



LEASE

Office/Flex Building



309 McLaws Circle , Suite A
Williamsburg, VA 23188



Property Overview

Nestled within the beautifully landscaped Busch Corporate Park, the Rivergate Business Center at 309 McLaws Circle offers a rare blend of professional elegance and functional versatility, set against the storied backdrop of one of America's most historically celebrated communities. Surrounded by the timeless charm of Colonial Williamsburg, the prestige of the College of William & Mary, and the lush greenery of Virginia's Historic Triangle, this property delivers an inspiring setting that balances commerce with character.

Currently occupied by a roofing company, but lease will terminate upon the agreement/beginning of a separate lease.

HIGHLIGHTS

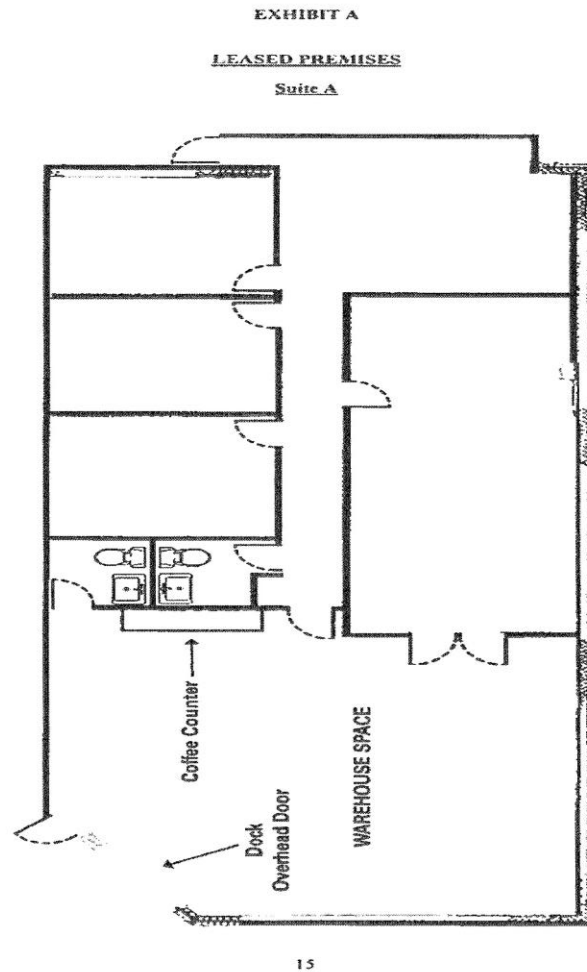
- 2,800 Rentable Square Feet
- High-functioning flex space with both grade-level and dock-high loading
- Minutes from Interstate 64 and Highway 199
- Well-maintained facility with generous landscaping and ample parking
- Signage
- Close proximity to Colonial Williamsburg, Busch Gardens, and the College of William and Mary



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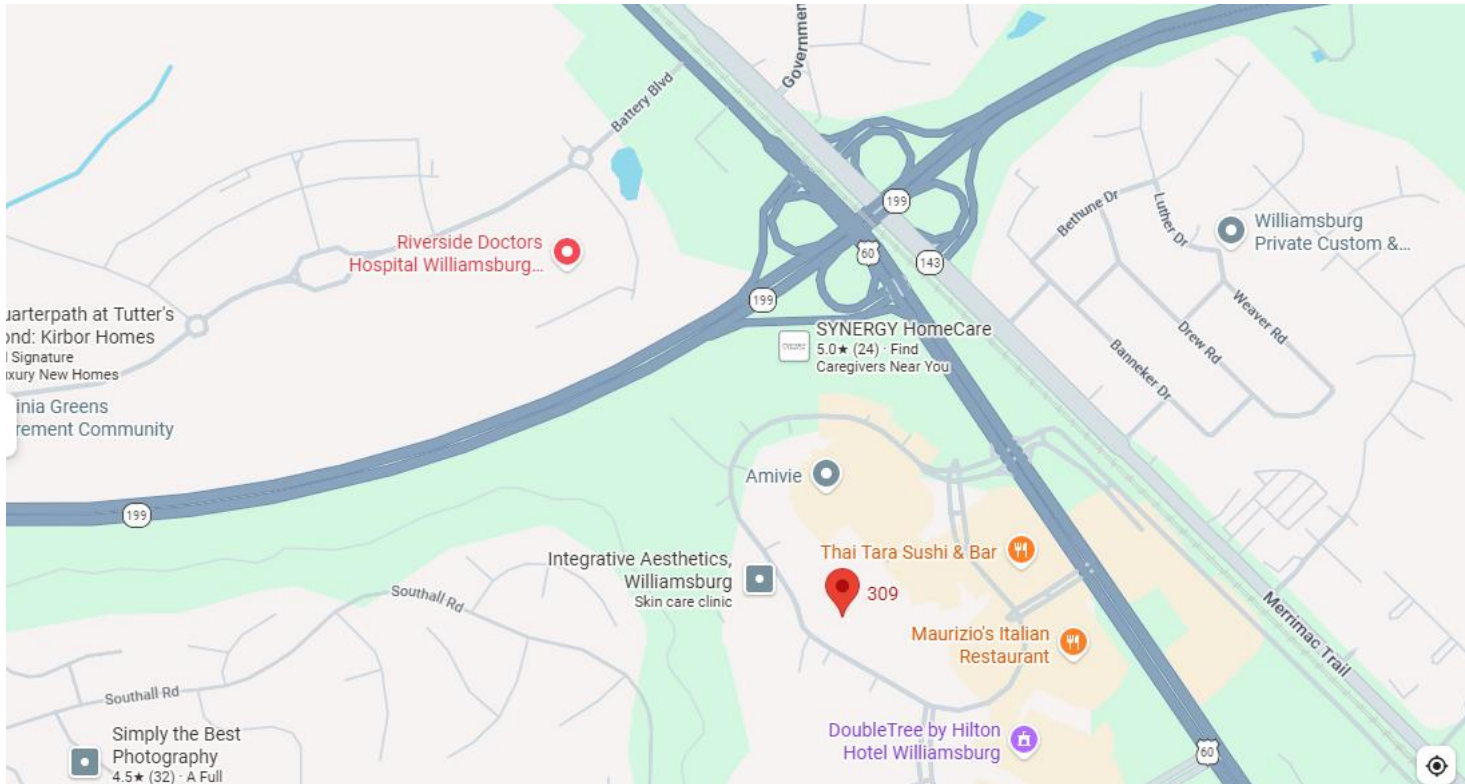
- 2,800 rentable sf
- \$12.00 sf
- Private restroom and office space
- Open floor plan for flexible use
- Dock high overhead door
- Dedicated storage/warehouse
- Close proximity to Colonial Williamsburg, Busch Gardens, and the College of William and Mary





2,800 Rentable Sqft





Ideally positioned at the heart of Williamsburg's thriving Busch Corporate Park, 309 McLaws Circle enjoys immediate access to Highway 199 and sits within moments of premier dining, the DoubleTree by Hilton, Riverside Doctors Hospital, and the timeless charm of Colonial Williamsburg — placing business at the crossroads of commerce, hospitality, and history.



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All site visits must be arranged through agent

Disclosure: Hamner Development Company is the agent for the landlord and principals of Hamner are licensed real estate brokers who hold an ownership interest in the property.

