

OYSTER POINT

FLEX

FREE STANDING

CAMPUS

EXTENSIVE PARKING



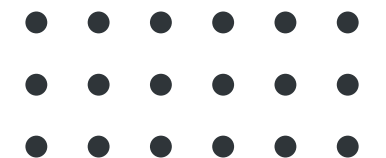
Hampton Roads Criminal
Justice Training Academy



HAMNER

Development
Company

**805 City Center Blvd.
Newport News, VA 23606**



PROPERTY OVERVIEW

Rare opportunity for an Oyster Point single story building with extensive parking field and room for expansion. Ideal for classroom or flex requirements in its current configuration. Easy conversion to production and limited industrial applications.

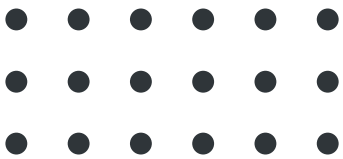
Free standing buildings in Oyster Point are extremely limited in availability. Ideal location and inherent long term value.

HIGHLIGHTS

- 18,000 sf Free Standing Building
- 4 ac Paved Site
- Office & Classroom Buildout
- Oversized Restrooms
- C5 Zoning
- Corporate Park Setting with Privacy
- Oyster Point Address



- OFFICE/FLEX**
- CLASSROOM/CAMPUS**
- MEDICAL**
- PRODUCTION**



805 CITY CENTER BLVD. NEWPORT NEWS, VA 23606

- 18,000 sf
- 4 ac site paved with 135 parking spaces
- Expandable footprint
- Built 2001
- HVAC: Entire building heated & air conditioned
- Oversized bathrooms with showers & locker rooms
- Zoning: C5 Office, Commercial, Limited Industrial
- Opportunity Zone
- Enterprise Zone
- Available for occupancy estimate: Oct 2025



SALE: \$3,300,000

LEASE: \$16.75 sf NNN



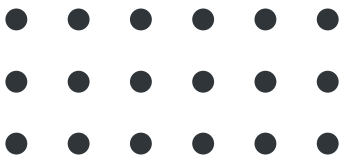
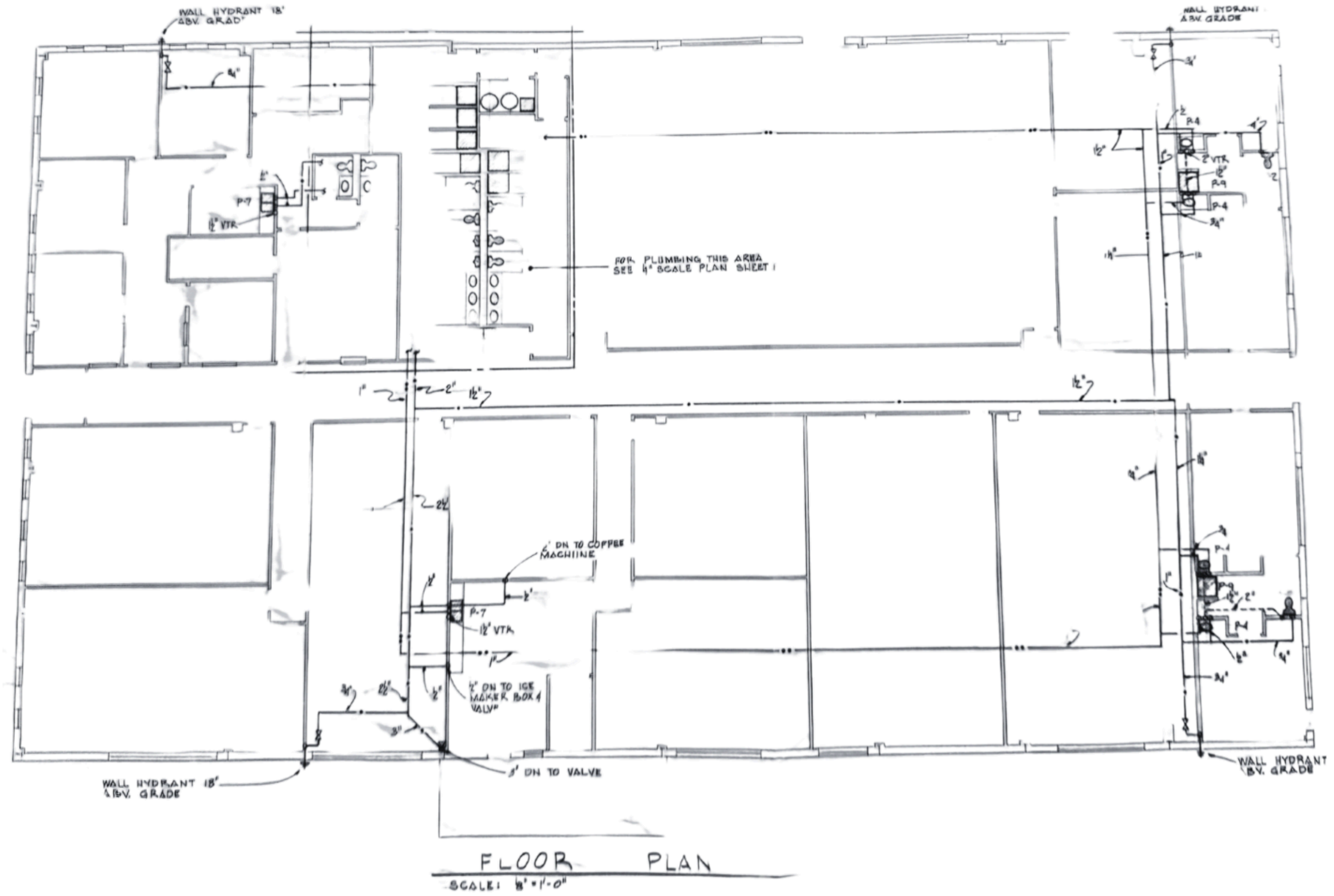
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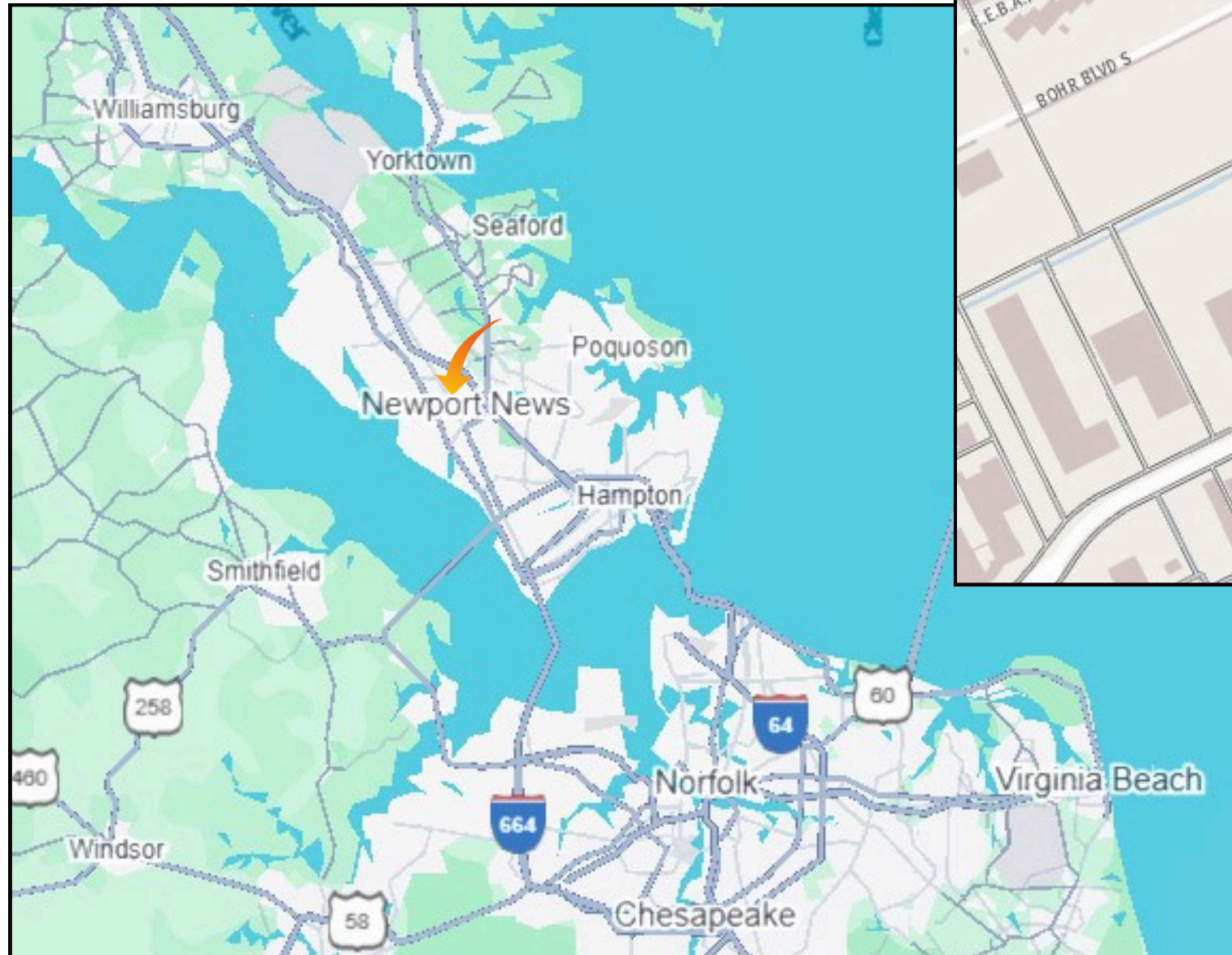


805 CITY CENTER BLVD



LOCATION HIGHLIGHTS

- Central Oyster Point Location
- Direct I64 access
- Close to City Center amenities/restaurants
- 25 min to Norfolk
- 1 hr to Richmond
- 3 hr to D.C.



Disclosure: Hamner Development Company is the agent for the owner.



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