



OFFICE
BUILDING
FOR LEASE



Owner/Agent
Managed and Leased by KPM LLC

CHRIS GOOD SUSAN SPRINGER

757.513.2500
chrisg@kotarides.com

757.560.3931
susans@kotarides.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	179,148 SF
Available SF:	567 - 1,200 SF

PROPERTY OVERVIEW

Park Place at City Center is a luxury apartment community located within City Center at Oyster Point. This mixed-use development features residential, office, and retail in the heart of Newport News. Conveniently located two minutes from Jefferson Avenue with easy access to I-64. City Center is home to 250,000 square feet of retail, restaurants, and theater, 1 million square feet of class A office space and 600 luxury residences.

PROPERTY HIGHLIGHTS

- Ground floor small shop space available
- High density mixed-use development
- Convenient access to I-64 and Jefferson Avenue



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ADDITIONAL PHOTOS



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SITE PLAN



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RETAILER MAP



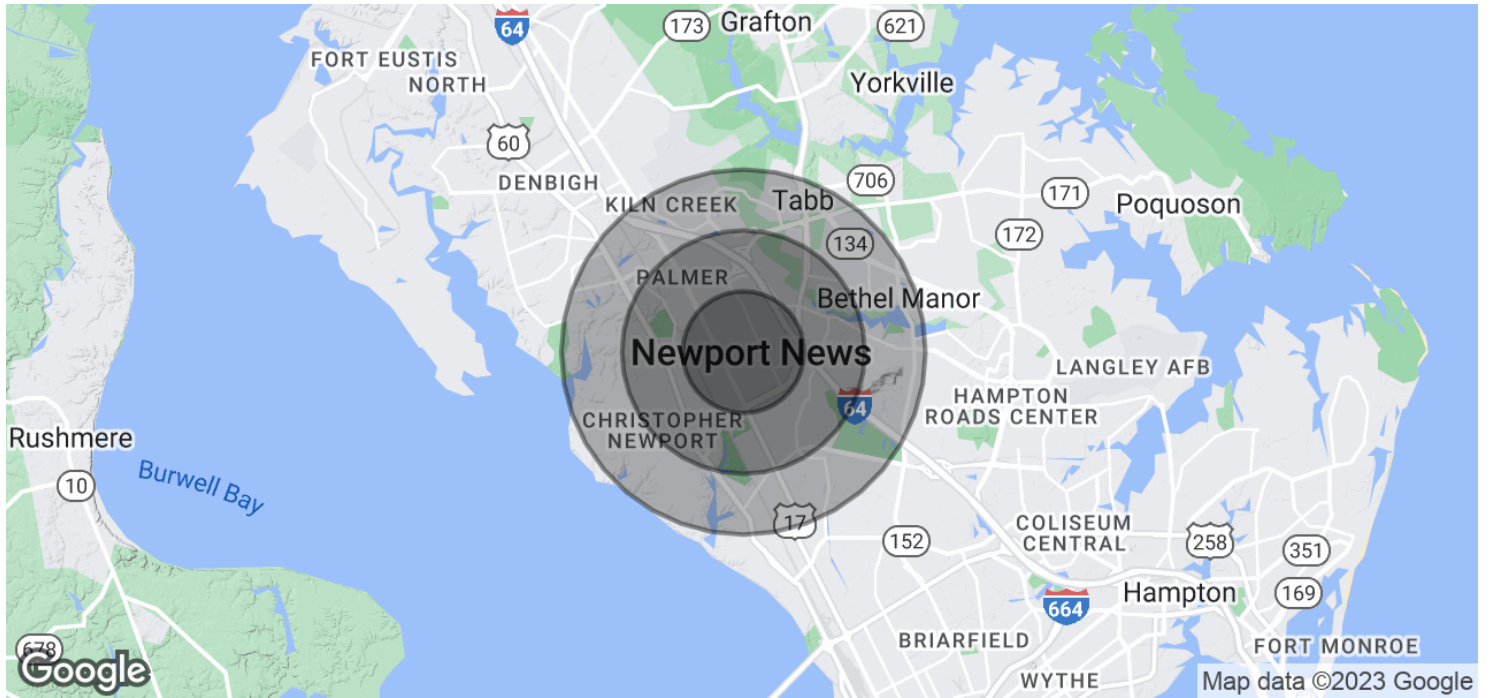
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	9,842	44,370	84,679
Average Age	32.1	35.4	36.7
Average Age (Male)	31.2	33.8	35.0
Average Age (Female)	32.7	35.5	37.1

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	5,259	19,908	36,010
# of Persons per HH	1.9	2.2	2.4
Average HH Income	\$54,537	\$63,539	\$76,482
Average House Value	\$155,557	\$184,783	\$203,874

* Demographic data derived from 2020 ACS - US Census



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