



OFFICE BUILDING FOR LEASE

FORT MONROE BUILDING 56

55 PATCH ROAD B-56, FORT MONROE, VA 23651



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	20,363 SF
Lease Rate:	Negotiable
Lot Size:	0 Acres
Building Size:	20,363 SF

PROPERTY OVERVIEW

Overlooking the inner fort, this "moat front" building was built in 1939, the building was originally the Quartermaster Barracks, now used as offices. This building has a deep set back from Patch Road, with three mature trees and two historical cannons flanking the central path of the front yard, which are important elements to preserve.

Fort Monroe is surrounded by eight miles of panoramic waterfront views of the harbor of Hampton Roads and the Chesapeake Bay. It is home to the largest stone fort with the largest moat in America.

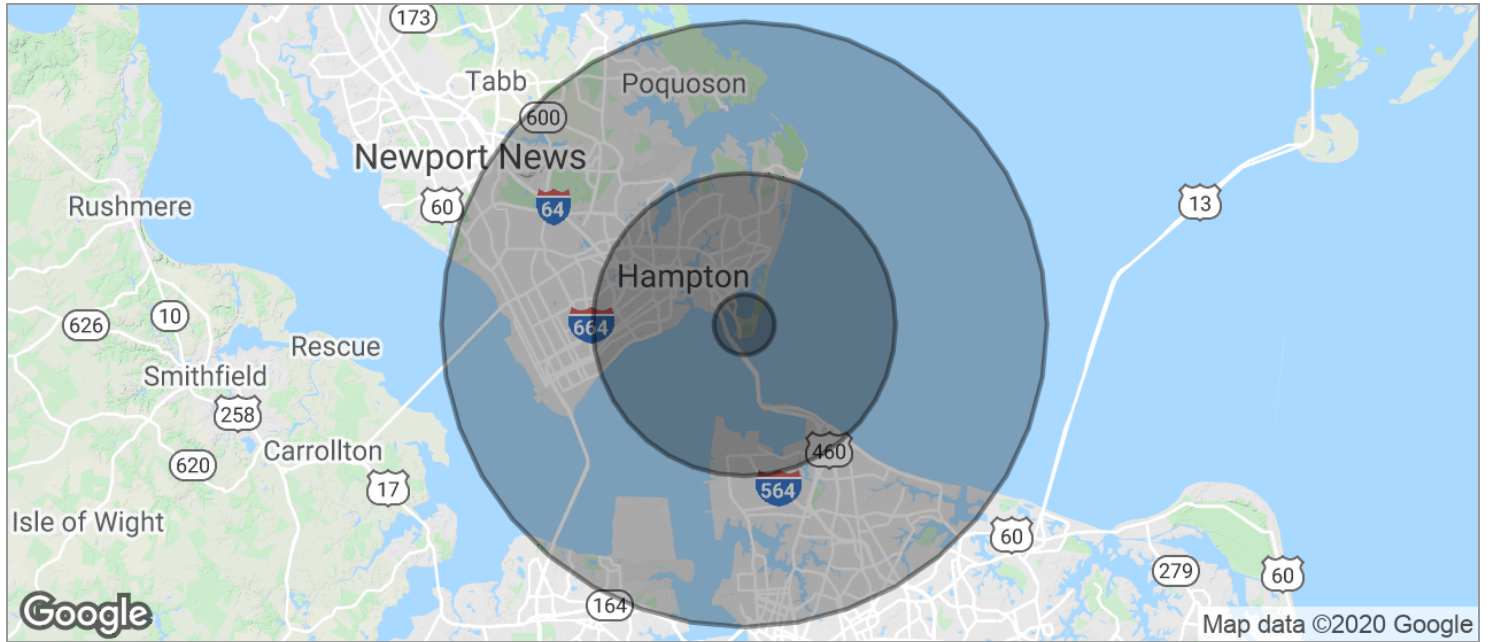
PROPERTY HIGHLIGHTS

- Beautiful three story, brick office building with views of the United States largest stone moat
- Nearby walking trails, tennis courts and boardwalk
- Located outside of the Moat, the building faces south and overlooks the Moat
- It's a brick building with a raised basement
- Interior stair with steel pipe railing

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DEMOGRAPHICS MAP



	1 MILE	5 MILES	10 MILES
POPULATION			
TOTAL POPULATION	1,239	95,290	420,417
MEDIAN AGE	36.2	34.8	33.9
MEDIAN AGE (MALE)	35.0	33.0	32.0
MEDIAN AGE (FEMALE)	37.3	35.7	35.5
HOUSEHOLDS & INCOME			
TOTAL HOUSEHOLDS	469	33,552	157,127
# OF PERSONS PER HH	2.6	2.8	2.7
AVERAGE HH INCOME	\$58,828	\$56,427	\$59,216
AVERAGE HOUSE VALUE	\$192,830	\$226,551	\$242,680

* Demographic data derived from 2010 US Census

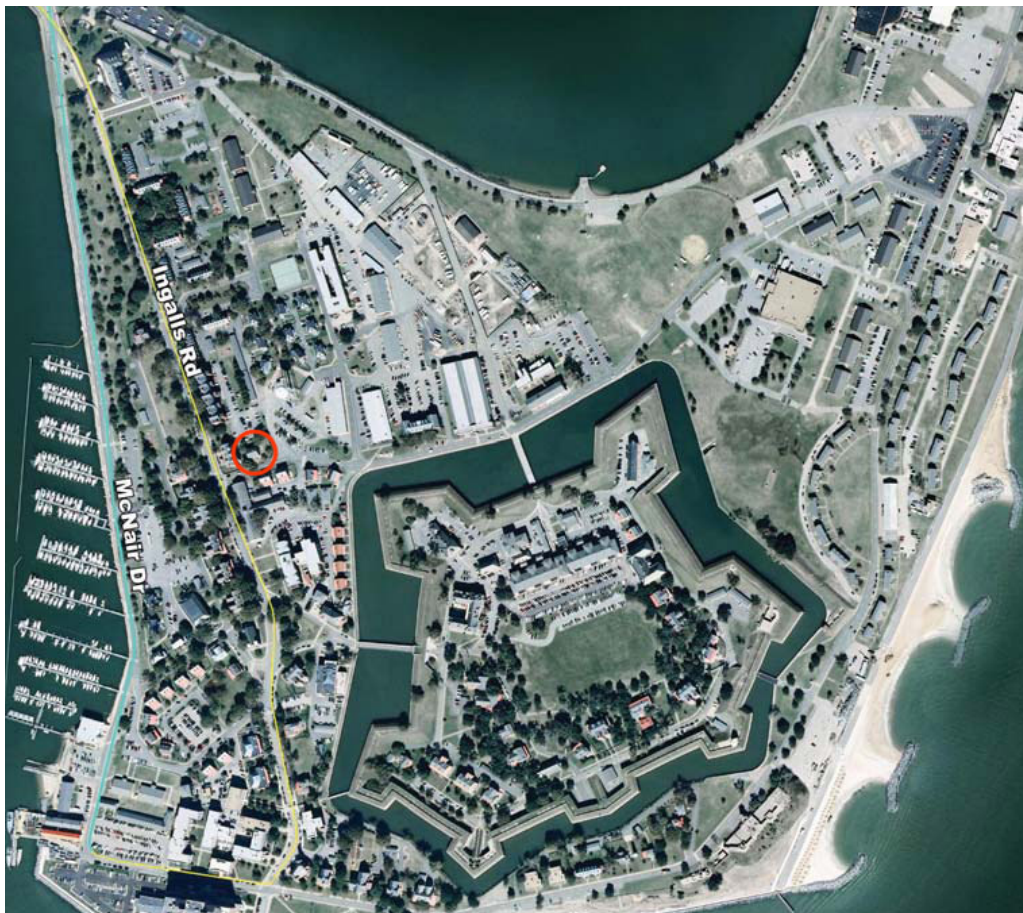


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