

# For Lease

1781 Jamestown Road  
Williamsburg, Virginia 23185



**FOR ADDITIONAL INFORMATION, PLEASE CONTACT:**

**Campana Waltz Commercial Real Estate, LLC**

**Vince Campana**

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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**  
**Jamestown Center**  
**1781 Jamestown Road**  
**Williamsburg, Virginia 23185**

- Location:** 1781 Jamestown Road Williamsburg, Virginia 23185
- Building Size:** 13,980 square foot highly visible two story retail/office center located in the Historic Triangle on Williamsburg's tourist corridor, sporting over 11,000 cars per day.
- Location:** Situated on busy corner of the Jamestown Road and Sandy Bay signalized intersection and surrounded by office buildings, a 7-11 gas station/convenience store, and a restaurant. Minutes from College of Williams and Mary, Colonial Williamsburg and Jamestown Settlement
- Built:** 1986
- Offering:** A.) Approximately 2,800sq.ft. of retail/warehouse space on the 1<sup>st</sup> floor.  
B.) Single room offices – 3,000sq.ft office spaces on the 2<sup>nd</sup> floor.
- Lease Rate:** \$13.00 per square foot NNN for the downstairs retail space  
\$10.00 per square foot NNN upstairs office suites  
\$14.00 per square foot FULL SERVICE for single rooms
- Zoning:** LB Limited Business
- Parking:** Parking is ample and available on all four sides of the building

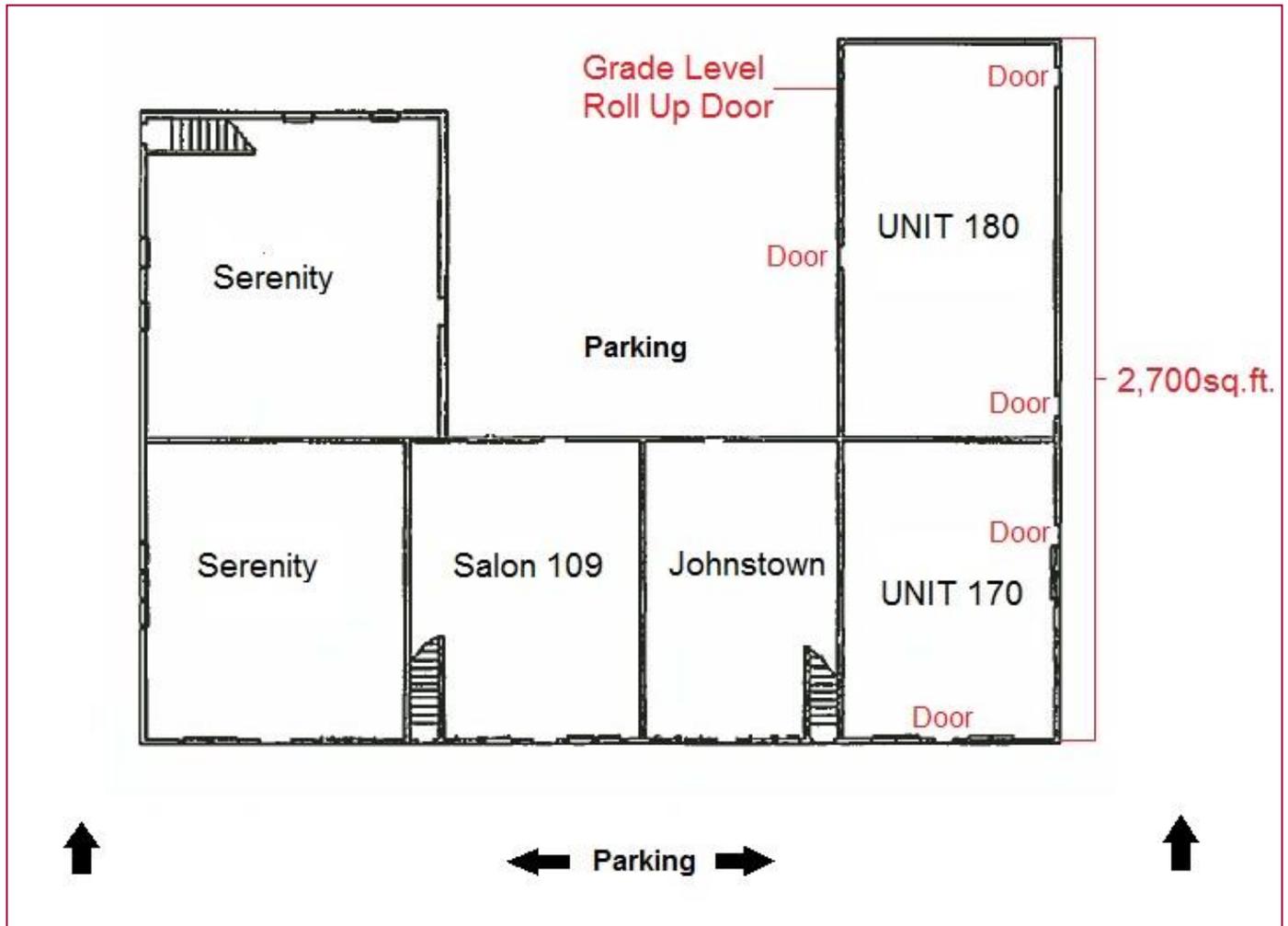
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### First Floor - Retail Spaces

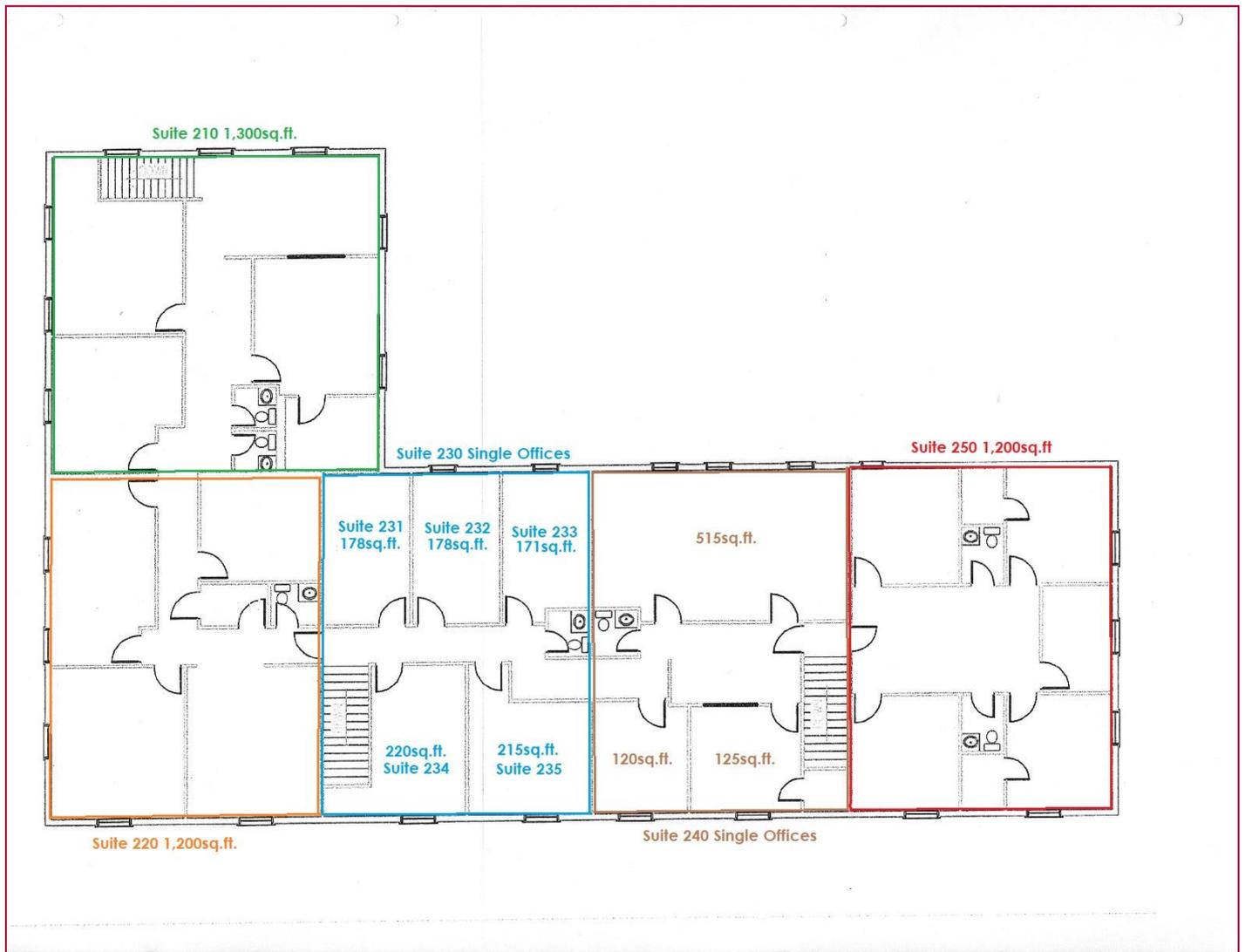
The ground level retail spaces have excellent visibility from Jamestown Road. Currently only units 170 and 180 are available. These two units are conjoined with a retail/office layout in unit 170 and a large warehouse / grade level door in unit 180.

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## Second Floor - Office Spaces

The second floor office space has the ability to be configured into many different layouts depending on your office needs. Single room offices are also available on a limited bases. Please inquire for more details.

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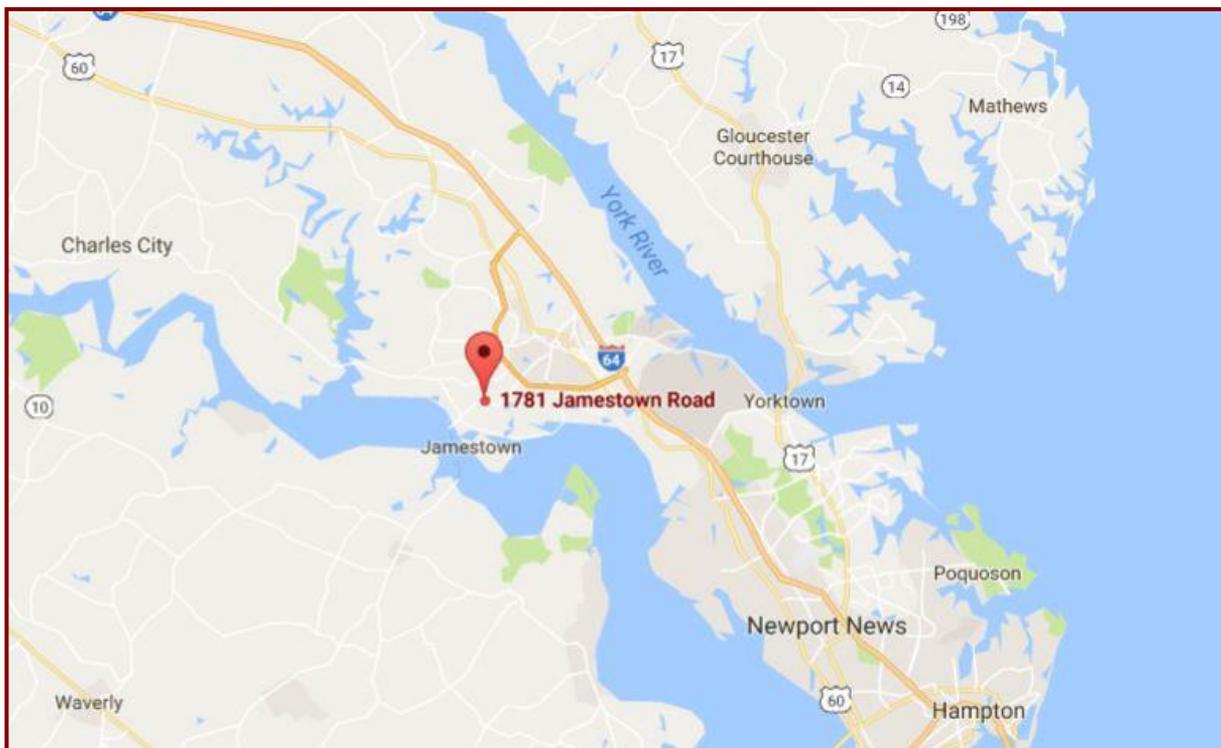
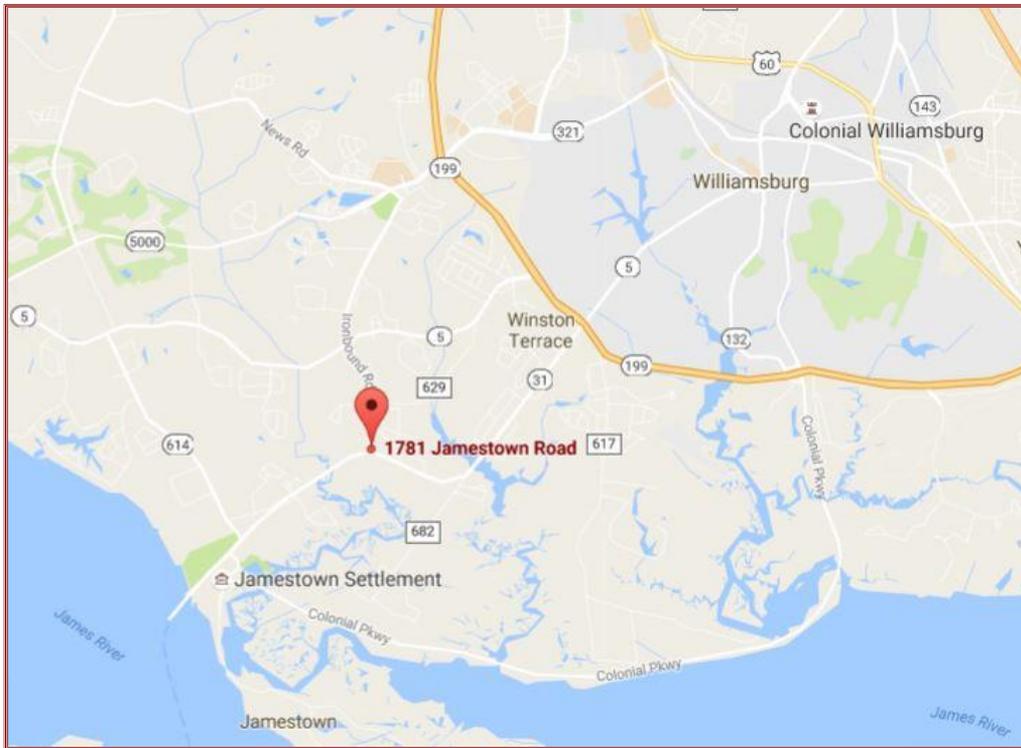
# For Lease Suite 250 Images



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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:

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