

PROPERTY FEATURES

- Three (3) 1,536 SF Suites on 2 floors with ample shared parking
- Centrally located in Williamsburg Office Park, in a beautiful lush, landscaped setting
- Proximity to Route 199 and just 6 miles to I-64, and minutes to New Town and Colonial Williamsburg areas
- Flexible floor plan with multiple offices, work rooms, restrooms, and kitchenettes
- Monument street signage and building tenant name plates
- Zoned B-1 General Business
- Convenient to numerous retailers & restaurants like Carrot Tree Kitchen, Chickahominy House, ReStore, Morrisons Florists and more
- Excellent opportunity as investment property or owner occupants
- Condo fees \$562/Month; Real Estate Taxes \$995/Year
- Contact Agent for pricing on 1, 2, or 3 Suites

PARK LIKE SETTING

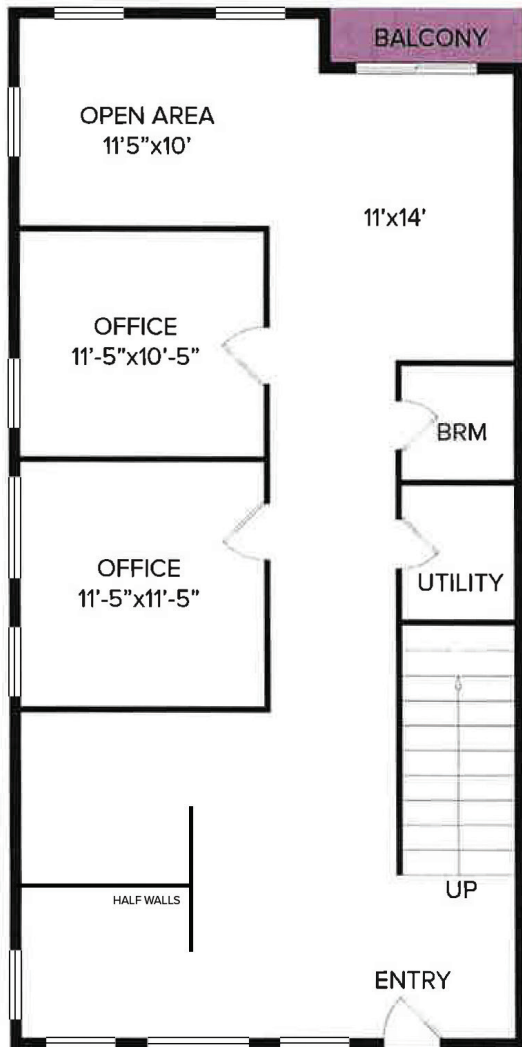


Parklike Setting



First and Second Floor Private Balconies

SUITE 201 FLOOR PLAN



DOWNSTAIRS



UPSTAIRS

Drawing not to scale

SUITE 201 INTERIOR



Executive 2nd Floor Office



Front Offices

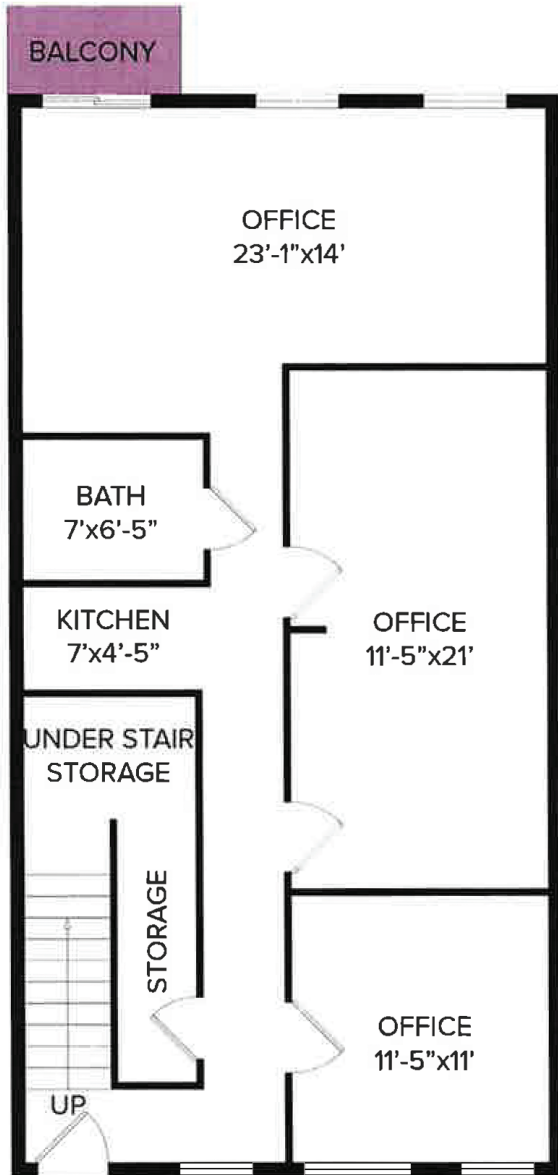


Rear Corner Office

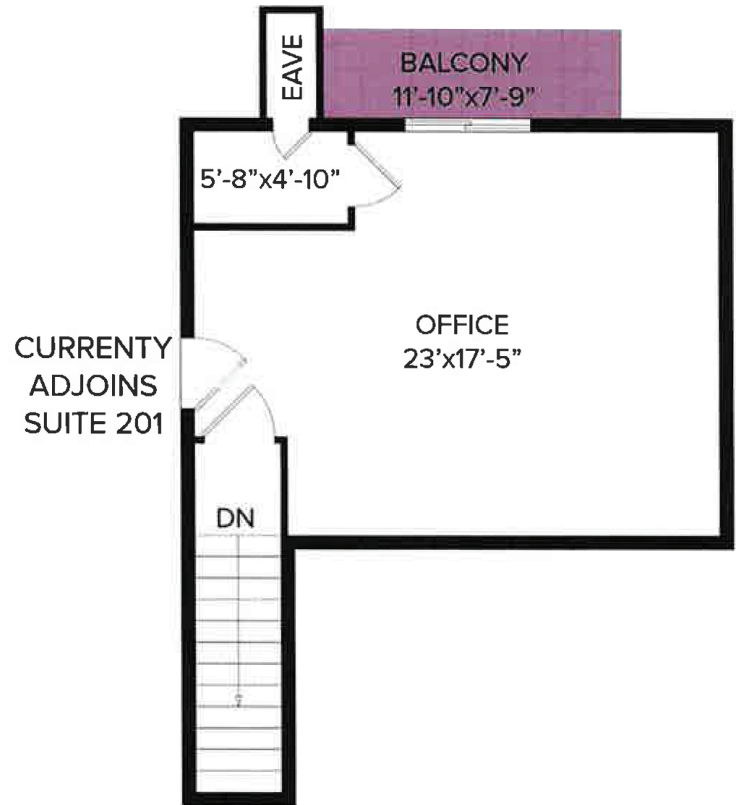


2nd Floor Access to Suite 202

SUITE 202 FLOOR PLAN



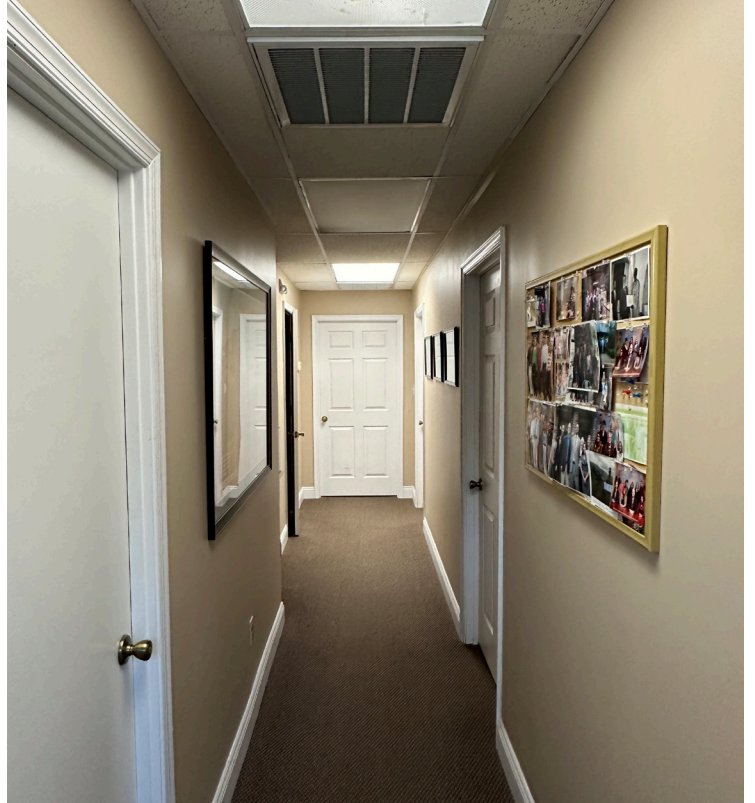
DOWNSTAIRS



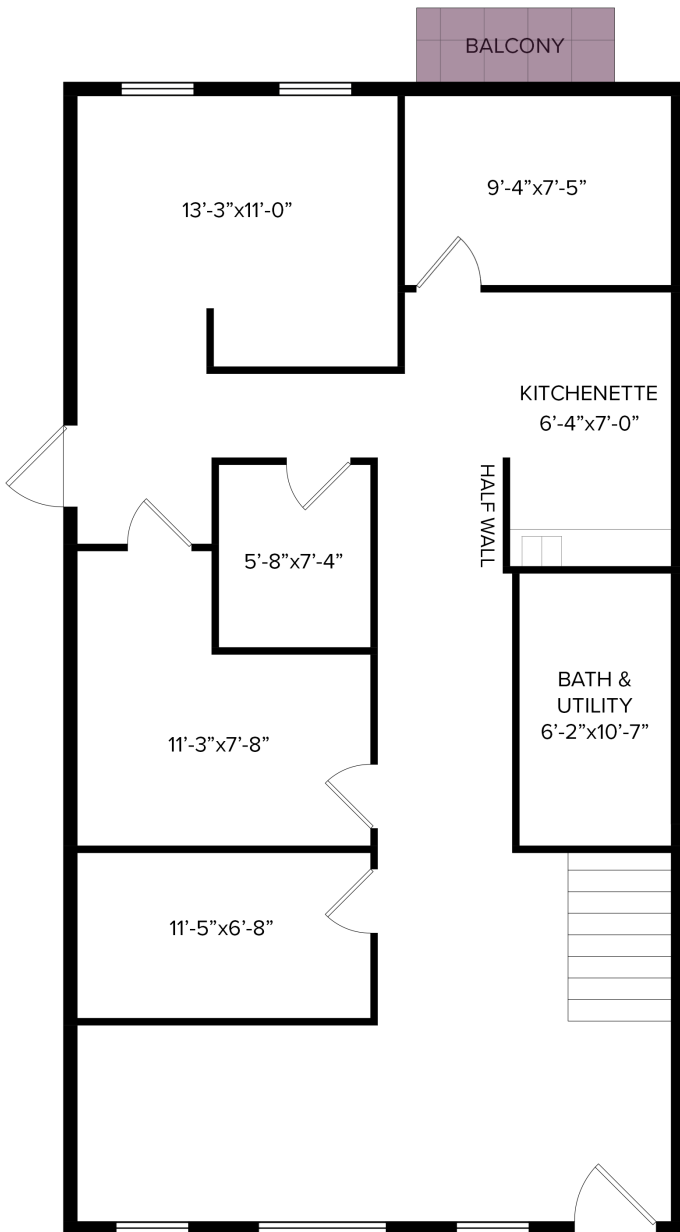
UPSTAIRS

Drawing not to scale

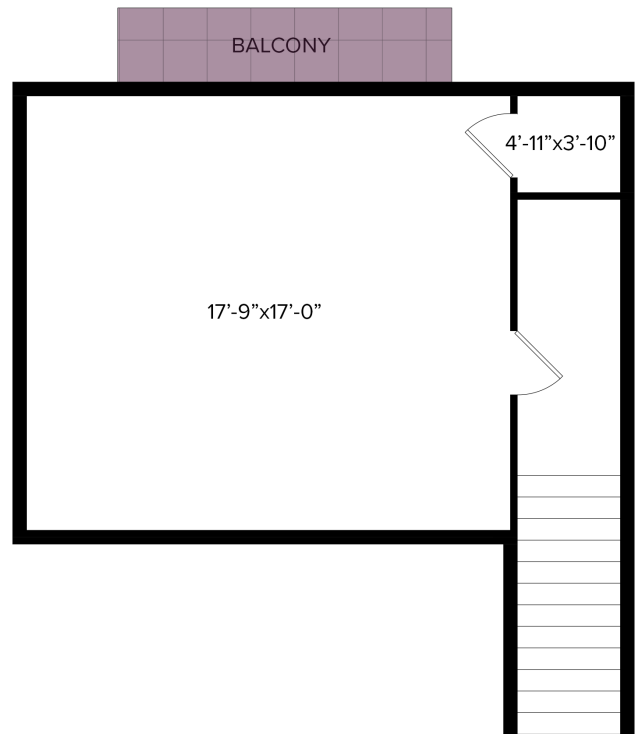
SUITE 202 INTERIOR



SUITE 203 FLOOR PLAN



DOWNSTAIRS



UPSTAIRS

Drawing not to scale

SUITE 203 INTERIOR



Entry



Hallway



Flexible Workspace



Handicap Restroom



Kitchenette

AERIAL MAP



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,277	36,696	73,250
HOUSEHOLDS	2,811	14,031	29,283
AVERAGE INCOME	\$101,795	\$96,852	\$96,066
DAYTIME POPULATION	5,127	46,183	78,992

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