



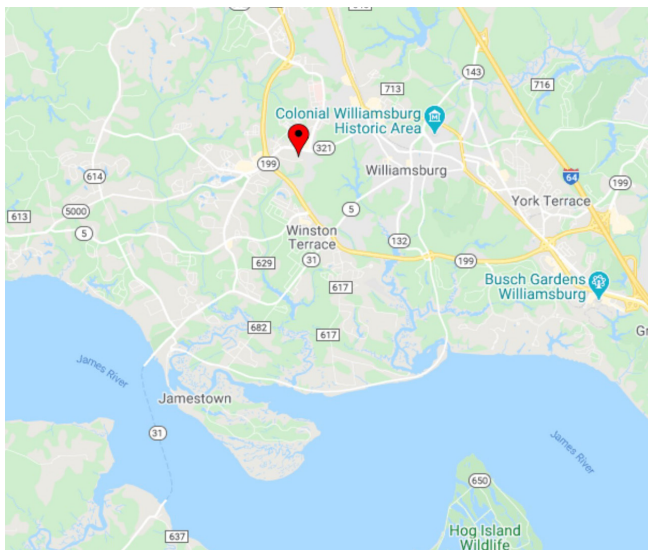
BERKSHIRE HATHAWAY
HomeServices
Towne Realty
COMMERCIAL DIVISION

PREMIER OFFICE SPACES

4135 IRONBOUND ROAD | SUITE C

Williamsburg, VA 23188

FOR LEASE



PROPERTY FEATURES

Class A office building ideally located at the intersection of Monticello Avenue and Ironbound Road in the New Town (Phase 1) | Settlers Market trade area

- Suite C offers flexible lease options for one to three tenants: one tenant 4,094 RSF; two tenants: 3,132 RSF and 1,006 RSF; three tenants: 955 RSF, 2,165 RSF and 977 RSF
- Current layout consists of reception area, 5 private offices, kitchenette, conference room and large classroom style spaces
- 2nd Floor is accessible by 2 staircases and an elevator | 2 front door entries
- Highly visible roadside and building signage
- Ample parking convenient to suite entry: 58 non-exclusive parking spaces and cross parking easement providing access to 198 spaces
- Proximity to James City County Courthouse, restaurants, and a variety of shops and services

Join neighboring tenants: Berkshire Hathaway HomeServices | Towne Realty (building tenant), Old Point National Bank, Colonial Family Medicine, PIVOT Physical Therapy, Williamsburg Obstetrics and Gynecology



BERKSHIRE HATHAWAY
HomeServices
Towne Realty
COMMERCIAL DIVISION

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DEMOGRAPHICS

1 MI

3 MI

5 MI

2021 DAYTIME POPULATION

5,995

48,377

83,788

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TOTAL RENTABLE SQUARE FOOTAGE:

-TENANT ONE: 4,094 SF

TENANT LEGEND OPTION 1- ONE TENANT CONCEPTUAL

- CORE SPACES
- SHARED TENANT SPACES
- TENANT 1



SECOND FLOOR PLAN - OPTION 1

1/4" = 1'-0"

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TENANT FLOOR PLAN- ONE TENANT CONCEPTUAL

BLAIR- WYATT ASSOCIATES, LLC.
SEPTEMBER 2022



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TENANT LEGEND OPTION 2- TWO TENANT CONCEPTUAL

- CORE SPACES
- SHARED TENANT SPACES
- OPTIONAL KITCHEN
- TENANT 1
- TENANT 2

TOTAL RENTABLE SQUARE FOOTAGE:

-TENANT ONE: 3,132 SF

-TENANT TWO: 1,006 SF



SECOND FLOOR PLAN - OPTION 2

1/4" = 1'-0"

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TENANT FLOOR PLAN- TWO TENANT CONCEPTUAL

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TOTAL RENTABLE SQUARE FOOTAGE:

-TENANT ONE: 995 SF

-TENANT TWO: 2,165 SF

-TENANT THREE: 977 SF

TENANT LEGEND OPTION 3- THREE TENANT CONCEPTUAL

- CORE SPACES
- SHARED TENANT SPACES
- OPTIONAL KITCHEN
- COMMON AREA, SHARED BETWEEN TENANTS 1 AND TENANTS 2
- TENANT 1
- TENANT 2
- TENANT 3



SECOND FLOOR PLAN - OPTION 3
1/4" = 1'-0"

BERKSHIRE HATHAWAY HOMESERVICES TOWNE REALTY BUILDING
 TENANT FLOOR PLAN- THREE TENANT CONCEPTUAL

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Monticello Street View



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