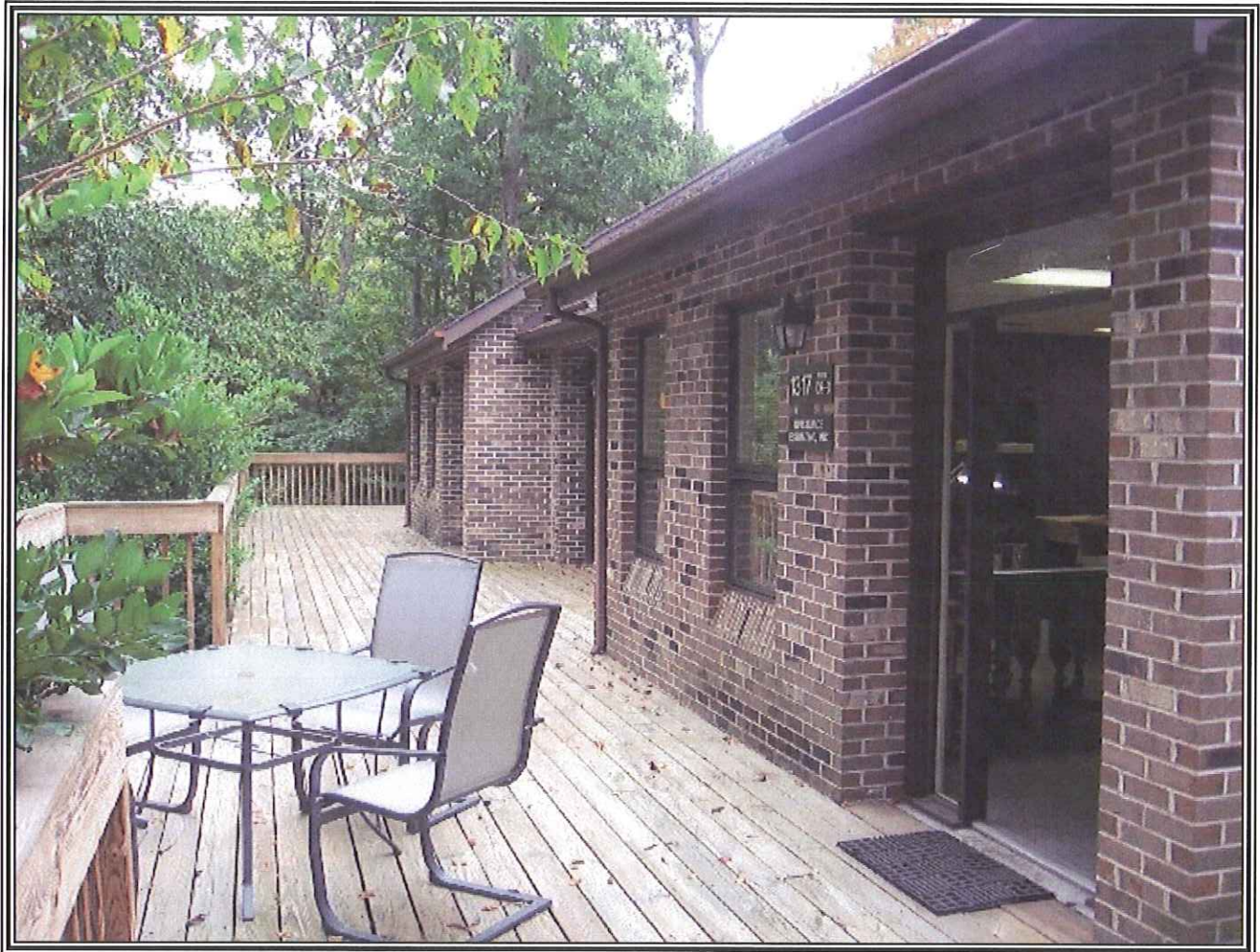


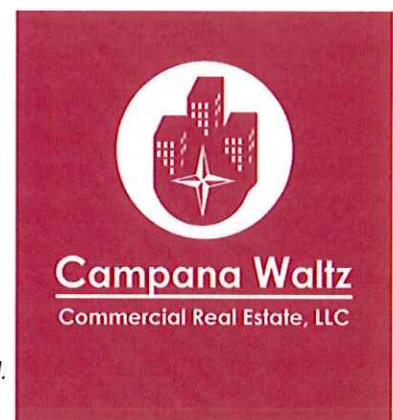
For Sale/Lease
1317 Jamestown Road
Suite 102
Williamsburg, Virginia



FOR ADDITIONAL INFORMATION, PLEASE CONTACT:

Ron A. Campana, Jr.
Campana Waltz Commercial Real Estate, L.L.C.
11832 Fishing Point Dr, Suite 400
Newport News, Virginia 23606
757.327.0333
ron@campanawaltz.com

*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

1317 Jamestown Road

Suite 102

Williamsburg, Virginia

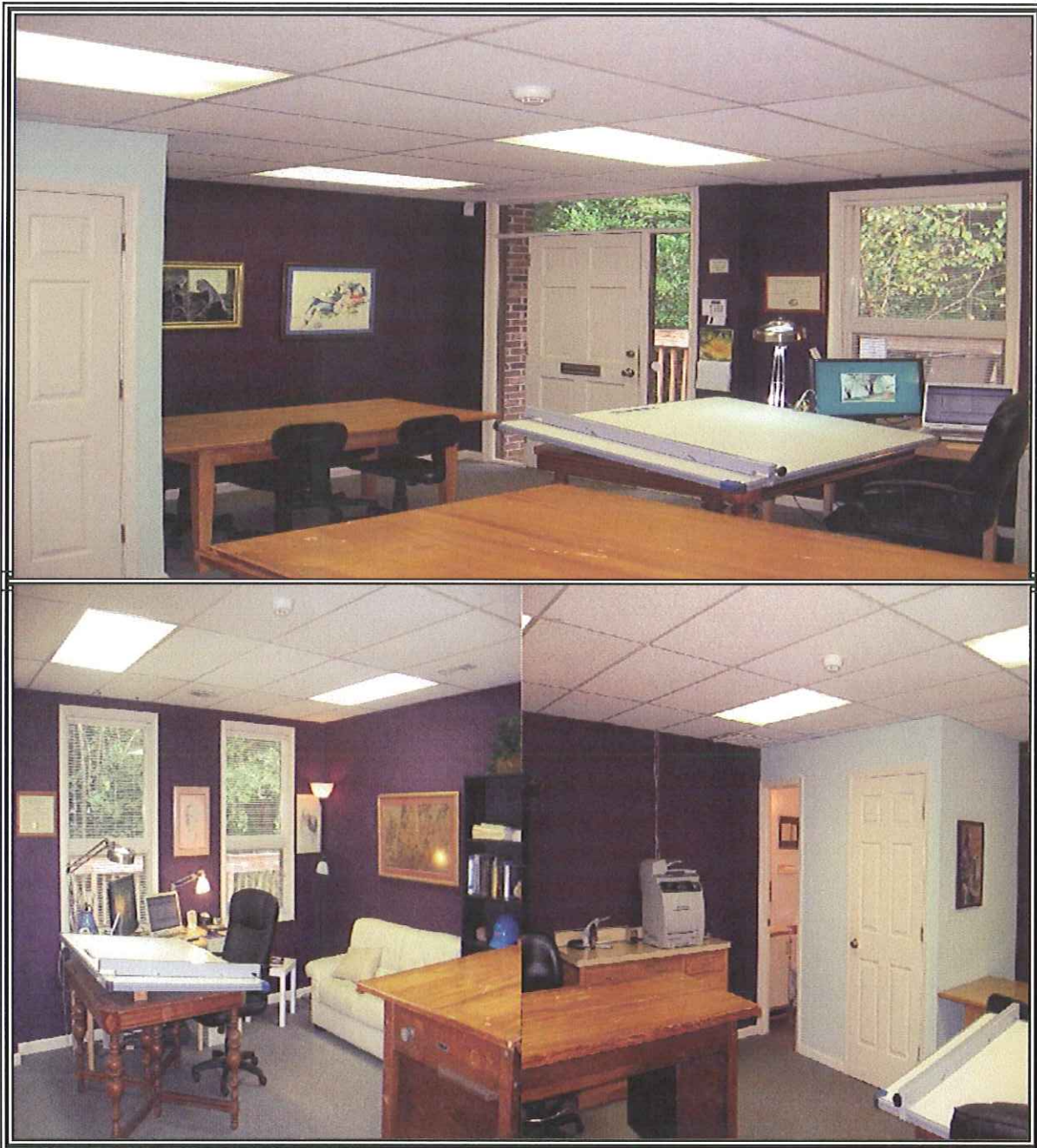
- Location:** Williamsburg Office Park
1317 Jamestown Road
Suite 102
Williamsburg, Virginia
- Description:** Centrally located in Williamsburg, Virginia, Williamsburg Office Park combines location with professional landscaping in a setting catering to small to mid-sized professional businesses and organizations. 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.
- Building Size:** Approximately 800 Square Feet
- Year Built:** 1986
- Sale Price:** \$99,999.00 Firm
- Lease Rate:** 400 Square Feet Remaining. The asking price for lease is \$475.00 for a 5 year deal, \$500.00 per month for a 3 year deal, or \$525.00 per month for 1 or 2 year deal, which includes the water, heat, AC, electric, & condo association fee.
- Zoning:** B-1 General Business District
- Additional Information:**
- Additional Photographs
 - 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 Fax (757) 327-0984

1317 Jamestown Road, Suite 102
Interior Photographs



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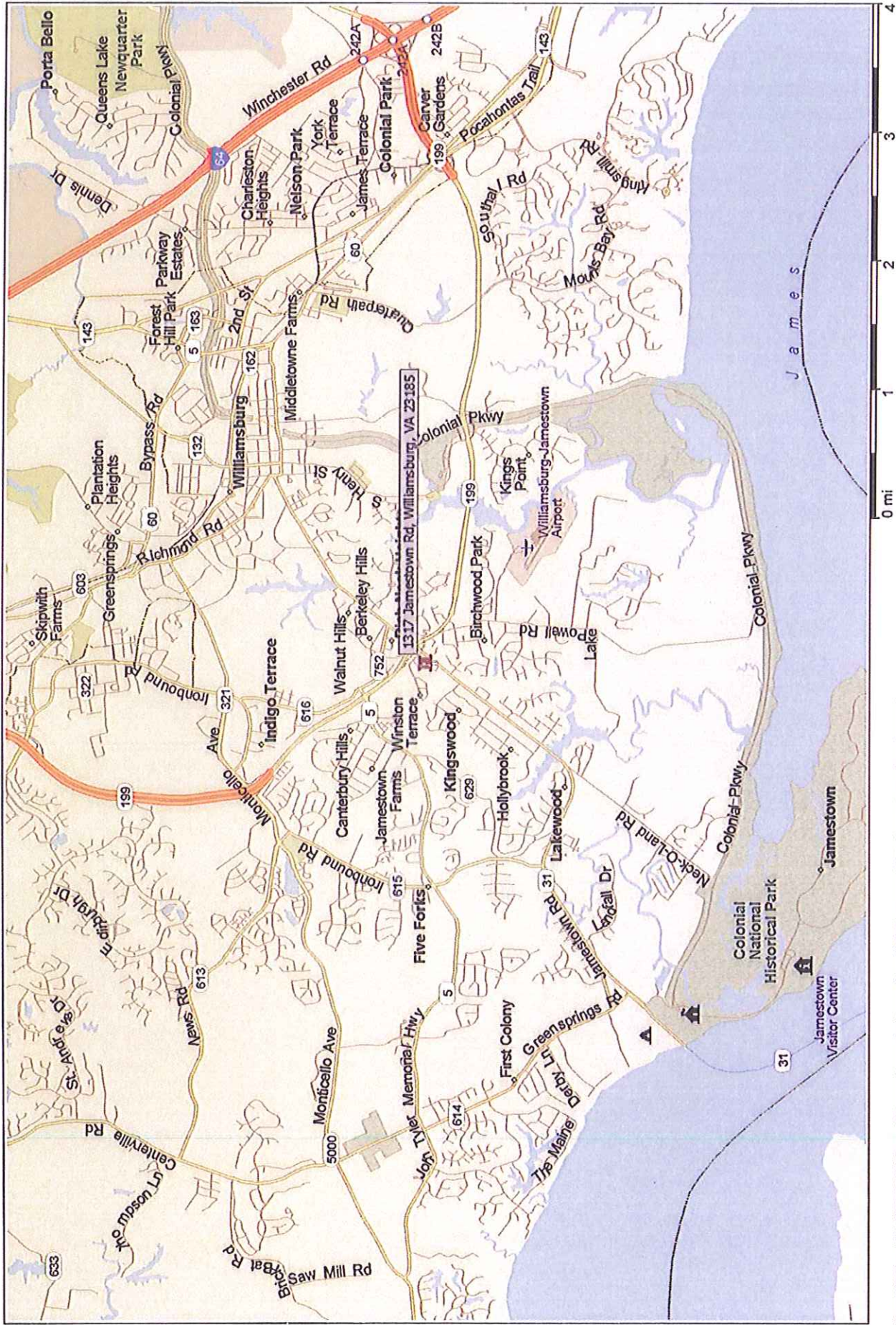
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Campana Waltz
Commercial Real Estate, LLC

Williamsburg Office Park



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