

FOR SALE

PRIME OWNER/USER OPPORTUNITY

Sale Price:
\$3,500,000

PROPERTY OVERVIEW

This prominent three-building office park features one two-story and two single-story assets and represents a prime purchase opportunity for an owner/user. The park is conveniently located in Oyster Point, the business hub of the Virginia Peninsula, with prime frontage on Jefferson Avenue.

- Well maintained office park at the gateway to Oyster Point
- Excellent opportunity for an owner/user to occupy up to 11,000 SF of contiguous space and enjoy supplementary income from the remaining leased space
- Strategically located with high exposure at Jefferson Avenue and Pilot House Drive, with a signalized intersection at the entrance of the park
- Strong tenant mix including legal, medical, real estate, and other service uses
- Nearby amenities include City Centre at Oyster Point, Port Warwick, Marketplace at Tech Center and Patrick Henry Mall
- Adjacent property also available for purchase for \$1,300,000

PROPERTY HIGHLIGHTS

- **Offering Price:** \$3,500,000
- **Building Size:** 20,504 SF (11719-B), 5,080 SF (11717), 2,425 SF (11719)
- **Price/SF:** \$124.72
- **NOI (Projected):** \$350,264
- **Cap Rate:** 10.0%
- **Occupancy:** 66.1%
- **Site Area:** ±2.68 Acres
- **Year Built:** 2008 (11719-B), 2006 (11717), 1980 (11719)
- **Zoning:** C-1

FOR FURTHER INFORMATION, PLEASE CONTACT:

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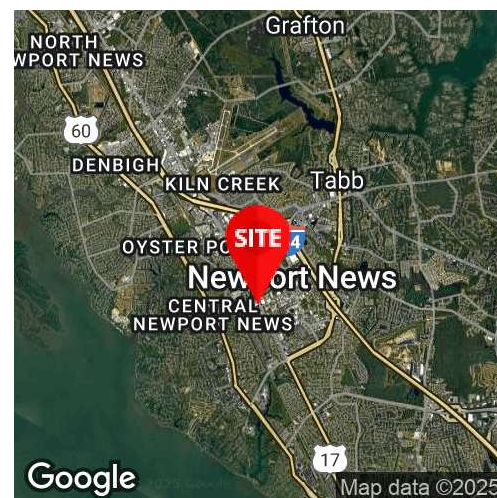
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