

FOR LEASE

11292 JEFFERSON AVENUE NEWPORT NEWS, VA



Retail/Office Building Available for lease on busy, main corridor in Newport News, VA near Christopher Newport University, Riverside Regional Medical Center, and Oyster Point City Center.

The information contained herein has been obtained from sources deemed to be reliable but is not warranted.
This offer subject to errors and omissions, or withdrawal, without notice

FOR MORE INFORMATION:

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Waltz Commercial Real Estate, LLC

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Waltz
COMMERCIAL REAL ESTATE LLC

INFORMATION

ABOUT THIS PROPERTY:

- Situated on approximately 1.5 acres on busy Jefferson Avenue. This freestanding retail/office building. Zoned for Light Equipment Rental, Medical Supply Sales, Offsite Parking Lot, Dentist Office and Contractor's Office (**No used car sales per owner**). Just a few minutes drive time to Interstate 64 East or West and is close proximity to City Center.

TRAFFIC COUNT:

- Approximately 34,000 vehicles per day

SQUARE FOOTAGE:

- +/- 2,500 SF free standing office/retail building

LEASE RATE:

- NNN Lease Rate TBD per Tenant improvement requirements

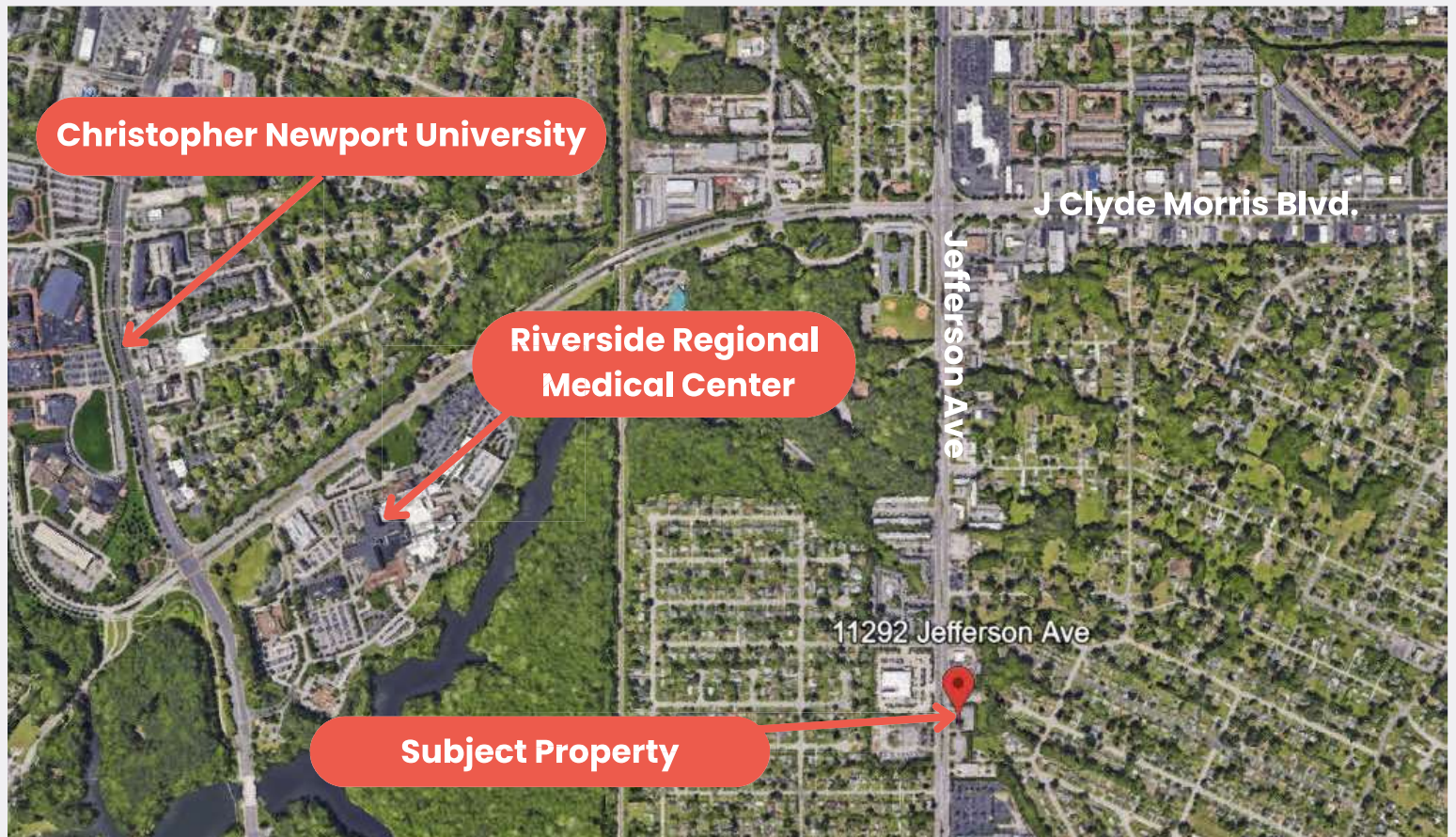
PARKING:

- Ample Parking
- Very, very large paved area designated for parking

ZONING – MULTIPLE USES ALLOWED BY RIGHT:

- Zoned C2 – General Commercial
 - https://library.municode.com/VA/Newport%20News/CODES/Code_of_Ordinances?nodeId=CD_ORD_CH45ZOOR_ARTIVSUUSDI_S45-402SUUSDI

AERIAL MAP



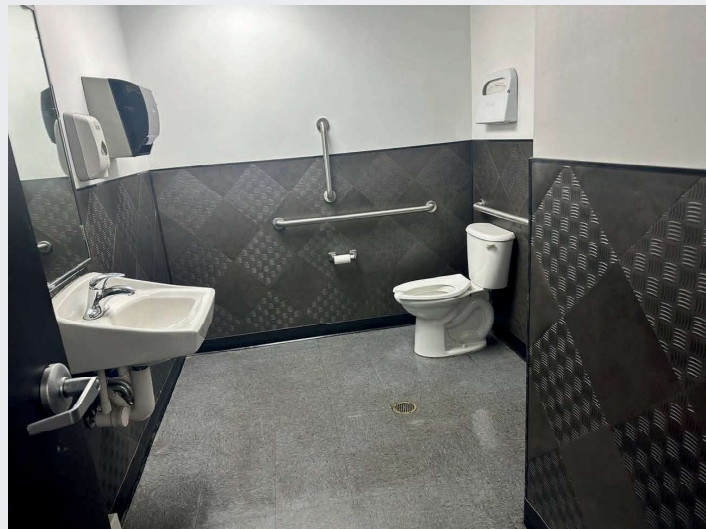
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EXTERIOR IMAGES



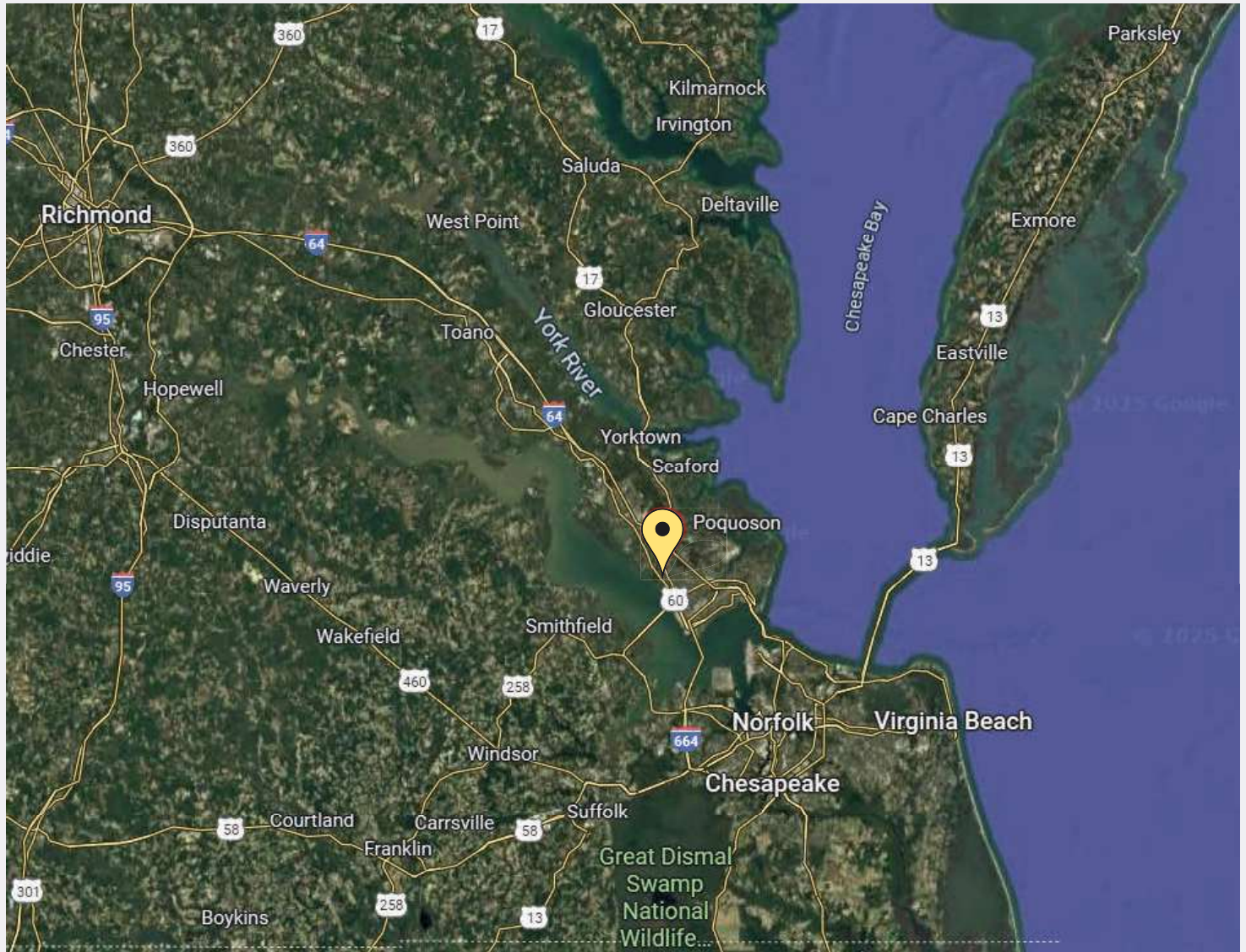
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INTERIOR IMAGES



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REGIONAL MAP



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AGENCY DISCLOSURE

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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.

Waltz Commercial Real Estate, LLC is the x Listing Broker, __ Buyer Broker, __ Dual Agent for the property submitted in this information package.

Acknowledged by:

Waltz Commercial Real Estate, LLC