

# COMMERCIAL REAL ESTATE SERVICES

## INVESTMENT SALES AND LEASING

**BERKSHIRE  
HATHAWAY**  
HOMESERVICES

RW TOWNE  
REALTY

COMMERCIAL DIVISION



## KEY FEATURES

- 2,570 Rentable Square Feet on the 1st Floor coming available 2nd quarter 2025
- Single ground level front door entrance
- Current layout includes open office space, 8 private offices (7 with windows), large open meeting area or flex space, and one storage closet
- Two-lane single entry ingress/egress to parcel with traffic light
- Highly visible roadside and exterior entry signage
- Plenty of parking spaces!

**To Learn More, Contact:**

**JANET MOORE, CCIM**

janet.moore@rwtowne.com

757.645.4500

janetmooreccim.com

PREMIER OFFICE SPACE

FOR LEASE

## 4135 Ironbound Road

Williamsburg, VA 23188

Class A office building ideally located at the intersection of Monticello Avenue and Ironbound Road in the New Town (Phase 1) | Settlers Market trade area.



Monticello Avenue Street View

4135 Ironbound Road, Williamsburg, VA 23188 | janetmooreccim.com | 757.645.4500

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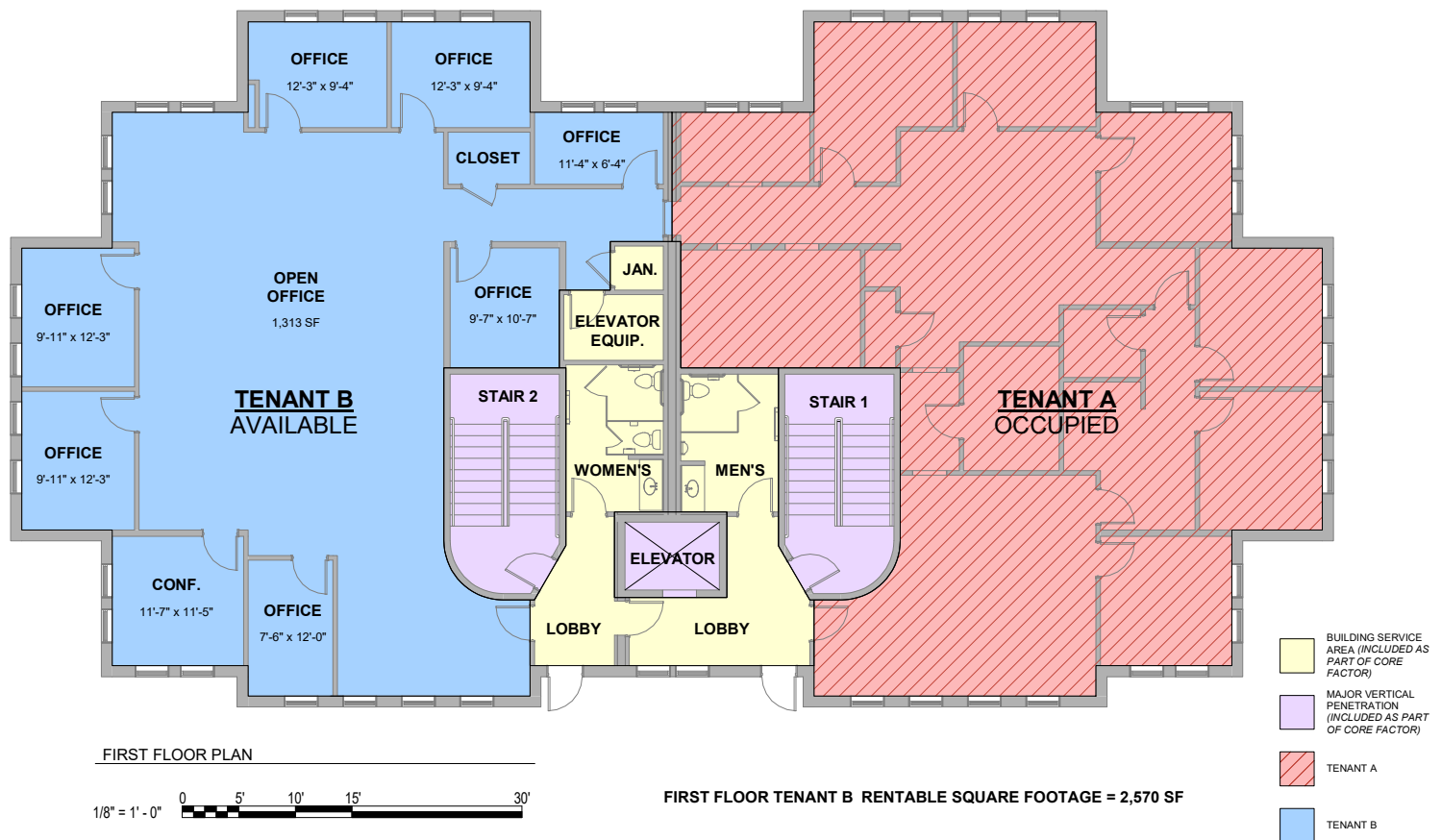
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4135 IRONBOUND ROAD

**GuernseyTingle**  
ARCHITECTURE | INTERIORS | PLANNING

Suite B Available

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Front Entry



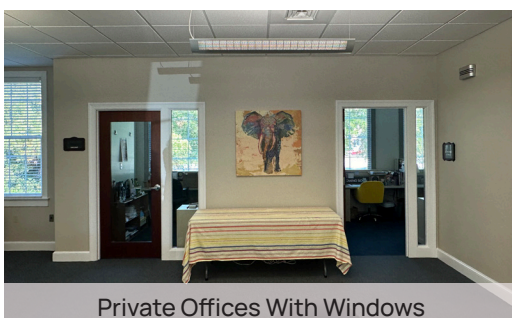
Ground Level Entry



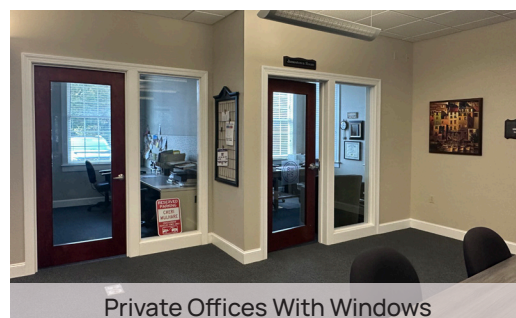
Hallway With Private Offices



Conversation Area



Private Offices With Windows



Private Offices With Windows



Open Meeting Space



Open Classroom Training Space

## DEMOGRAPHICS

	1 MI	3 MI	5 MI
2023 DAYTIME POPULATION	7,763	53,588	88,369

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## LOCATION FEATURES

- Abundant parking convenient to entry | 216 non-exclusive parking spaces in shared parking lot
- Proximity to James City County Courthouse, restaurants, and variety of shops and services
- Join Towne Wealth Management (coming soon 2025), Old Point National Bank, Colonial Family Medicine, PIVOT Physical Therapy and Williamsburg Obstetrics and Gynecology
- 37,000 VPD

4135 Ironbound Road, Williamsburg, VA 23188 | Office: 757.220.9500 | Cell: 757.645.4500



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