

# FOR LEASE

321 Main Street  
Newport News, VA 23601



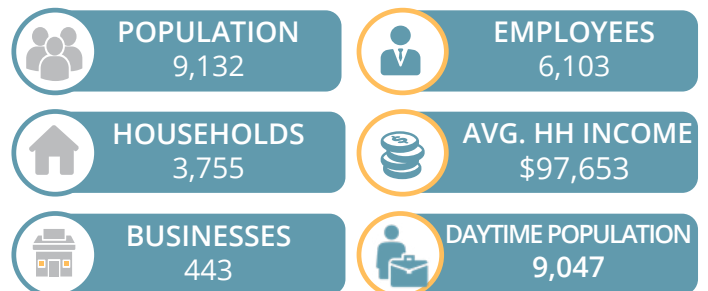
## MEDICAL OFFICE

- First floor medical office space
- Tenant Improvement Allowance available
- Ample parking
- Great location central to the Peninsula
- Great access from Jefferson Avenue
- 50+ year history as premier medical location
- Immediate availability
- Available:

| Suite | RSF (+/-) | Effective Monthly Rent |
|-------|-----------|------------------------|
| A     | 5,080 SF  | \$6,752/mn             |
| D     | 2,663 SF  | \$3,540/mn             |
| E     | 2,373 SF  | \$3,154/mn             |

- **BASE RENT: \$13.95/SF + NNN \$2/SF**  
(REAL ESTATE TAXES, INS., CAM.)
- **LANDLORD PAYS UTILITIES**
- **TENANT IMPROVEMENT ALLOWANCE FOR QUALIFIED TENANTS**

### DEMOGRAPHICS WITHIN 3-MIN DRIVE TIME



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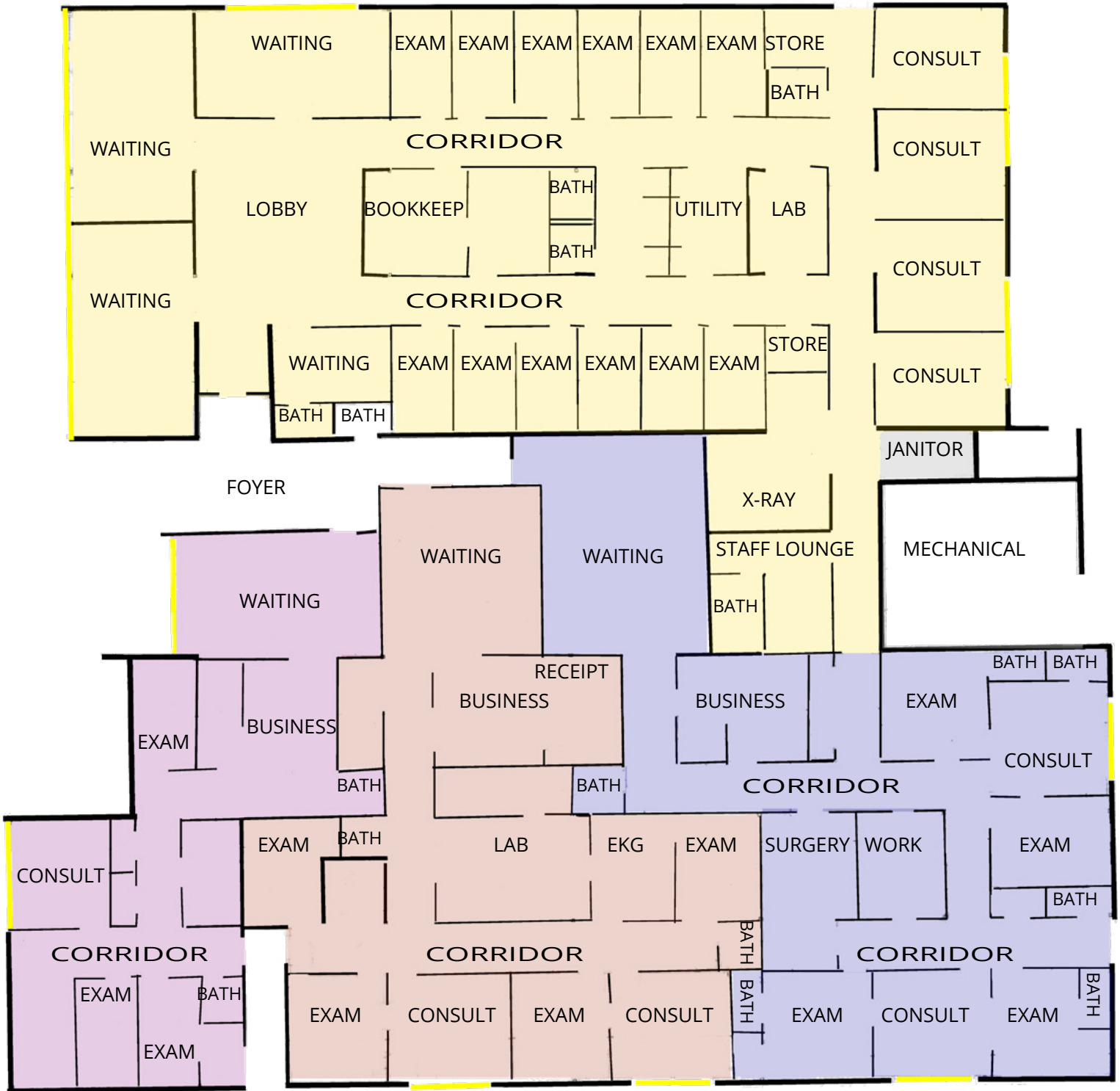
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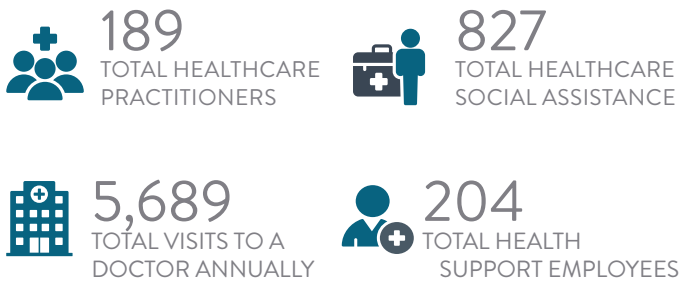
# EXISTING FLOOR PLAN | 321 Main Street, Newport News, VA



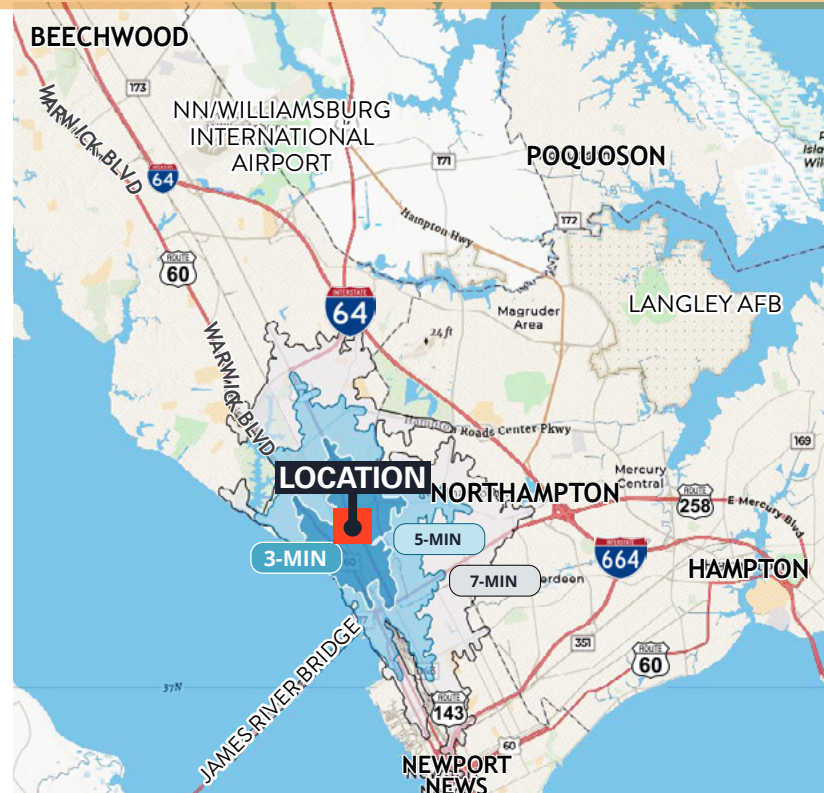
# DEMOGRAPHICS & AREA OVERVIEW | 321 Main Street, Newport News, VA



## HEALTHCARE KEY FACTS WITHIN 3-MIN DRIVE TIME



## KEY FACTS WITHIN 3-MIN DRIVE TIME



For more information:  
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