



For Lease

# Two City Center

11820 Fountain Way, Newport News, VA

Easy access to I-64, the Newport News/Williamsburg International Airport and Public Transportation

**Suites ranging from 1,366 SF - 4,584 SF**

- 85,305 SF building with first floor retail
- Free covered parking in the Fountain Way garage
- Tenants include The Boeing Company, OVM Financial, Merrill Lynch, Newport News Economic Development Authority, Franklin Management Company, HDR Engineering, AppleOne, Heyman Investment Group, PeopleShare
- Shopping and dining within walking distance

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# Two City Center

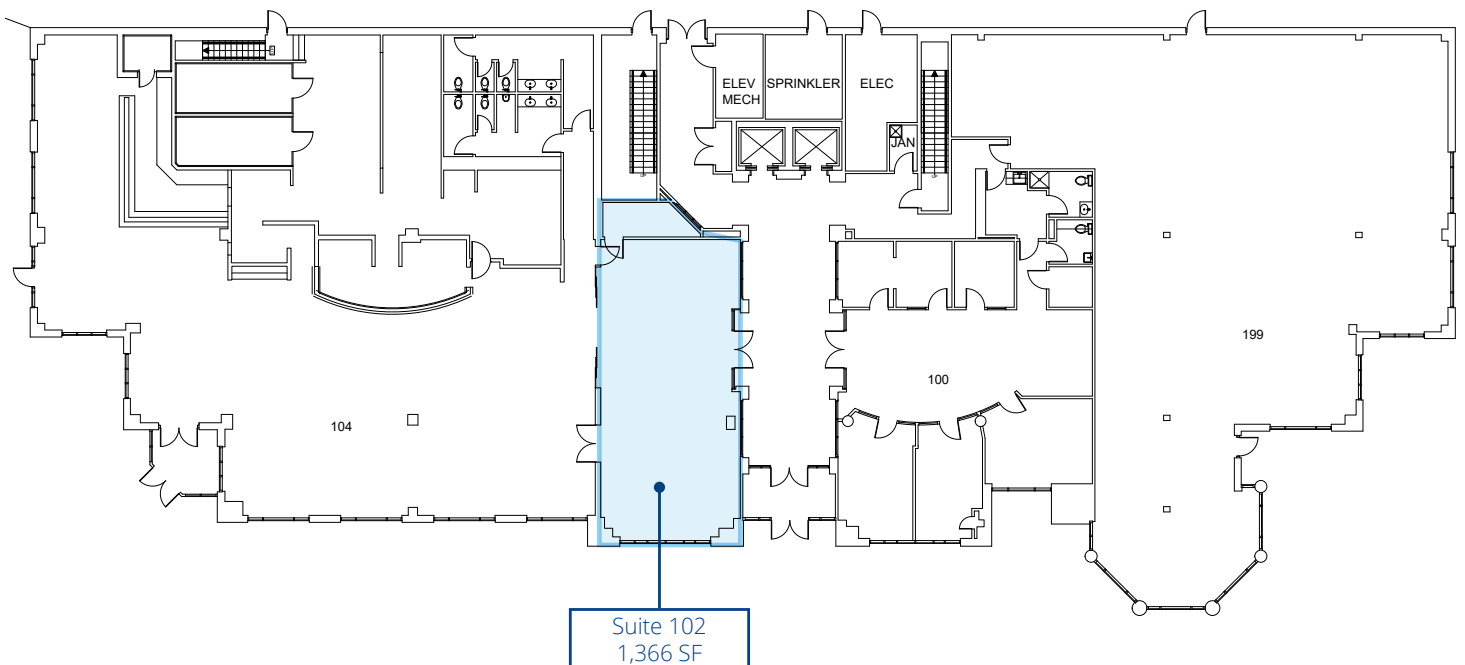
## Available Suites

Suite 102	1,366 SF
Suite 200*	2,253 SF
Suite 204*	2,331 SF
Suite 210	2,030 SF

\*Suite 200 and 204 can be combined for a total of 4,584 SF



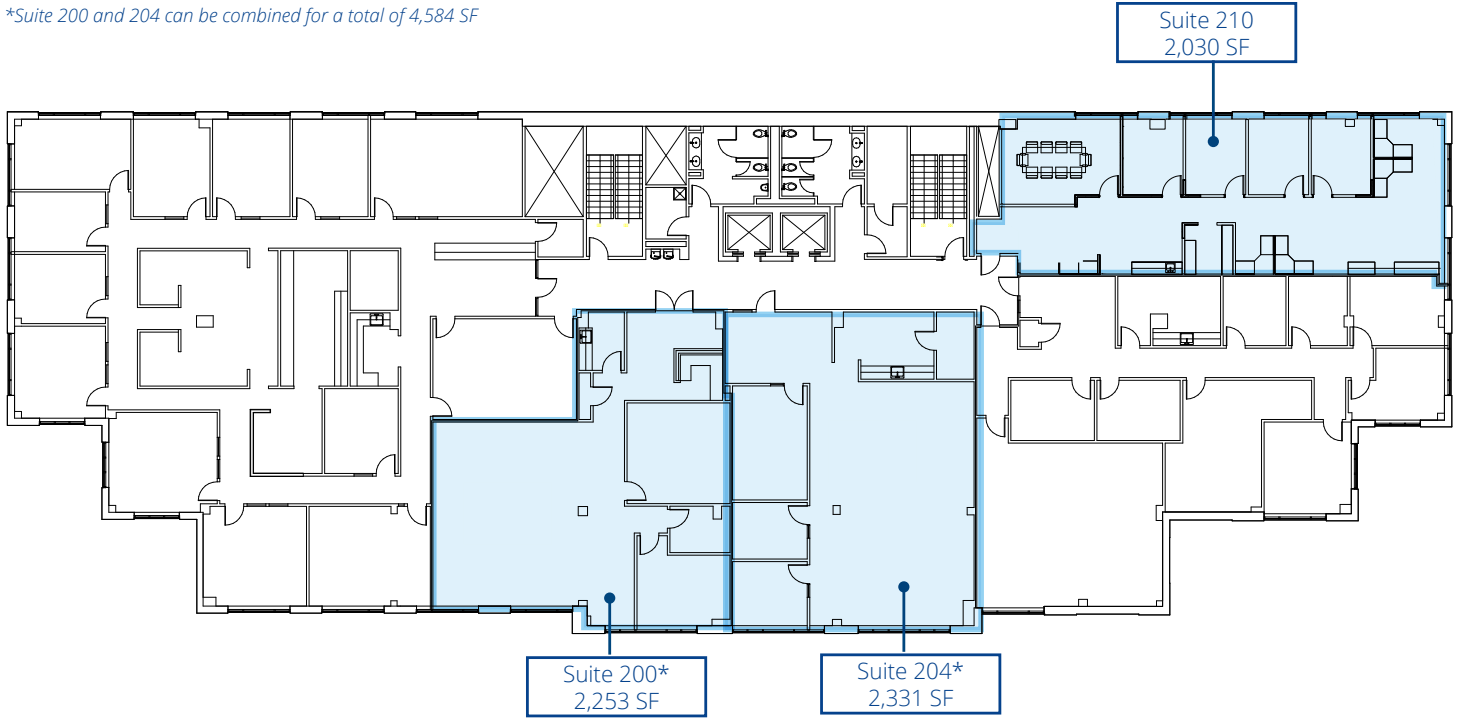
## 1st Floor



# Two City Center

## 2nd Floor

*\*Suite 200 and 204 can be combined for a total of 4,584 SF*



# Two City Center



- 1 Fountain Plaza I
- 2 Fountain Plaza II
- 3 One City Center
- 4 Two City Center
- 5 Town Center One
- 6 Merchants Walk One
- 7 Merchants Walk Two

## Demographics



2024 population  
**87,430**

(3 miles)

**175,786**

(5 miles)

**388,640**

(10 miles)

Daytime population  
**87,198**

(3 miles)

**166,027**

(5 miles)

**399,304**

(10 miles)



2024 Average Household Income  
**\$100,879**

(3 miles)

**\$102,679**

(5 miles)

**\$96,769**

(10 miles)

Number of households  
**36,106**

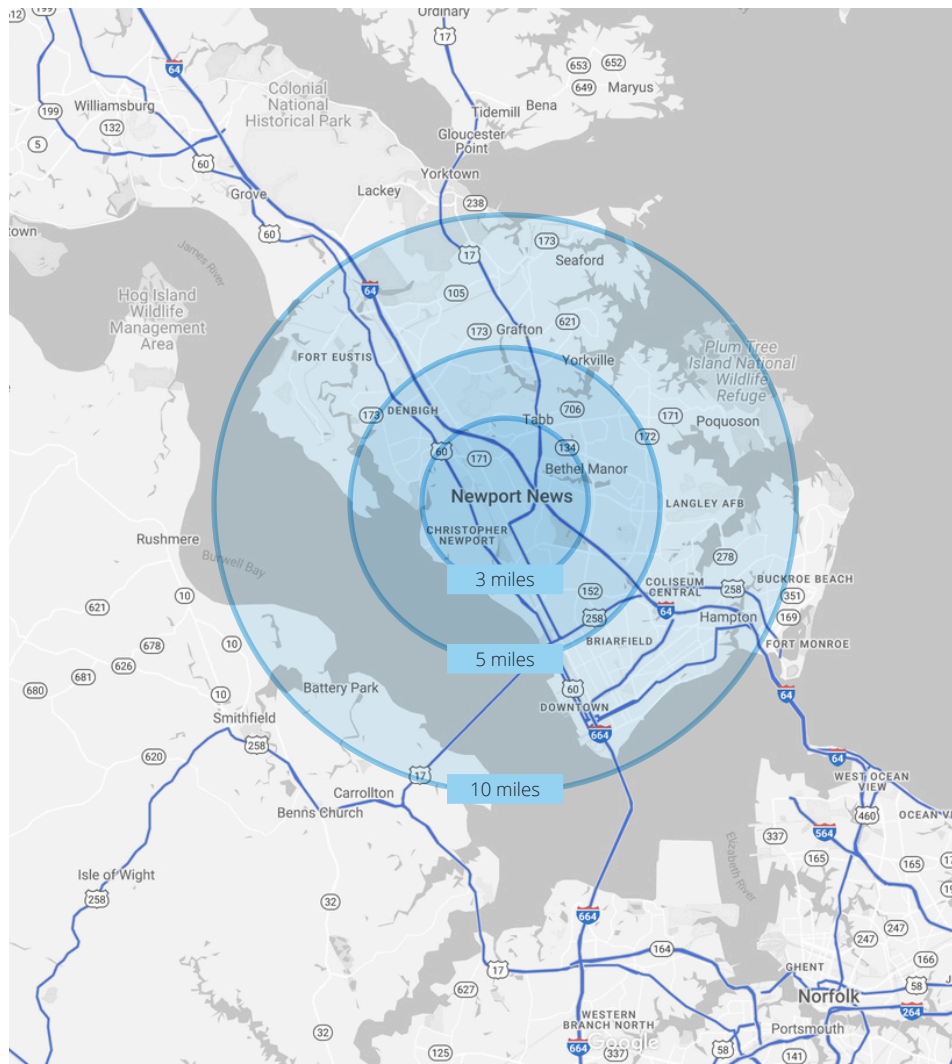
(3 miles)

**73,614**

(5 miles)

**159,081**

(10 miles)



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