



FOR SALE OR LEASE

744 Thimble Shoals Boulevard
Newport News, VA

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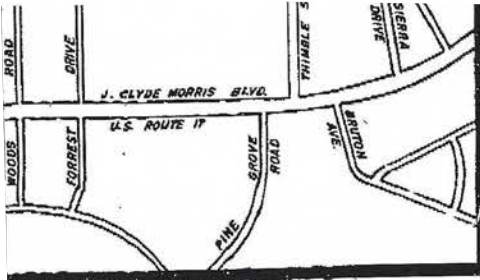
Features

- Two-story, ±4,544 SF office condo
- Suites available from ±1,200 SF up to entire ±4,544 SF for lease
- Monument signage available with excellent visibility on Thimble Shoals Blvd
- Easy interstate access and centrally located in the Oyster Point submarket
- Recently renovated common area
- Lease Rate: \$16.00 PSF, Net of Janitorial
- Sale Price: \$845,000



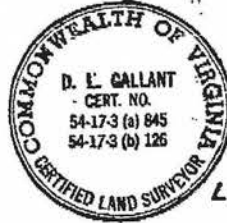


Site Plan



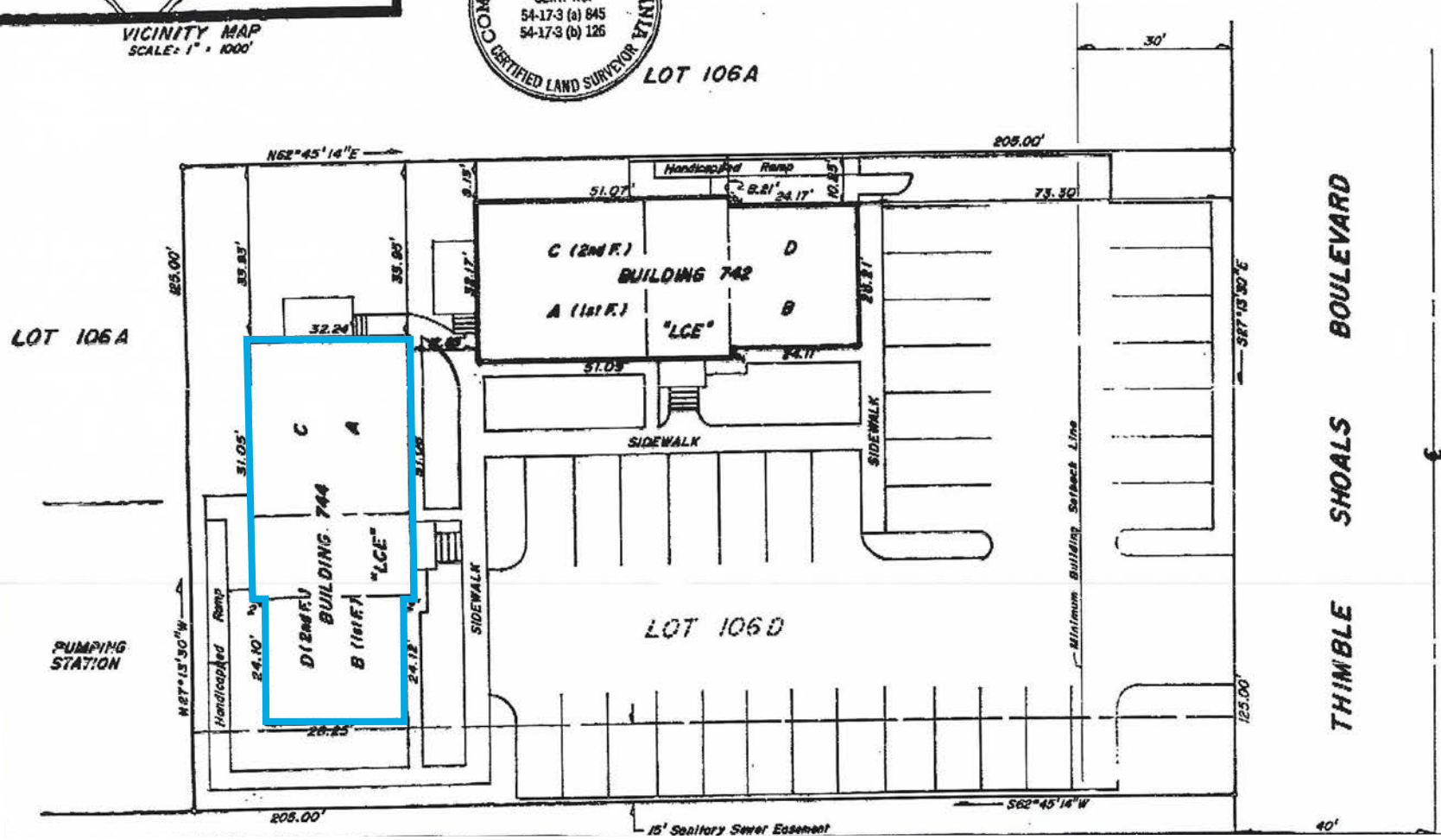
VICINITY MAP
SCALE: 1" = 1000'

I FURTHER CERTIFY THIS PLAT IS ACCURATE AND COMPLIES WITH THE PROVISIONS OF SECTION 55-7958 (a) OF THE CODE OF VIRGINIA OF 1950, AS AMENDED, AND ALL UNITS SHOWN HEREON HAVE BEEN SUBSTANTIALLY COMPLETED, EXCEPT AS OTHERWISE NOTED.



D.L. Gallant
D.L. GALLANT
CERTIFIED LAND SURVEYOR

LOT AREA.....0.5882 ACRES
R/W AREA.....0.0000 ACRES
TOTAL AREA.....0.5882 ACRES

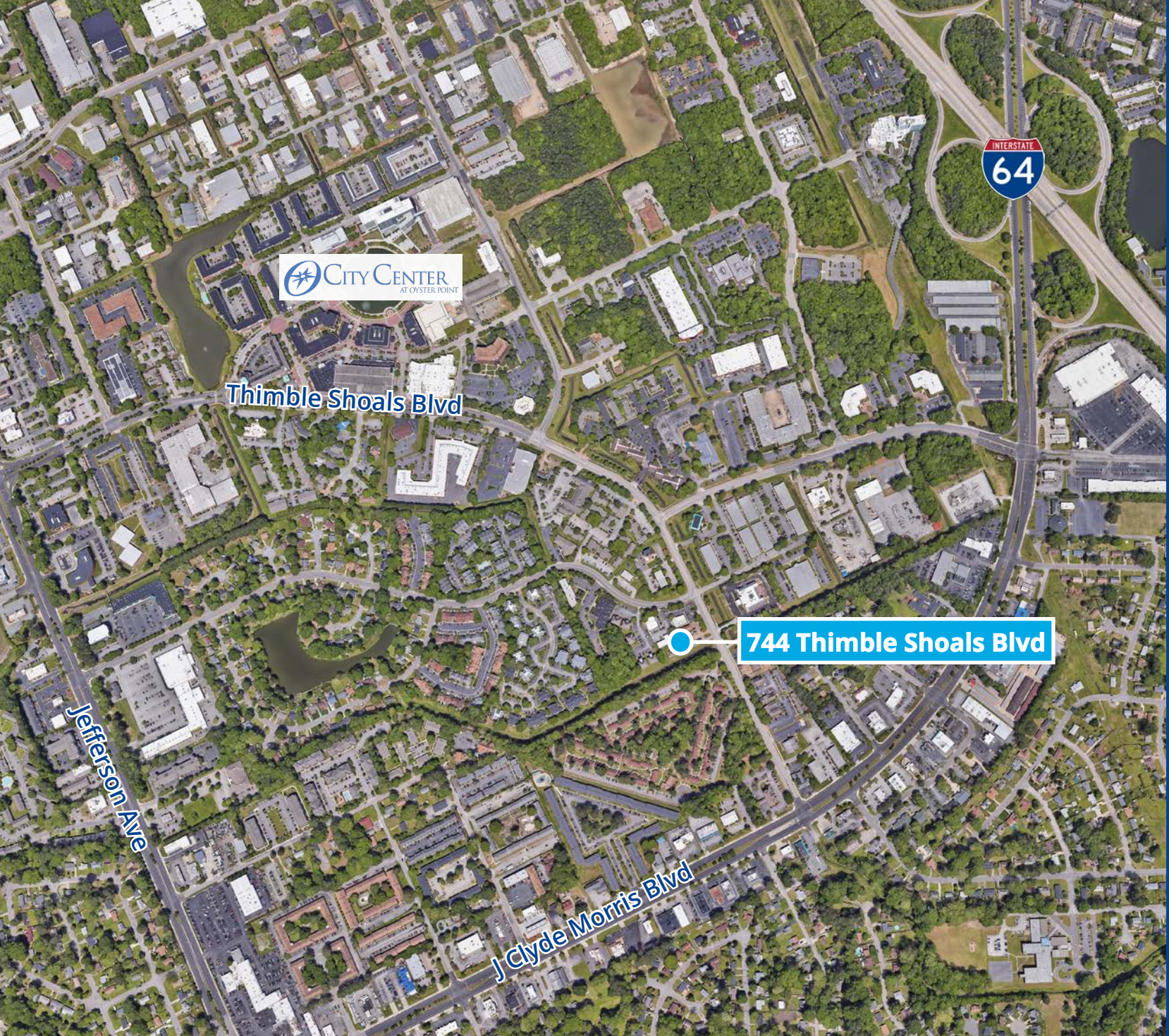




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