

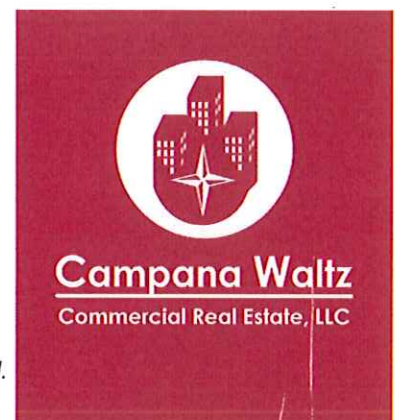
For Sale/Lease
1311 Jamestown Road
Suite 203
Williamsburg, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Ron A. Campana, Jr.
Campana Waltz Commercial Real Estate, L.L.C.
11832 Fishing Point Dr, 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 SALE/LEASE

1311 Jamestown Road

Suite 203

Williamsburg, Virginia

Location: Williamsburg Office Park
1311 Jamestown Road
Suite 203
Williamsburg, Virginia

Description: Centrally located in Williamsburg, Virginia, Williamsburg Office Park combines location with professional landscaping in a setting catering to small to mid-sized professional businesses and organizations. The office is in close proximity to Route 199 and minutes from Interstate 64, New Town, and downtown Williamsburg, Virginia. The space offers a very functional layout and is move-in ready. Space can also be available fully furnished!

Building Size: Approximately 1,920 Square Feet

Year Built: 1988

Sale Price: \$225,000.00

Lease Rate: 10.00 per square foot (Price inclusive of condo association fee)

Zoning: B-1 General Business District

**Additional
Information:**

- Floor Plan
- Additional Photographs
- Furniture Inventory List
- Location Map

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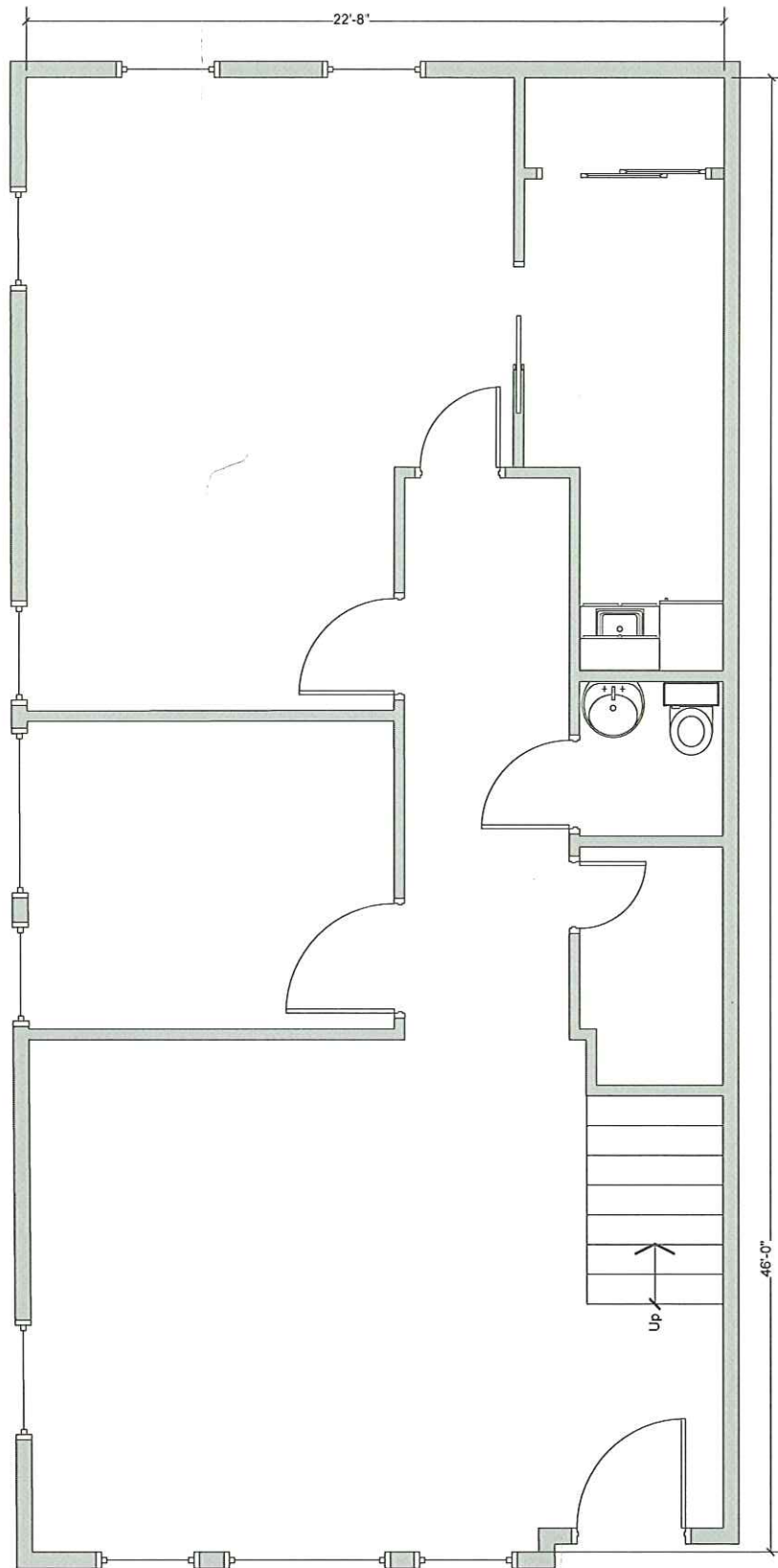
Campana Waltz Commercial Real Estate, LLC

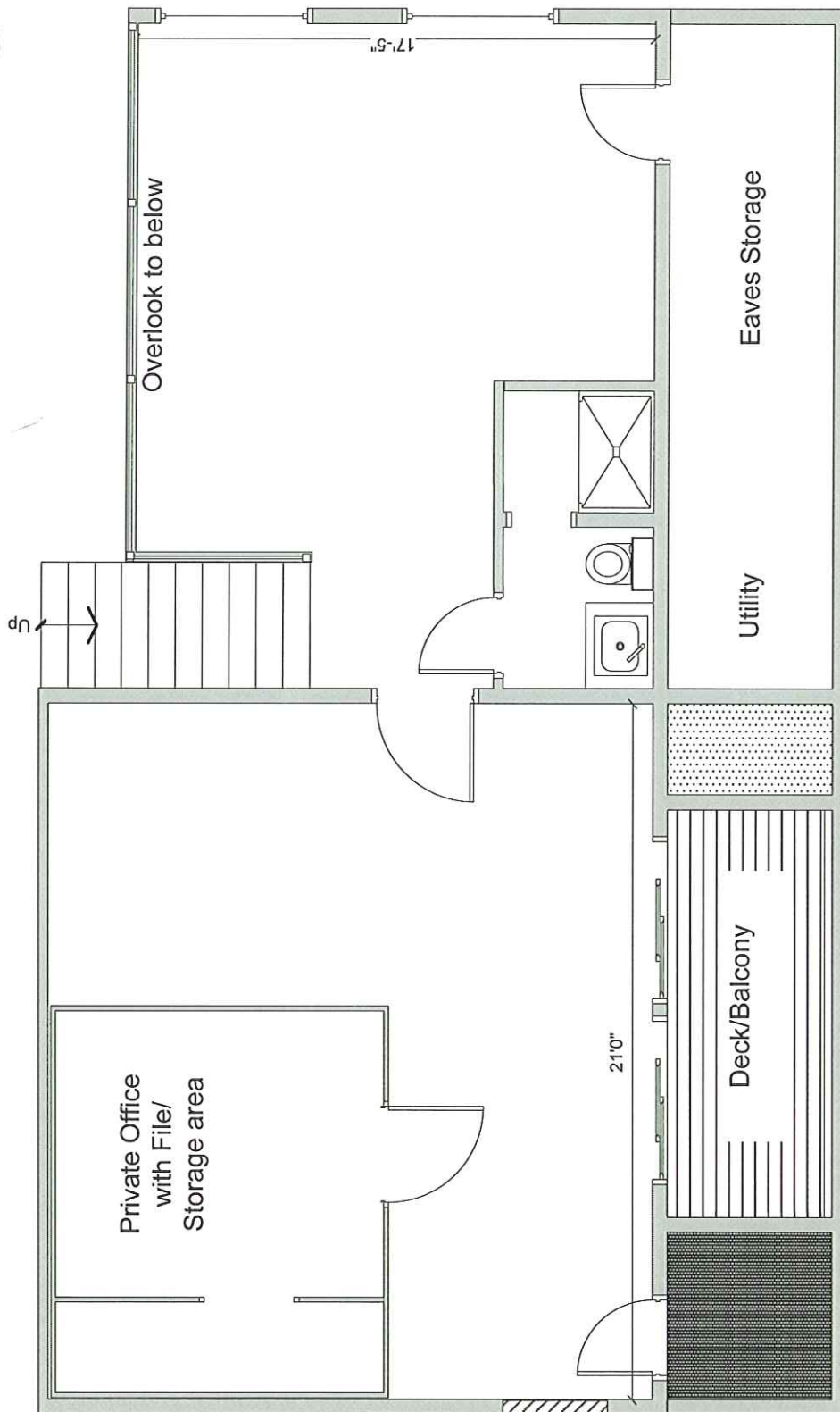
11832 Fishing Point Drive, Suite 400

Newport News, Virginia 23606

Phone (757) 327-0333

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1311 Jamestown Road, Suite 203 Interior Photographs



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Campana Waltz
Commercial Real Estate, LLC

1311 Jamestown Rd., Suite 203
Furniture negotiable

Reception Area

Leather sofa
Leather loveseat
Leather chair
Reception desk and chair
Side table

Library

Conference table and four chairs

Office

Two L-shaped desks
Desk
Two side chairs
Four 4-drawer filing cabinets
2-drawer filing cabinet
Two desk chairs

Kitchen

Refrigerator
Microwave
Table and three chairs
Side table

Server room

Desk and chair
Microsoft Server
Comdial DX-80 telephone system
Ademco Security system
Netgear ProSafe 16-Port Gigabit Switch
Linksys 4-Port Gigabite Router with VPN

Upstairs

Office

U- shaped cherry desk
Two side chairs
2-drawer filing cabinet

Office

Three 5-drawer lateral file cabinets
4-drawer fireproof file safe
Two 4-drawer file cabinets
2-drawer file cabinet
L-shaped desk
Desk chair
Two leather office chairs
Credenza with file drawers
Bookshelf with cabinet below

1311 Jamestown Road, Williamsburg, Virginia



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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