

**28,677 SF OFFICE BUILDING FOR SALE**  
**850 39<sup>th</sup> STREET**  
**NEWPORT NEWS, VA 23607**



Cushman & Wakefield | Thalhimer is pleased to offer for sale this 2-story 28,677 SF modernized, well-maintained office property ideal for a single user or user / investor (multi-tenant) opportunity. Located along I-664 in Newport News in the geographic center of Greater Hampton Roads, the building easily serves Newport News Shipbuilding as well as the entire Hampton Roads MSA. A partial building short-term sale-leaseback is possible.



**CUSHMAN &  
WAKEFIELD**

**THALHIMER**

# 850 39<sup>th</sup> STREET

## PROPERTY HIGHLIGHTS

The majority of space in this building used by owner for construction firm with the balance leased to smaller tenants. Solidly constructed in 1958, owners repurposed and modernized in 2007 with constant refreshments year over year. Building appears to be brand new on interior. All in all, a very versatile office setup (with storage) at a price just under \$90.00/SF.

PROPERTY FEATURES			
Building Size:	28,677 SF	Year Built:	1958 / 2007
Zoning:	M-1 & C-1	Security:	Masonry & card keys
Office Area:	± 27,000 SF	Efficiency:	Solar panels
Site Area:	1.20 AC	Floors:	2 story w/ elevator
Clear Height:	14' storage	Sprinkler:	Office
Loading:	One (1) drive-in overhead door	Parking:	± 70
Sale Price:	\$2,577,900	Sale Price/SF:	\$89.89/SF

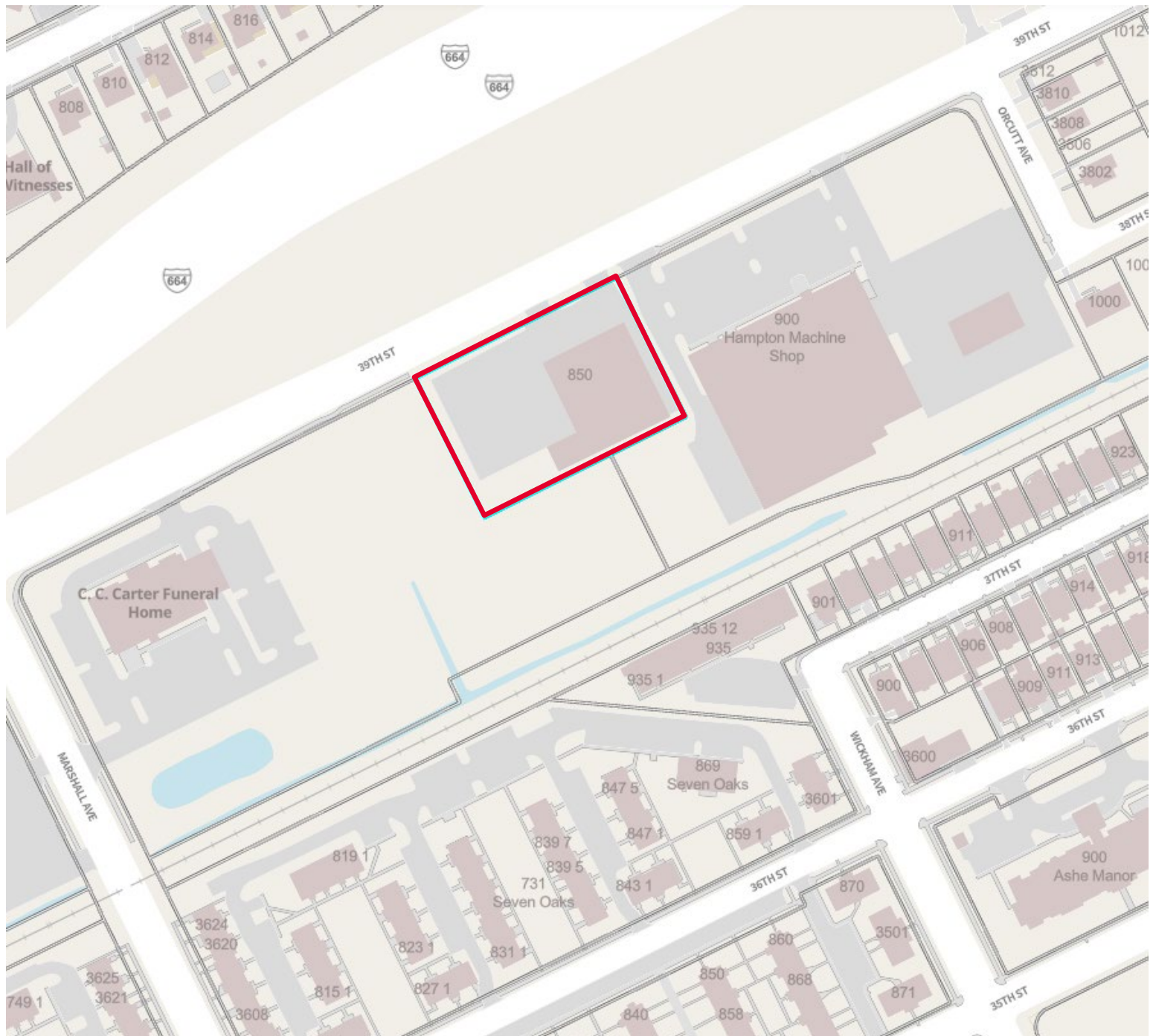




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## BASIC SITE LAYOUT

### CITY OF NEWPORT NEWS



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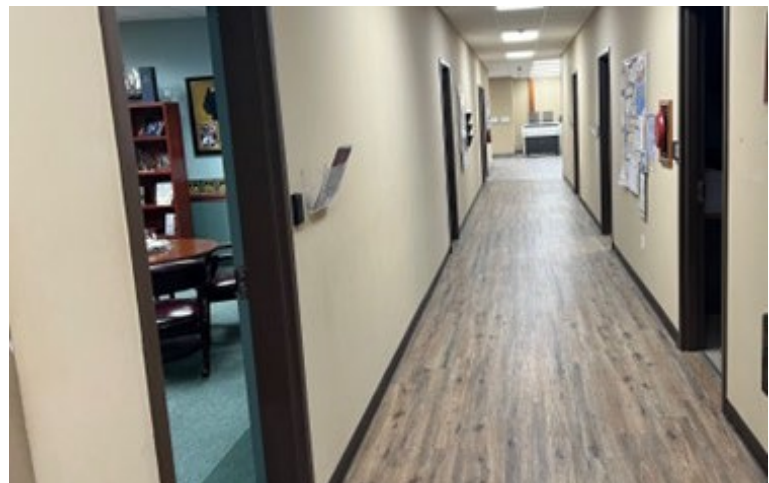
## FIRST FLOOR PLAN



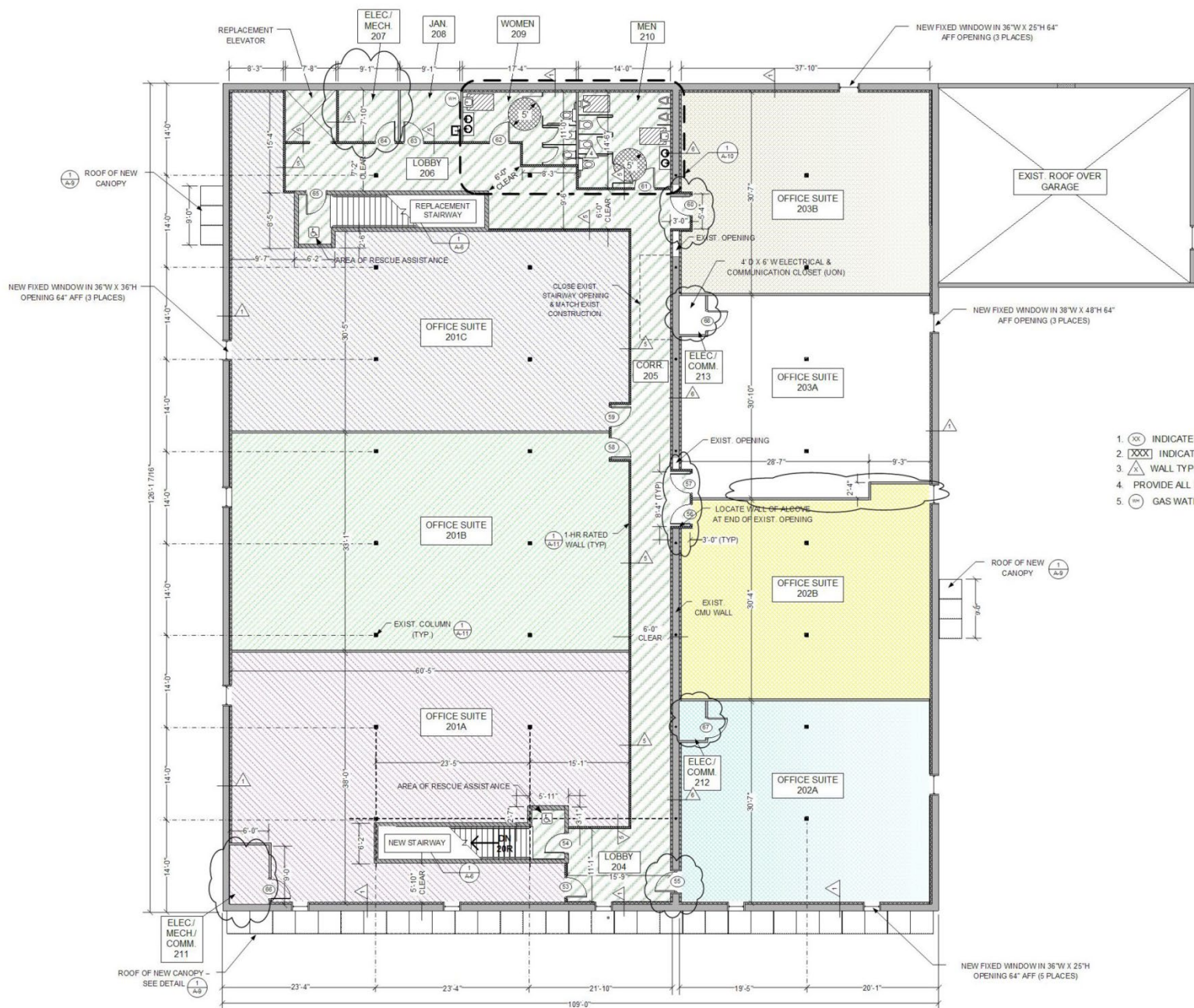


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## FIRST FLOOR PHOTOS



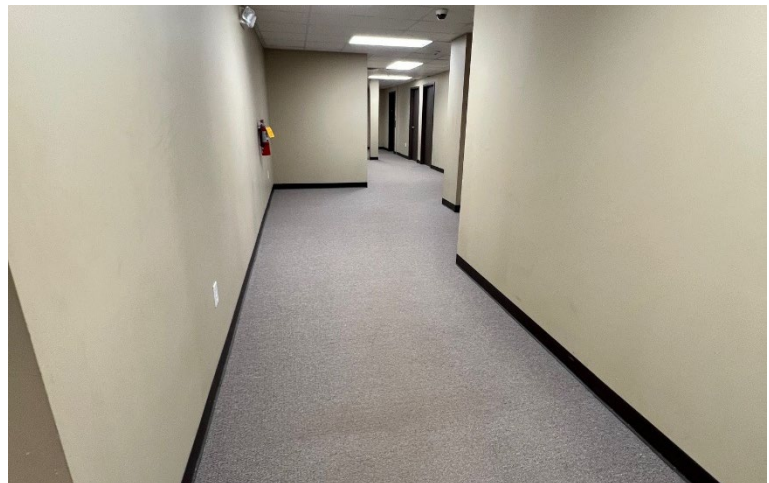






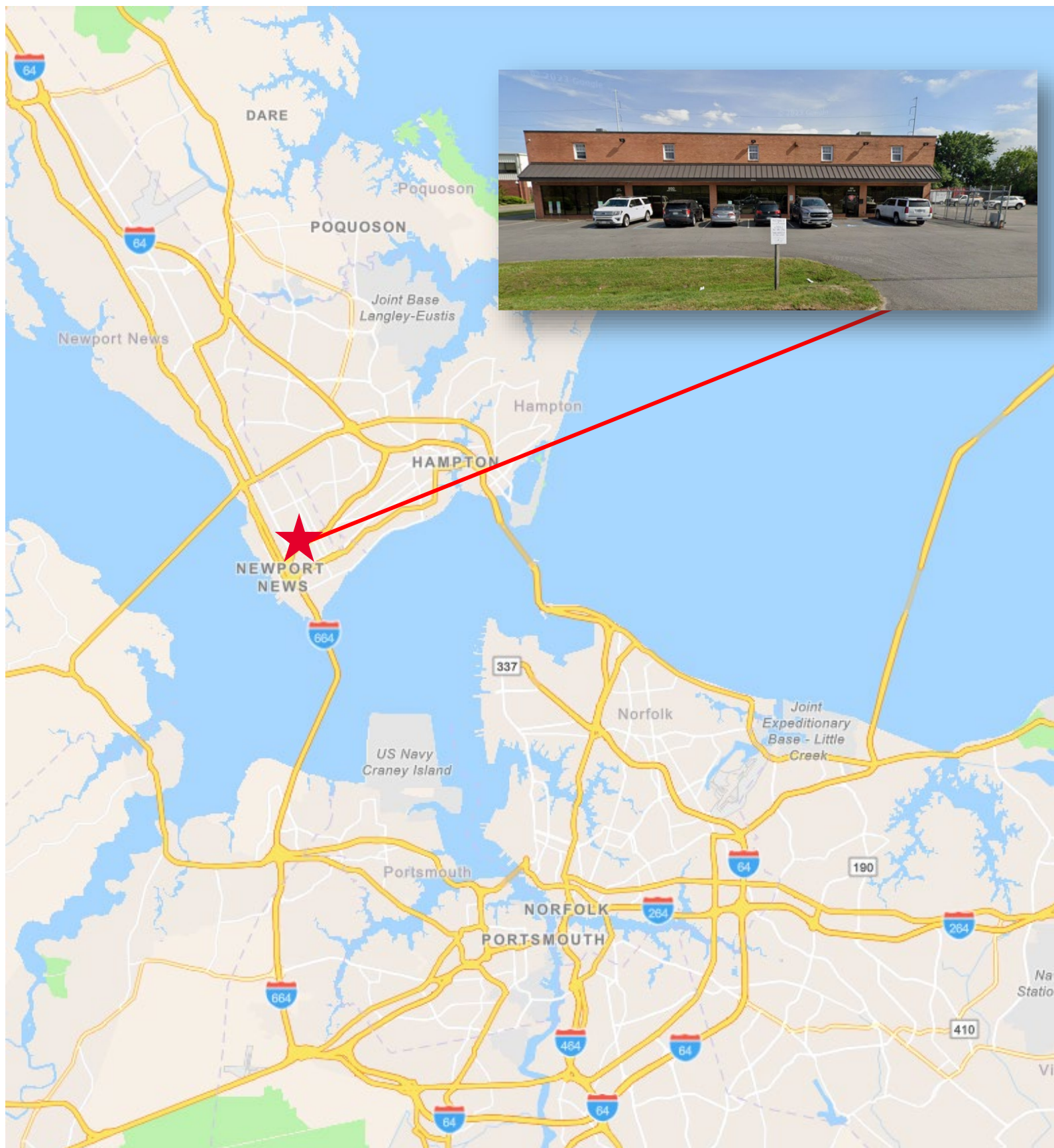
# 850 39<sup>th</sup> STREET

## SECOND FLOOR PHOTOS





# 850 39<sup>th</sup> STREET SITE MAP





# 850 39<sup>th</sup> STREET

## SITE AERIAL



### **SALE / PARTIAL**

Leaseback possible



### **PROMINENT**

Signage available



### **ROOF MOUNTED**

Solar panels reduce electric bill



### **TRAFFIC**

64,000 VPD North & South I-664



### **HUB ZONE**

Qualified location



### **OCCUPANCY**

Single or multi-tenant



### **EXCELLENT**

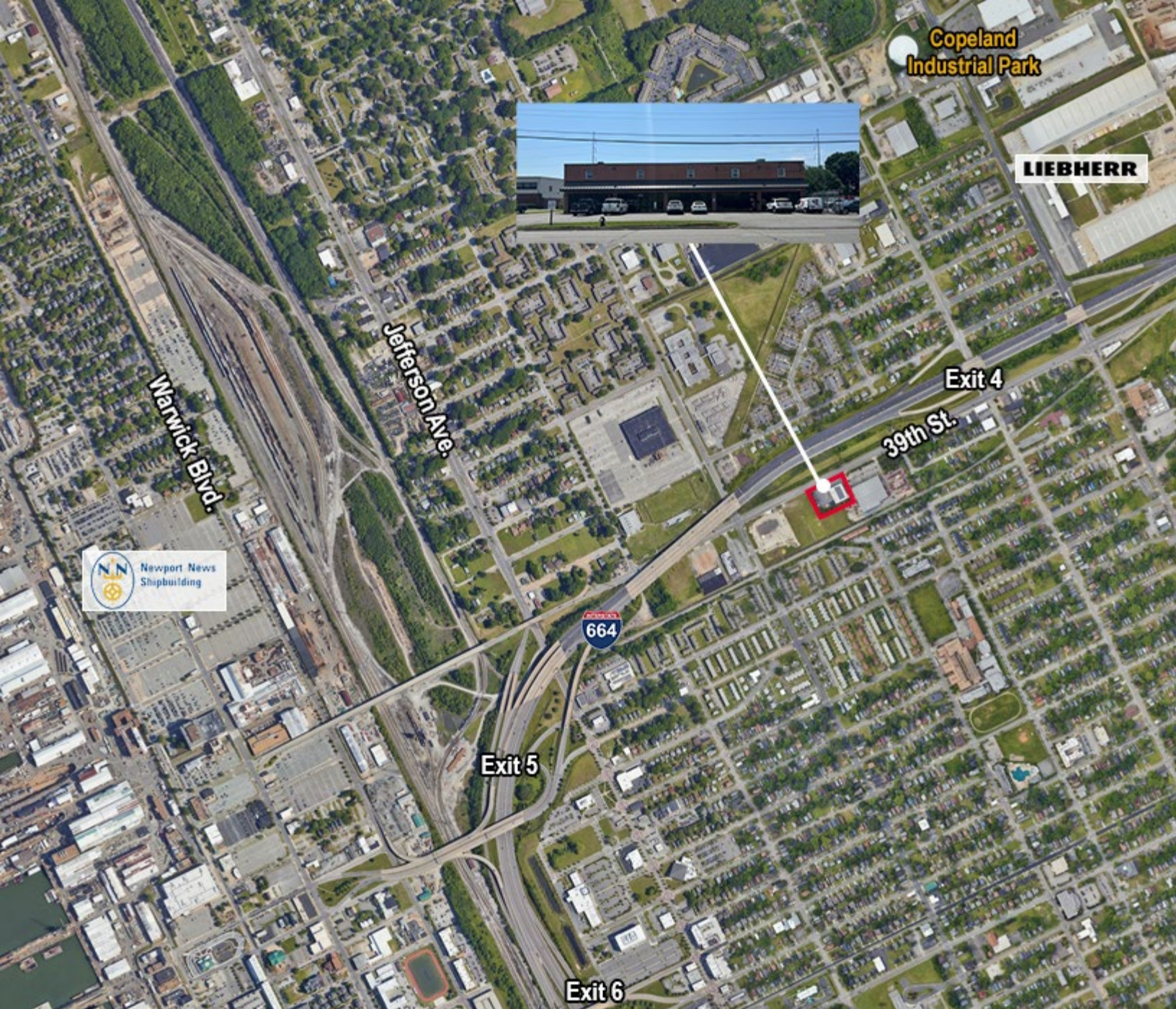
Maintenance history



### **CARD KEY**

Entry throughout





**FOR MORE INFORMATION,  
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**CUSHMAN &  
WAKEFIELD**

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