

OFFICE SPACE FOR LEASE

5372 DISCOVERY PARK BOULEVARD • WILLIAMSBURG VA



HIGHLIGHTS

ZONING: MU (Mixed Use)

RENTAL RATE: \$21.00/SF

CORE FACTOR: 10%

AVAILABLE SQUARE FOOTAGE: FIRST FLOOR: ± 2,200 USF (NET JANITORIAL AND ELECTRICITY)

SECOND FLOOR: FULLY LEASED



Commercial Real Estate Broker
423 N. Boundary Street, Suite 200
Williamsburg, VA 23185
www.rjsassoc.com

Joseph P. Singley
P / 757.229.3139
F / 757.220.2475
E / joe@rjsassoc.com

PROPERTY FEATURES

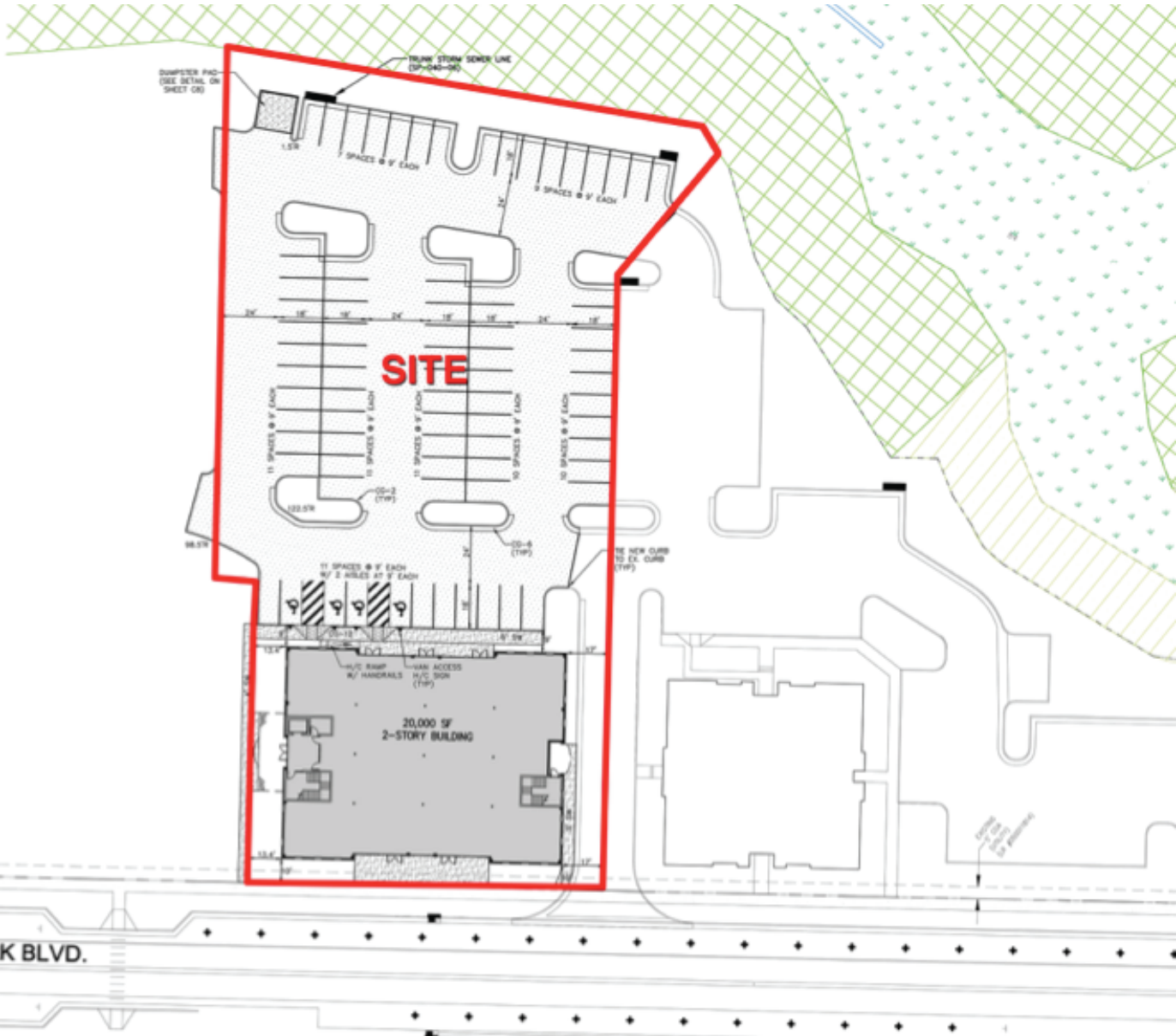
- This highly visible, two story, 19,000 square foot office building is situated next to Veterans Tribute Tower fronting Discovery Park Boulevard in the heart of New Town. Current tenants include Village Bank, Watson Mowry Accounting Firm, and Alpha-Omega Change Engineering.
- New Town is a ± 365 acre mixed-use development centrally located at the intersection of Monticello Avenue and Ironbound Road in Williamsburg, Virginia.
- This location provides easy access to Route 199 and Monticello Avenue, and is within walking distance to New Town “town center”.
- Office building site has 78 dedicated parking spaces as well as on-street parking and share parking nearby.



Commercial Real Estate Broker
423 N. Boundary Street, Suite 200
Williamsburg, VA 23185
www.rjsassoc.com

Joseph P. Singley
P / 757.229.3139
F / 757.220.2475
E / joe@rjsassoc.com

SITE PLAN



OFFICE SPACE FOR LEASE

5372 DISCOVERY PARK BOULEVARD • WILLIAMSBURG VA



Commercial Real Estate Broker
423 N. Boundary Street, Suite 200
Williamsburg, VA 23185
www.rjsassoc.com

Joseph P. Singley
P / 757.229.3139
F / 757.220.2475
E / joe@rjsassoc.com

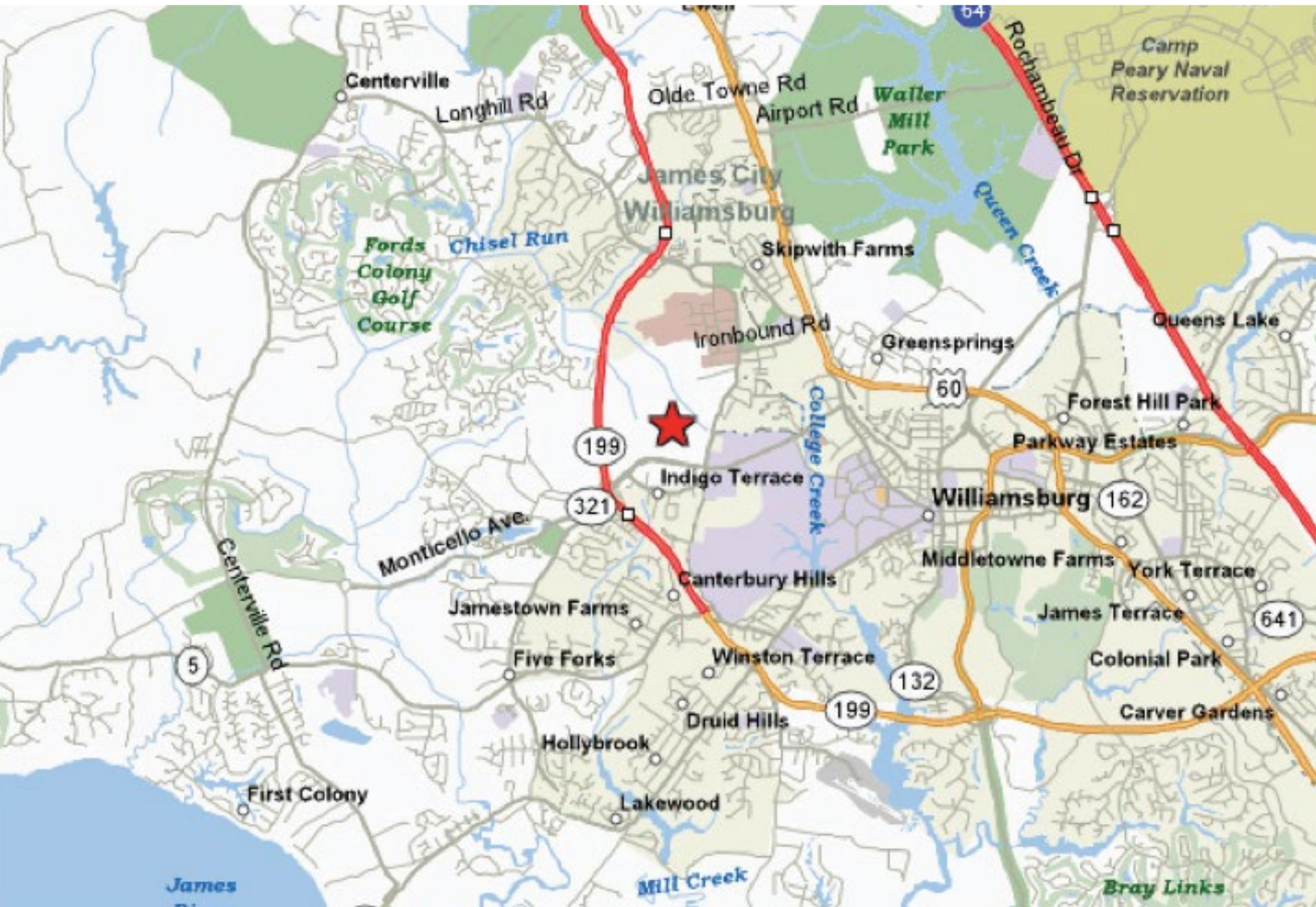
2016 DEMOGRAPHICS

MAP

3 MILES 5 MILES 7 MILES

POPULATION:	38,284	71,499	81,255
HOUSEHOLDS:	14,773	27,943	31,847
MEDIAN HOUSEHOLD INCOME:	\$63,137	\$65,936	\$67,634

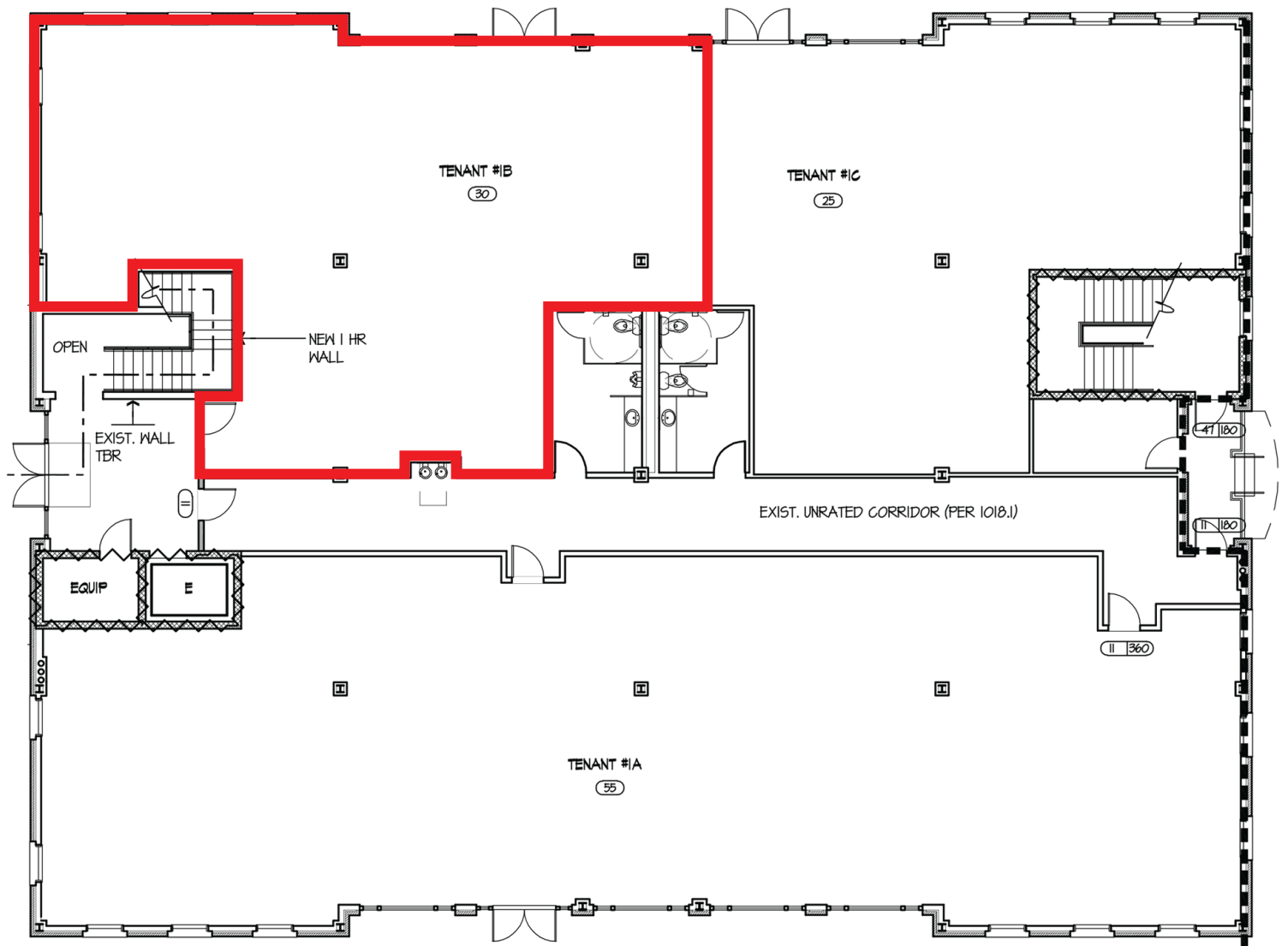
• Direct access to Interstate 64 via US Route 199.



Commercial Real Estate Broker
423 N. Boundary Street, Suite 200
Williamsburg, VA 23185
www.rjsassoc.com

Joseph P. Singley
P / 757.229.3139
F / 757.220.2475
E / joe@rjsassoc.com

FLOOR PLAN



- Excellent Office/Retail Opportunity
- First floor commercial suite with separate entrance situated in a ±19,000 SF office building with ample amount of parking.



Commercial Real Estate Broker
423 N. Boundary Street, Suite 200
Williamsburg, VA 23185
www.rjsassoc.com

Joseph P. Singley
P / 757.229.3139
F / 757.220.2475
E / joe@rjsassoc.com