



# FOR SALE: IRONBOUND VILLAGE

Three-Building Office Portfolio in Williamsburg, Virginia



5300 Palmer Lane



5320 Palmer Lane



5340 Palmer Lane

Divaris Real Estate, Inc., as exclusive representative to the owner, is pleased to offer for sale the fee simple interest in the Ironbound Village Office Portfolio, a three-building office complex located at 5300, 5320, and 5340 Palmer Lane in Williamsburg, Virginia. The offering includes approximately 15,000 square feet across three two-story office buildings, each on its own parcel.

Located just off Ironbound Road and immediately proximate to New Town, Williamsburg's premier mixed-use district, the portfolio benefits from convenient access to Route 199, Monticello Avenue, William & Mary, Colonial Williamsburg, and the broader Williamsburg / James City County trade area. This amenity-rich, New Town-adjacent setting supports long-term demand from office, professional, government, institutional, and service-oriented users.

The buildings are currently fully occupied by the Department of Parks and Recreation and the Department of Health under short term leases pending relocation to the County's new HQ building in 2028. The portfolio offers multiple opportunities to re-lease the spaces at market rates, divide the buildings for smaller tenants, or market individual buildings to owner-users seeking scarce small-building ownership opportunities in the New Town corridor.

Each building offers a flexible layout suitable for a single 5,000-square-foot user or two 2,500-square-foot tenants. There is sufficient parking to meet a variety of user requirements.



**Michael Divaris, SIOR**  
President

Phone : 757.497.2113

Email : mdivaris@divaris.com

**Jason Oliver, CCIM**  
SVP, Investment Sales

Phone : 757.333.4383

Email : joliver@divaris.com

# FOR SALE

**MONTICELLO MARKETPLACE**  
Publix  
target TJ-maxx

**WINDSOR MEADE MARKETPLACE**  
belk  
PETSMART

**FOUNDERS VILLAGE**  
247 UNITS

**SETTLERS MARKET**  
Walmart  
five BEL'W  
TRADER JOE'S  
ULTA BEAUTY  
petco

199 HUMELSINE PKWY

Dominion Energy  
UNITED STATES POSTAL SERVICE

**WILLIAMSBURG & JAMES CITY COUNTY GENERAL DISTRICT COURT**

MONTICELLO AVE

New Town  
LIFE HAPPENS HERE

**THE NEW TOWN RESIDENTIAL ASSOCIATION**  
550+ UNITS

**NEW TOWN SHOPS ON MAIN**  
BARNES & NOBLE  
DOLLAR TREE  
LOFT chico's REGAL

**DISCOVERY PARK MEDICAL OFFICES**

IRONBOUND RD

**THE POINTE AT NEW TOWN**  
265 UNITS

**JAMES CITY COUNTY SERVICE OFFICES**

**PARKER VIEW SENIOR APARTMENTS**  
67 UNITS

**IRONBOUND VILLAGE**



Ironbound Village is strategically positioned just off Monticello Avenue and Ironbound Road, immediately proximate to New Town, Williamsburg's premier mixed-use district. The property benefits from convenient access to one of the area's strongest concentrations of restaurants, retail, entertainment, office, residential neighborhoods, and civic amenities.

The portfolio is also well positioned within the broader Williamsburg / James City County market, with quick access to Route 199 and Interstate 64. This connectivity links the property to Richmond, Newport News, Hampton, Norfolk, and the broader Hampton Roads region, while its proximity to William & Mary, Colonial Williamsburg, and established residential communities supports long-term demand from office, medical, governmental, and service-oriented users.