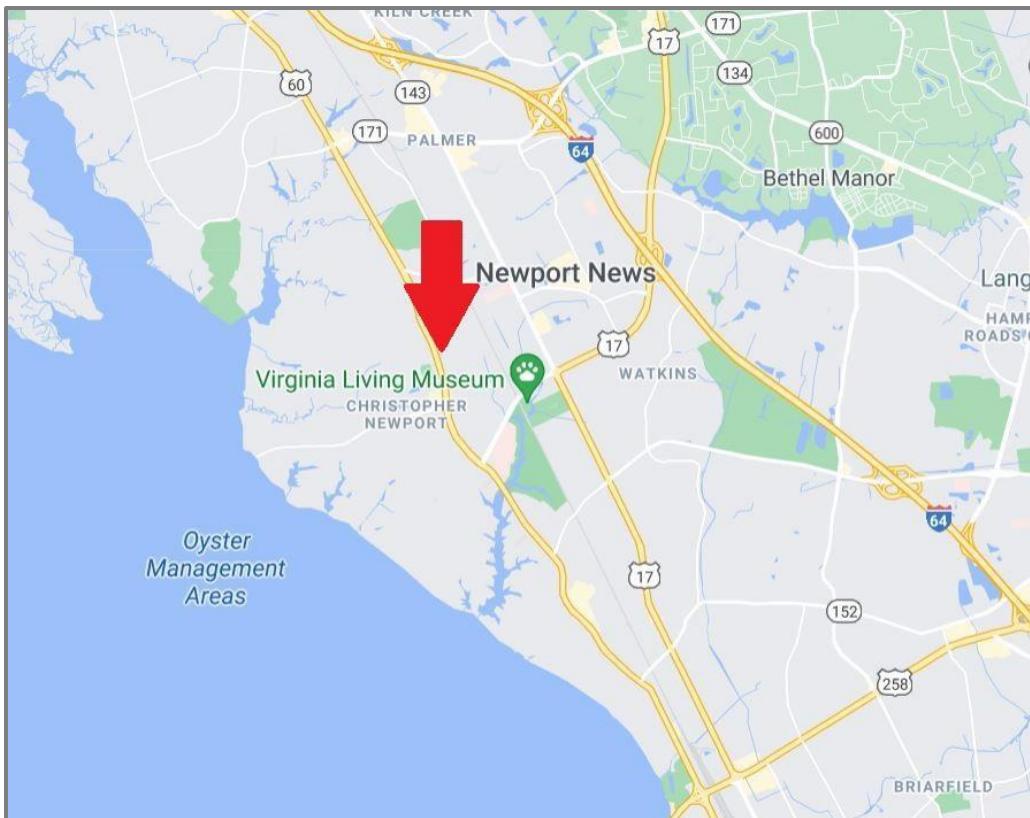
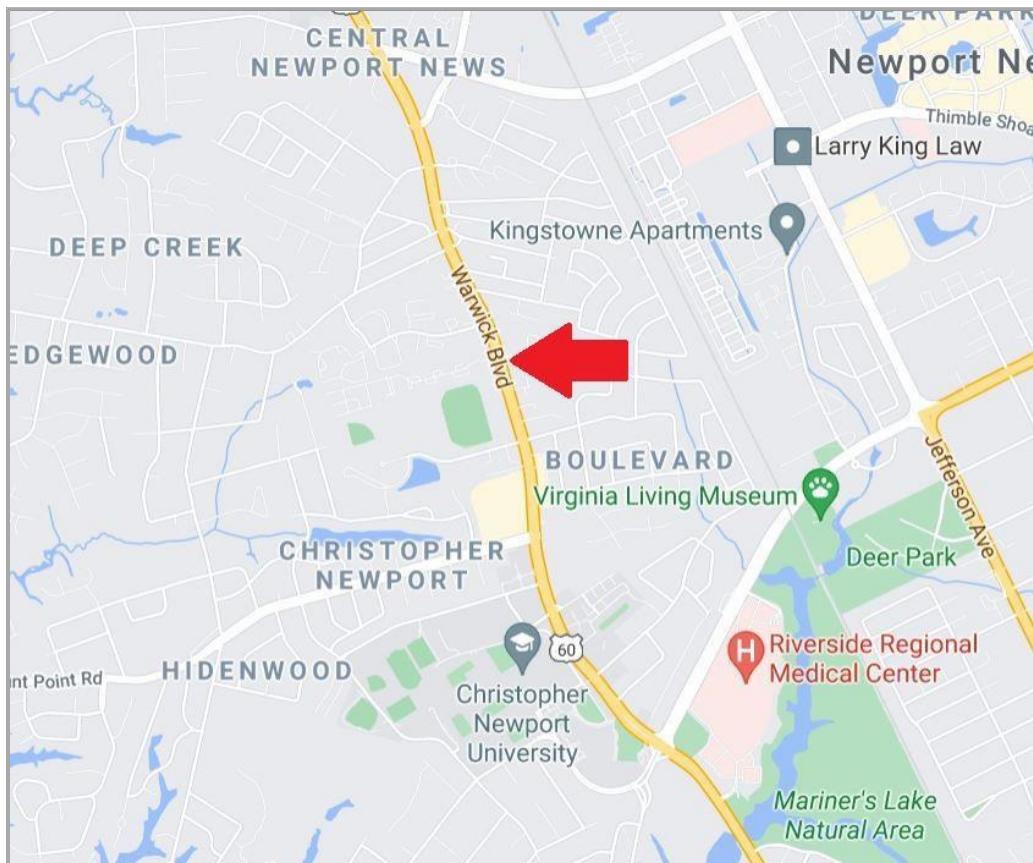
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This offer subject to errors and omissions, or withdrawal, without notice.*



Floor Plan

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Maps



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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.

C & W Real Estate, LLC., d/b/a Campana Waltz Commercial Real Estate West is the _____ Listing Broker, _____ Buyer Broker, Dual Agent for the property submitted in this information package.

Acknowledged by:

C & W Real Estate, LLC., d/b/a Campana Waltz Commercial Real Estate West