

Medical Office for Lease

802 Lockwood Ave, Newport News, VA



Location: The McManus Professional Center is adjacent to Mary Immaculate Hospital just off McManus Boulevard in Newport News, VA

Site Description: The grounds have been professionally landscaped. 32 parking and 2 handicapped are provided.

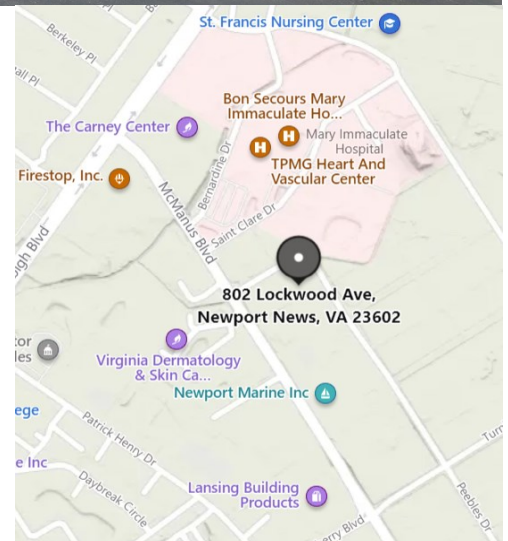
Building: 6,700 square foot brick building accommodates three Suites. Suite A, B & C are 3,000, 1,500 and 2,200 square feet respectively. Current Tenants are medical.

Rental Rate. \$14.00/SF, net of utilities and janitorial expenses. Landlord responsible for grounds, real estate taxes, building insurance, roof and building structure.

Term: 3-5 years **Zoning:** 02 Office Park

Availability: August 1, 2022 or sooner.

Utilities. On site inclusive of electricity, gas, telephone, municipal water and sewer.



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Lease rates and availability are subject to change without notice by Owner rev. 2/2022