

For Lease

1307 Jamestown Road Suite 101
Williamsburg, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Campana Waltz Commercial Real Estate, LLC

Vince Campana

11832 Fishing Point Drive, Suite 400

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*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
1307 Jamestown Road Suite 101
Williamsburg, Virginia

Location:	1307 Jamestown Road Suite 101 Williamsburg, Virginia
Description:	This offering consists of a ground level office suite that is an end cap with an abundance of natural light! The suite has a universal office suite layout consisting of two large offices, a reception area, kitchenette, bathroom, utility closet, and a storage room that could also be a smaller office. Prospects will enjoy the natural setting & ambience of the suite which is located at the entry way to the Williamsburg Office Park!
Suite Size:	1,152 sq. ft.
Parking:	Ample shared parking on site.
Sales Price:	\$115,000.00

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Photographs

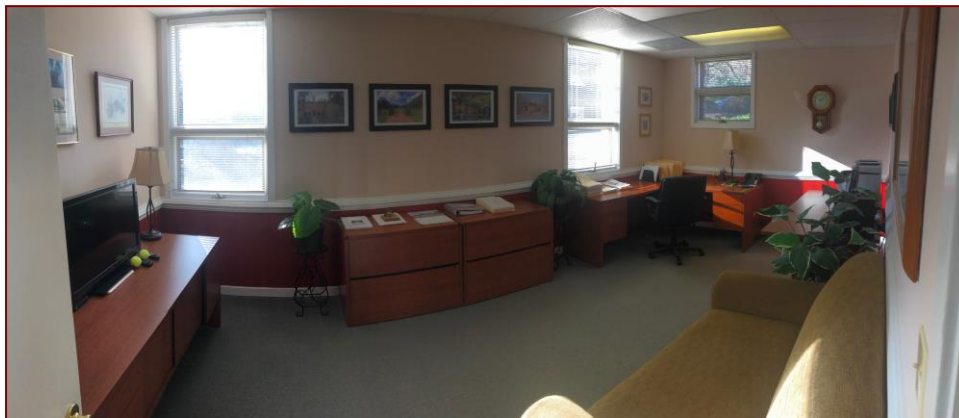


Exterior

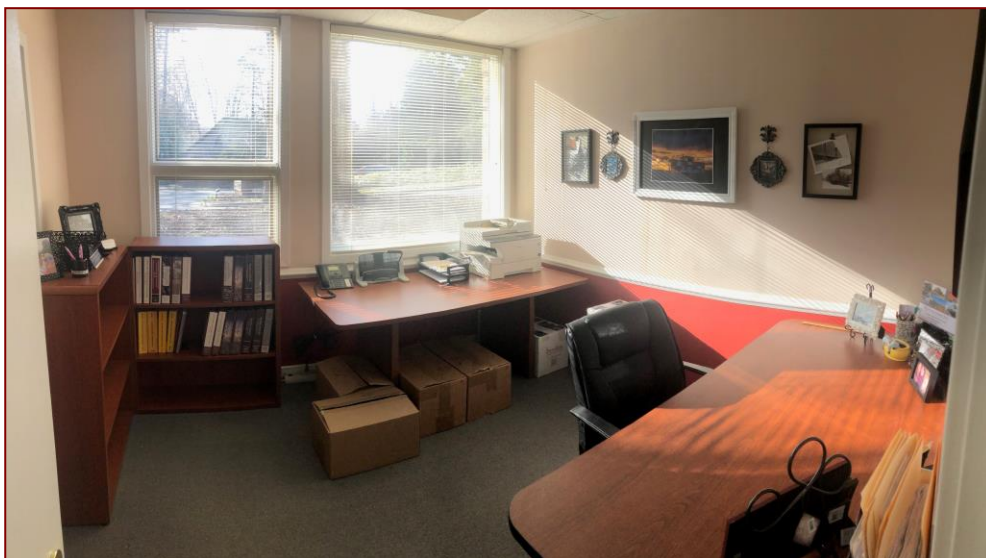


Lobby Area

Photographs



Back Office

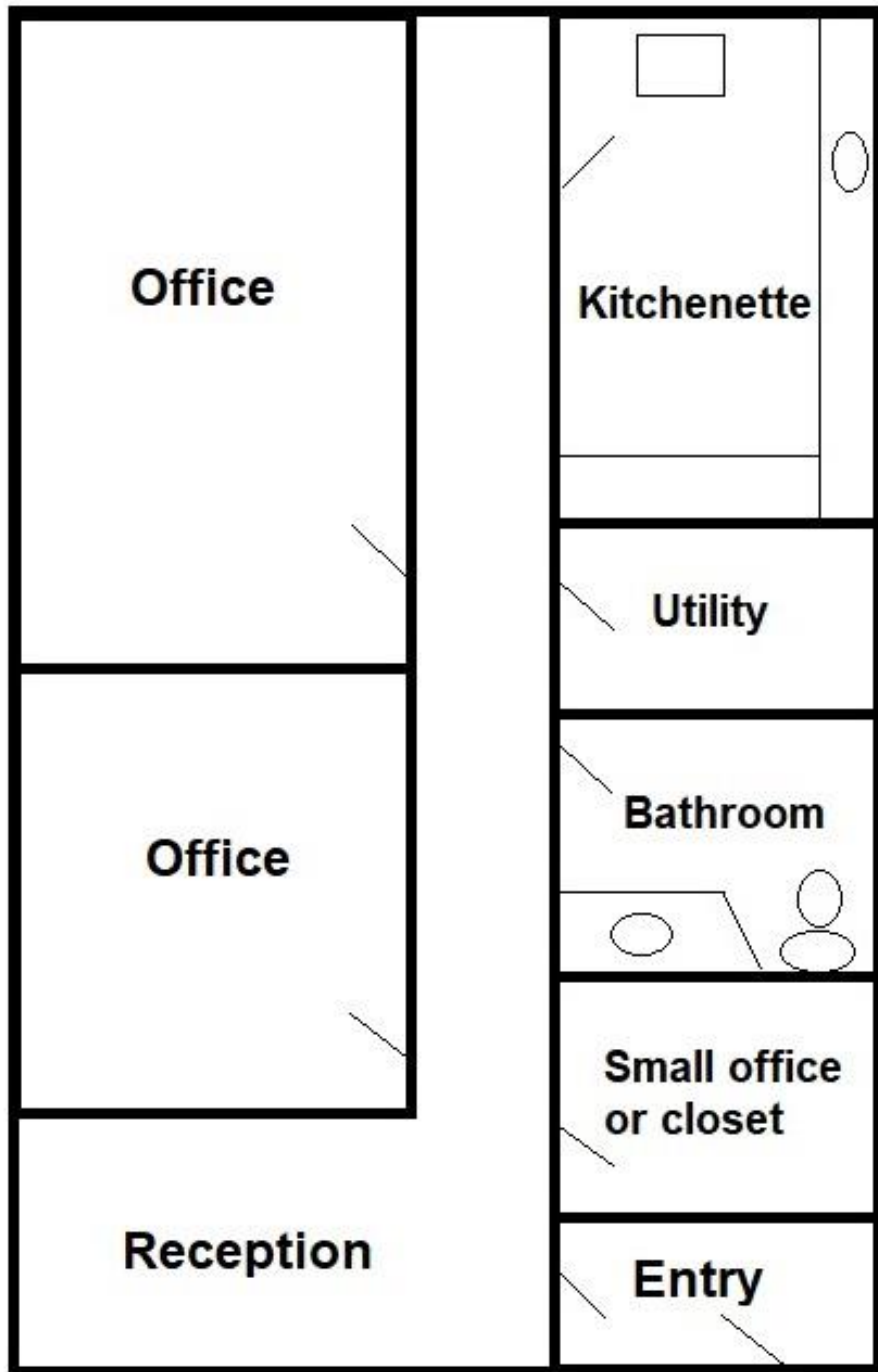


Front Office



Kitchenette

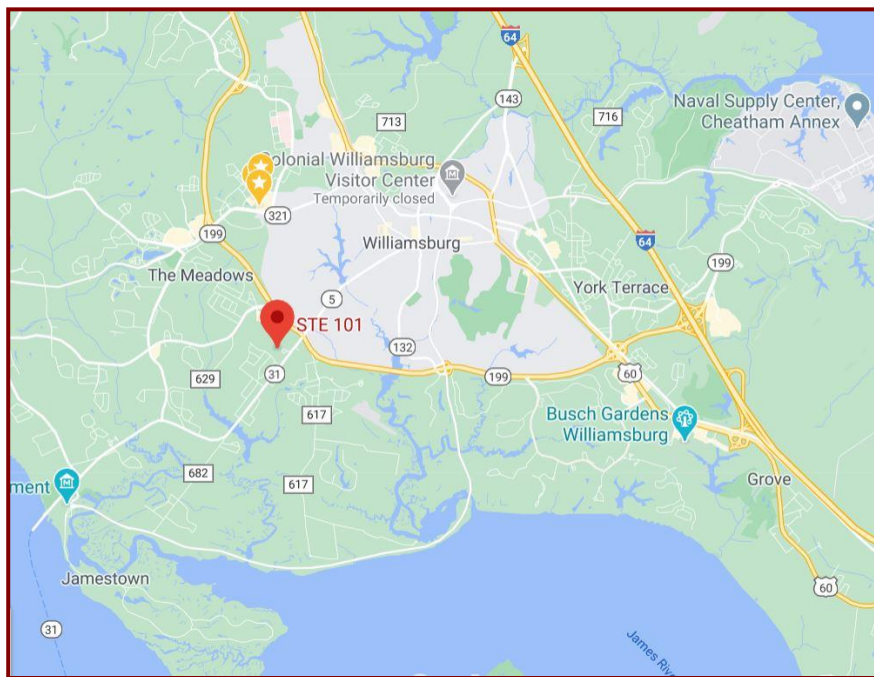
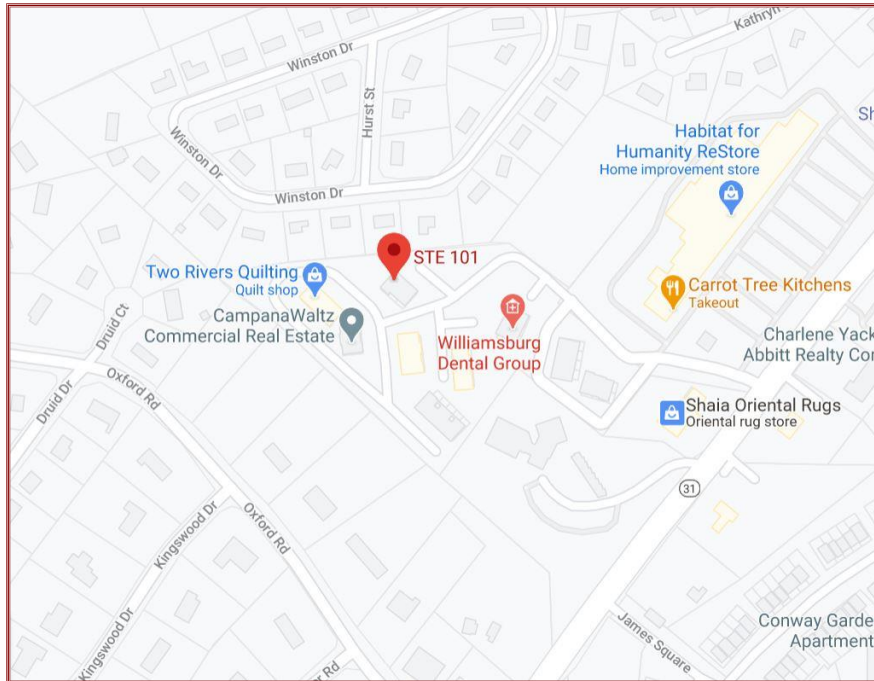
Building Layout



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Maps



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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