

For Lease

1311 Jamestown Road Suite 201
Williamsburg, Virginia 23185



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Vince Campana

11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

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Campana Waltz

Commercial Real Estate, LLC

This information was obtained from sources deemed to be reliable, but is not warranted.

This offer subject to errors and omissions, or withdrawal, without notice.

FOR LEASE
1311 Jamestown Road Suite 201
Williamsburg, Virginia 23185

Location: 1311 Jamestown Road Suite 201 Williamsburg, Virginia 23185
Located in Williamsburg Office Park

Description: Available in the first quarter of 2019, a gorgeous end cap office space located in the Williamsburg Office Park! This suite has been meticulously up kept and offers a very spacious open office-space environment. The suite has a split level layout with a private office loft upstairs that is approximately 800sq.ft. in size. Each floor has excellent natural lighting provided by the three exterior walls and abundant windows. There are very few office spaces with such a nature oriented setting and lively atmosphere! An absolute 'Must See' location!

Square Footage: 1,536 square feet.

Lease Rate: \$1,985/Month - NNN

Zoning: B1 General Business

Also included:

- Aerial Maps
- Location Map
- Pictures
- Demographics

For Additional Information, Please Contact:

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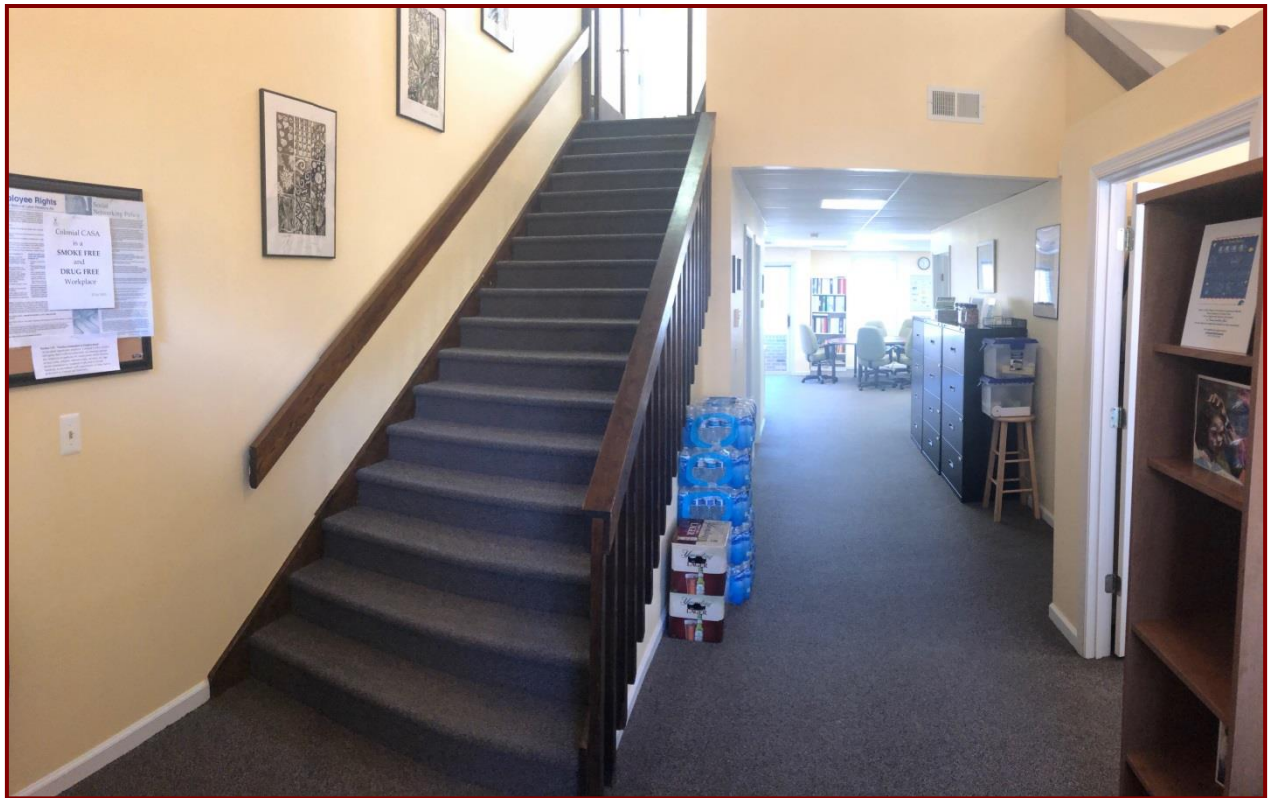
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Photographs




Excellent kept offices with an abundance of space and natural light!

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Williamsburg Office Park

Legend

 1311 Jamestown Road Suite 201

 1311 Jamestown Rd

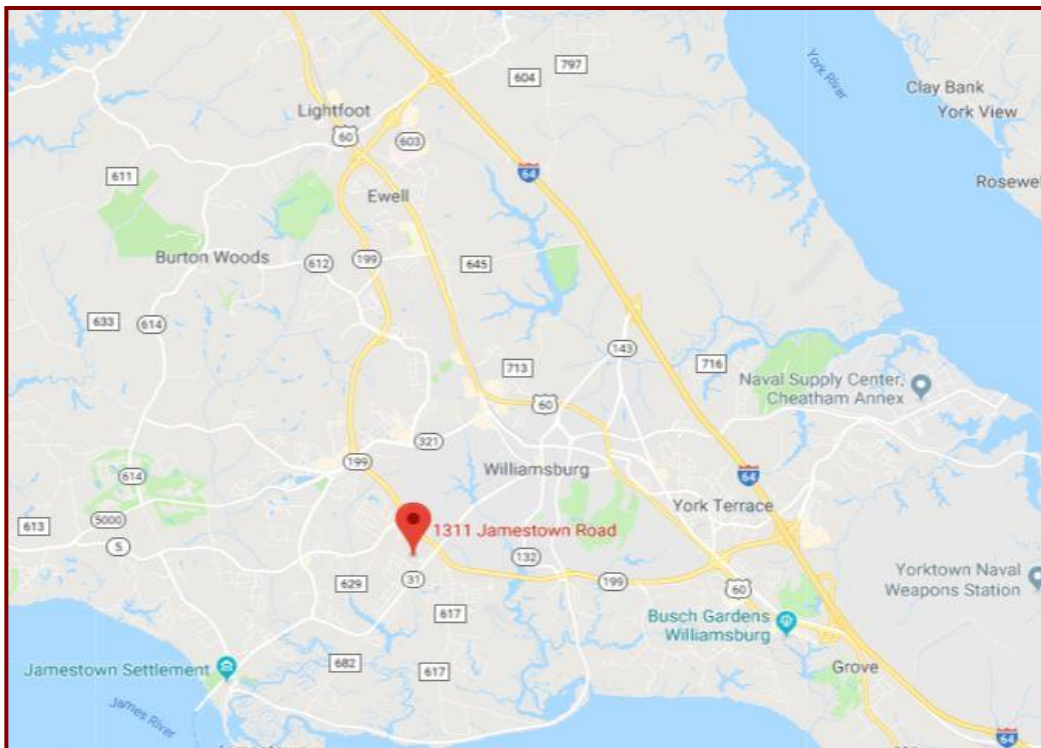
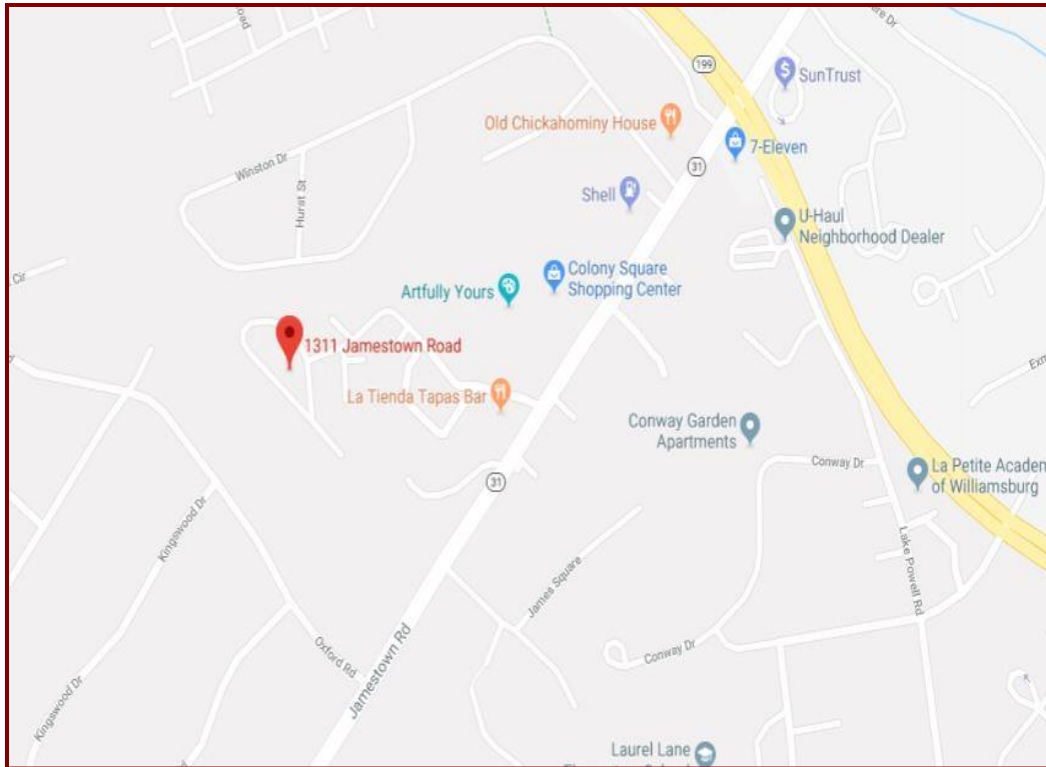
Google Earth

© 2018 Google



400 ft

Maps



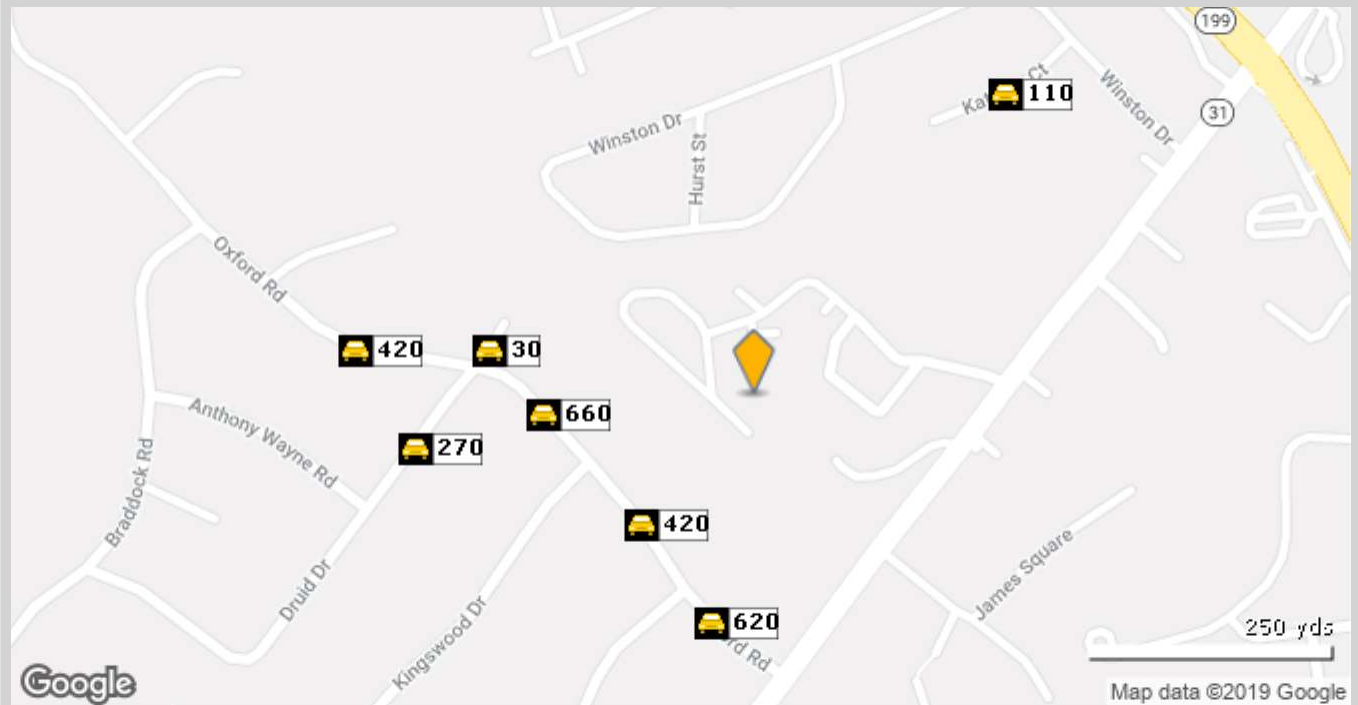
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Traffic Count Report

Williamsburg Office Park

1313 Jamestown Rd, Williamsburg, VA 23185

Building Type: **Class B Office**
 Class: **B**
 RBA: **12,320 SF**
 Typical Floor: **4,666 SF**
 Total Available: **1,582 SF**
 % Leased: **87.16%**
 Rent/SF/Yr: **\$13.50**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Oxford Rd	Kingswood Dr	0.05 NW	2017	420	MPSI	.10
2	Oxford Rd	Druid Ct	0.00 NE	2016	640	MPSI	.12
3	Oxford Rd	Kingswood Dr	0.04 SE	2017	660	MPSI	.12
4	Oxford Rd	Dover Rd	0.02 NW	2017	620	MPSI	.13
5	Druid Ct	Oxford Rd	0.00 NE	2016	30	MPSI	.16
6	Druid Ct	Oxford Rd	0.01 SW	2017	30	MPSI	.16
7	Druid Dr	Anthony Wayne Rd	0.00 SE	2016	270	MPSI	.20
8	Druid Dr	Anthony Wayne Rd	0.05 SW	2017	270	MPSI	.20
9	Kathryn Ct	Winston Dr	0.05 NE	2017	110	MPSI	.23
10	Oxford Rd	Oxford Cir	0.00 NE	2016	420	MPSI	.24

Traffic Count Report

Williamsburg Office Park

1315 Jamestown Rd, Williamsburg, VA 23185

Building Type: **Class B Office**
 Class: **B**
 RBA: **15,000 SF**
 Typical Floor: **4,666 SF**
 Total Available: **1,152 SF**
 % Leased: **92.32%**
 Rent/SF/Yr: **\$12.50**

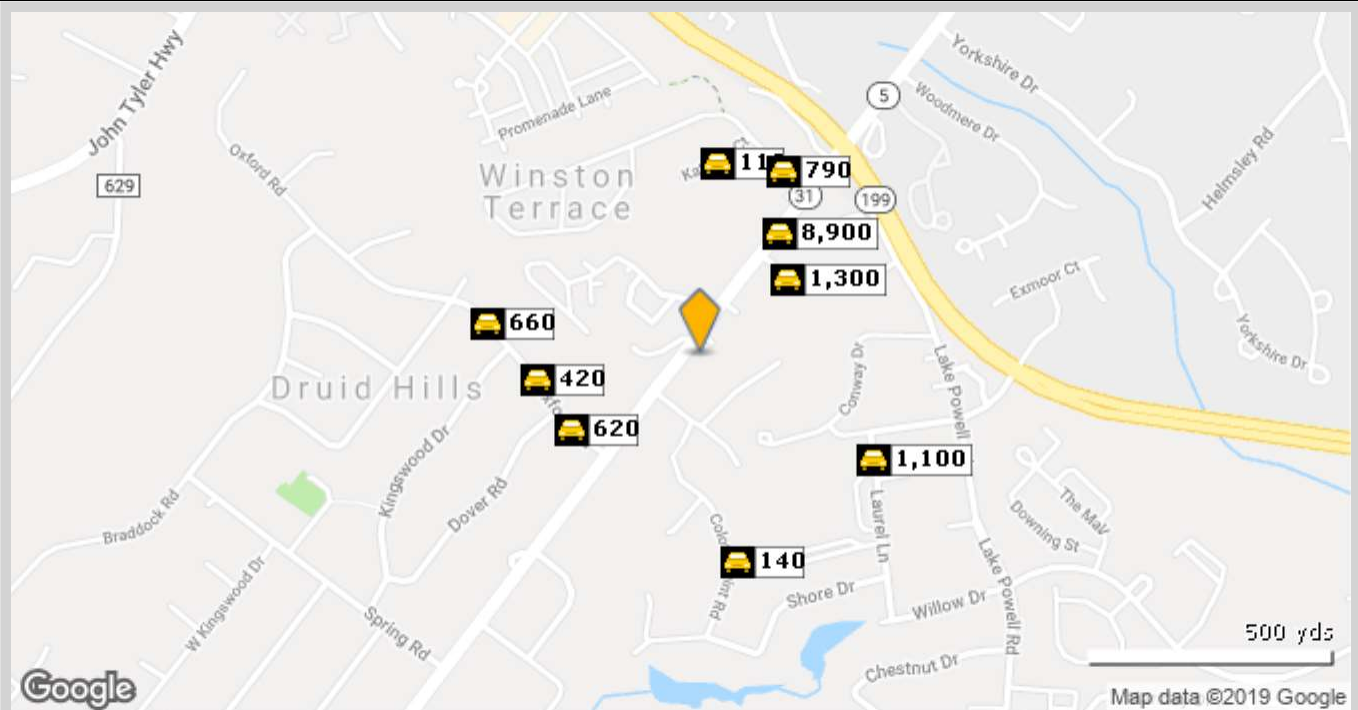


	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Oxford Rd	Kingswood Dr	0.05 NW	2017	420	MPSI	.11
2	Oxford Rd	Druid Ct	0.00 NE	2016	640	MPSI	.12
3	Oxford Rd	Kingswood Dr	0.04 SE	2017	660	MPSI	.12
4	Druid Ct	Oxford Rd	0.00 NE	2016	30	MPSI	.14
5	Druid Ct	Oxford Rd	0.01 SW	2017	30	MPSI	.14
6	Oxford Rd	Dover Rd	0.02 NW	2017	620	MPSI	.16
7	Druid Dr	Anthony Wayne Rd	0.00 SE	2016	270	MPSI	.19
8	Druid Dr	Anthony Wayne Rd	0.05 SW	2017	270	MPSI	.19
9	Oxford Rd	Oxford Cir	0.00 NE	2016	420	MPSI	.22
10	Oxford Rd	Oxford Cir	0.07 NW	2017	420	MPSI	.22

Traffic Count Report

1326 Jamestown Rd, Williamsburg, VA 23185

Building Type: **Class C Office**
 Class: **C**
 RBA: **4,452 SF**
 Typical Floor: **2,752 SF**
 Total Available: **4,452 SF**
 % Leased: **100%**
 Rent/SF/Yr: **\$13.00**



	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Old Colony Ln	Jamestown Rd	0.04 NW	2017	1,300	MPSI	.14
2	Oxford Rd	Dover Rd	0.02 NW	2017	620	MPSI	.17
3	Jamestown Rd	Old Colony Ln	0.04 SW	2017	8,900	MPSI	.18
4	Oxford Rd	Kingswood Dr	0.05 NW	2017	420	MPSI	.19
5	Kathryn Ct	Winston Dr	0.05 NE	2017	110	MPSI	.23
6	Winston Dr	Jamestown Rd	0.04 SE	2017	790	MPSI	.24
7	Laurel Ln	Laurel Ct	0.03 S	2017	1,100	MPSI	.24
8	Colony Point Rd	North Ct	0.08 NW	2017	140	MPSI	.25
9	Oxford Rd	Druid Ct	0.00 NE	2016	640	MPSI	.25
10	Oxford Rd	Kingswood Dr	0.04 SE	2017	660	MPSI	.25

Demographic Summary Report

Williamsburg Office Park

1313 Jamestown Rd, Williamsburg, VA 23185

Building Type: **Class B Office** Total Available: **1,582 SF**
 Class: **B** % Leased: **87.16%**
 RBA: **12,320 SF** Rent/SF/Yr: **\$13.50**
 Typical Floor: **4,666 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	6,659	36,311	76,786
2018 Estimate	6,305	34,264	72,362
2010 Census	5,984	30,649	65,059
Growth 2018 - 2023	5.61%	5.97%	6.11%
Growth 2010 - 2018	5.36%	11.79%	11.23%
2018 Population by Hispanic Origin	247	1,677	4,230
2018 Population	6,305	34,264	72,362
White	5,449 86.42%	28,357 82.76%	57,404 79.33%
Black	446 7.07%	3,338 9.74%	9,597 13.26%
Am. Indian & Alaskan	19 0.30%	93 0.27%	288 0.40%
Asian	225 3.57%	1,554 4.54%	2,878 3.98%
Hawaiian & Pacific Island	7 0.11%	41 0.12%	92 0.13%
Other	159 2.52%	880 2.57%	2,102 2.90%
U.S. Armed Forces	48	213	965
Households			
2023 Projection	2,769	13,778	30,143
2018 Estimate	2,621	12,912	28,302
2010 Census	2,512	11,395	25,309
Growth 2018 - 2023	5.65%	6.71%	6.50%
Growth 2010 - 2018	4.34%	13.31%	11.83%
Owner Occupied	1,814 69.21%	8,513 65.93%	19,394 68.53%
Renter Occupied	808 30.83%	4,399 34.07%	8,908 31.47%
2018 Households by HH Income	2,622	12,910	28,302
Income: <\$25,000	389 14.84%	2,071 16.04%	3,968 14.02%
Income: \$25,000 - \$50,000	342 13.04%	2,108 16.33%	4,957 17.51%
Income: \$50,000 - \$75,000	402 15.33%	1,813 14.04%	4,268 15.08%
Income: \$75,000 - \$100,000	291 11.10%	1,661 12.87%	3,882 13.72%
Income: \$100,000 - \$125,000	347 13.23%	1,642 12.72%	3,399 12.01%
Income: \$125,000 - \$150,000	314 11.98%	1,115 8.64%	2,536 8.96%
Income: \$150,000 - \$200,000	198 7.55%	1,025 7.94%	2,274 8.03%
Income: \$200,000+	339 12.93%	1,475 11.43%	3,018 10.66%
2018 Avg Household Income	\$110,696	\$103,501	\$102,660
2018 Med Household Income	\$90,291	\$81,968	\$81,169

Demographic Summary Report

Williamsburg Office Park

1315 Jamestown Rd, Williamsburg, VA 23185

Building Type: **Class B Office** Total Available: **1,152 SF**
 Class: **B** % Leased: **92.32%**
 RBA: **15,000 SF** Rent/SF/Yr: **\$12.50**
 Typical Floor: **4,666 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	6,190	36,382	76,978
2018 Estimate	5,864	34,332	72,540
2010 Census	5,571	30,704	65,224
Growth 2018 - 2023	5.56%	5.97%	6.12%
Growth 2010 - 2018	5.26%	11.82%	11.22%
2018 Population by Hispanic Origin	239	1,680	4,239
2018 Population	5,864	34,332	72,540
White	5,049 86.10%	28,408 82.74%	57,538 79.32%
Black	427 7.28%	3,349 9.75%	9,631 13.28%
Am. Indian & Alaskan	18 0.31%	94 0.27%	289 0.40%
Asian	213 3.63%	1,557 4.54%	2,882 3.97%
Hawaiian & Pacific Island	6 0.10%	41 0.12%	92 0.13%
Other	151 2.58%	881 2.57%	2,109 2.91%
U.S. Armed Forces	43	213	969
Households			
2023 Projection	2,549	13,809	30,220
2018 Estimate	2,414	12,942	28,374
2010 Census	2,316	11,420	25,376
Growth 2018 - 2023	5.59%	6.70%	6.51%
Growth 2010 - 2018	4.23%	13.33%	11.81%
Owner Occupied	1,681 69.64%	8,530 65.91%	19,442 68.52%
Renter Occupied	733 30.36%	4,412 34.09%	8,933 31.48%
2018 Households by HH Income	2,413	12,943	28,375
Income: <\$25,000	359 14.88%	2,079 16.06%	3,977 14.02%
Income: \$25,000 - \$50,000	321 13.30%	2,117 16.36%	4,967 17.50%
Income: \$50,000 - \$75,000	372 15.42%	1,818 14.05%	4,281 15.09%
Income: \$75,000 - \$100,000	270 11.19%	1,666 12.87%	3,895 13.73%
Income: \$100,000 - \$125,000	321 13.30%	1,644 12.70%	3,411 12.02%
Income: \$125,000 - \$150,000	287 11.89%	1,116 8.62%	2,544 8.97%
Income: \$150,000 - \$200,000	176 7.29%	1,027 7.93%	2,280 8.04%
Income: \$200,000+	307 12.72%	1,476 11.40%	3,020 10.64%
2018 Avg Household Income	\$109,805	\$103,406	\$102,628
2018 Med Household Income	\$89,305	\$81,865	\$81,178

Demographic Summary Report

1326 Jamestown Rd, Williamsburg, VA 23185

Building Type: **Class C Office** Total Available: **4,452 SF**
 Class: **C** % Leased: **100%**
 RBA: **4,452 SF** Rent/SF/Yr: **\$13.00**
 Typical Floor: **2,752 SF**



Radius	1 Mile	3 Mile	5 Mile
Population			
2023 Projection	6,403	36,260	76,204
2018 Estimate	6,071	34,231	71,832
2010 Census	5,768	30,618	64,614
Growth 2018 - 2023	5.47%	5.93%	6.09%
Growth 2010 - 2018	5.25%	11.80%	11.17%
2018 Population by Hispanic Origin	234	1,688	4,205
2018 Population	6,071	34,231	71,832
White	5,261 86.66%	28,289 82.64%	56,959 79.29%
Black	417 6.87%	3,375 9.86%	9,533 13.27%
Am. Indian & Alaskan	18 0.30%	93 0.27%	287 0.40%
Asian	217 3.57%	1,555 4.54%	2,871 4.00%
Hawaiian & Pacific Island	6 0.10%	41 0.12%	92 0.13%
Other	151 2.49%	878 2.56%	2,090 2.91%
U.S. Armed Forces	50	211	971
Households			
2023 Projection	2,681	13,741	29,897
2018 Estimate	2,540	12,882	28,078
2010 Census	2,437	11,366	25,118
Growth 2018 - 2023	5.55%	6.67%	6.48%
Growth 2010 - 2018	4.23%	13.34%	11.78%
Owner Occupied	1,741 68.54%	8,485 65.87%	19,228 68.48%
Renter Occupied	799 31.46%	4,397 34.13%	8,849 31.52%
2018 Households by HH Income	2,541	12,883	28,079
Income: <\$25,000	379 14.92%	2,072 16.08%	3,942 14.04%
Income: \$25,000 - \$50,000	327 12.87%	2,104 16.33%	4,920 17.52%
Income: \$50,000 - \$75,000	386 15.19%	1,806 14.02%	4,227 15.05%
Income: \$75,000 - \$100,000	280 11.02%	1,653 12.83%	3,849 13.71%
Income: \$100,000 - \$125,000	328 12.91%	1,643 12.75%	3,363 11.98%
Income: \$125,000 - \$150,000	304 11.96%	1,102 8.55%	2,530 9.01%
Income: \$150,000 - \$200,000	199 7.83%	1,017 7.89%	2,249 8.01%
Income: \$200,000+	338 13.30%	1,486 11.53%	2,999 10.68%
2018 Avg Household Income	\$111,724	\$103,658	\$102,682
2018 Med Household Income	\$90,937	\$81,949	\$81,173

AGENCY DISCLOSURE

In a real estate transaction, when the Agent represents the:

Seller/Landlord:

then an Agent under a listing agreement with a seller acts as the agent for the seller. The listing company and all of its broker/agents, and the selling company and all of its agents as subagents of the seller, would owe their fiduciary duties to the seller. The broker and broker's agents may still provide buyer/tenants, as customers, with information about properties and available financing, may show them properties, and may assist them in preparing an offer to purchase, option or lease a particular property.

Buyer/Tenant:

then an Agent under a contract with a buyer acts as the agent for that buyer only, as a "Buyer/Broker/Agent," and the Agent is not the seller's agent, even if the Purchase Contract provides that the Seller or the Listing Broker will pay the Agent for the services rendered to the buyer/tenant. An Agent acting as the buyer's/tenant's agent must disclaim sub agency if offered and must disclose the Buyer/Tenant Broker/Agent relationship when dealing with the seller's/landlord's Agent or the Seller/Landlord. The Buyer/Tenant Broker/Agent owes its fiduciary duties to the buyer/tenant.

Buyer and Seller (Acting as a Dual Agent):

then an Agent, either acting directly or through one or more of the brokerage firm's other Agents, may be the Agent of both the buyer and the seller, but only if the scope of the agency is limited by a written agreement and only with the express knowledge and written consent of both the buyer and the seller. An Agent representing both the buyer and the seller must disclose all information regarding the agency relationship, including the limitation on the Agent's ability to represent either party fully and exclusively. The Agent must not disclose to either party, without the prior consent of the party adversely affected by the disclosure, any information obtained within the confidentiality and trust of the fiduciary relationship. As an example, the Agent must not tell the buyer that the seller will accept a price lower than the listing price, nor tell the seller that the buyer will pay a price offered, without the prior consent of the party adversely affected by the disclosure.

Campana Waltz Commercial Real Estate, LLC is the _____ Listing Broker, _____ Buyer Broker, _____ Dual Agent for the property submitted in this information package.

Acknowledged by:

Campana Waltz Commercial Real Estate, LLC