

Office Building



LEASE



739 Thimble Shoals BLVD., Suite 504
Newport News, VA 23606



Property Overview

Situated in the heart of Newport News' prestigious Oyster Point business district, 739 Thimble Shoals Boulevard is a distinguished Class B multi-building office campus offering over 20,000 square feet of professional office space across one-story brick buildings set on 1.64 acres. With immediate access to I-64 and major thoroughfares, ample on-site parking, and a diverse mix of established tenants, this well-maintained property presents an exceptional opportunity in one of the Peninsula's most sought-after commercial corridors.

Home Health Care currently occupies the space, but the lease is terminating on August 31, 2026.

HIGHLIGHTS

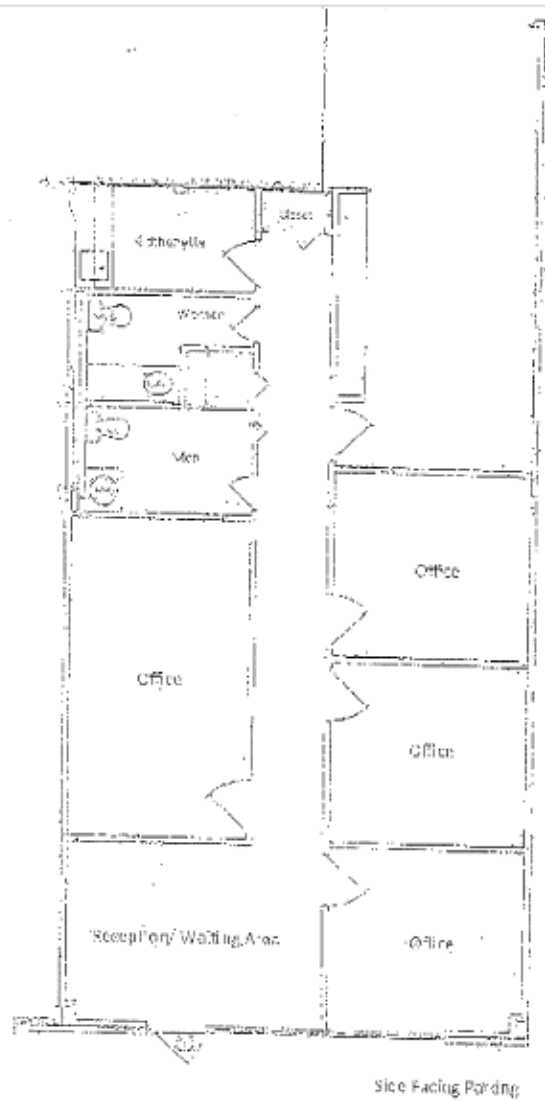
- 1,380 rentable sq in suite 504
- Zoned C-4 with 1.64 acres and 69 parking spaces
- Exterior signage available for tenant visibility
- Adjacent to Newport News Oyster Point Post Office
- Direct access to I-64, Route 17, and Route 143
- Designated Opportunity Zone and Enterprise Zone



739 Thimble Shoals BLVD, Suite 504

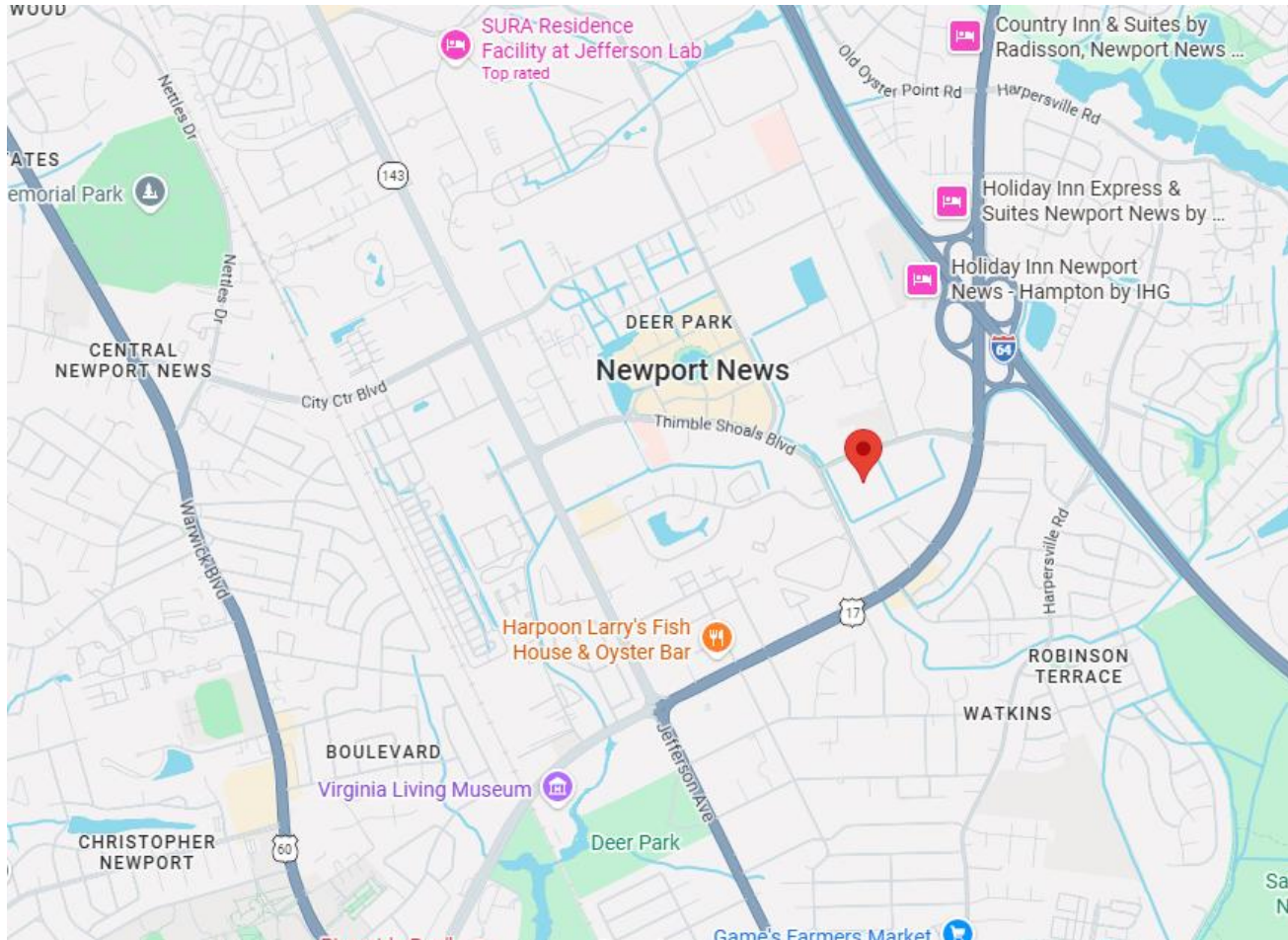
- 1,380 rentable square feet
- \$17.50 per sq, net of janitorial and utilities
- 4 private offices
- Private men's and women's restrooms
- Kitchenette
- Ample natural light and functional layout
- Reception/waiting area upon entry
- Faces parking lot for convenient access





1,380 Rentable Sq





Ideally positioned in the heart of Newport News' thriving Oyster Point business corridor, 739 Thimble Shoals Boulevard enjoys immediate access to I-64 and the intersection of major routes 17 and 143, placing tenants minutes from the region's top hotels, dining, and retail amenities. Surrounded by a vibrant mix of professional services, hospitality, and established businesses, this premier location offers unmatched connectivity and visibility at the center of one of the Peninsula's most dynamic commercial hubs.



William W. Hamner Jr.

757-873-1777

bhamnerjr@hamnerdevco.com

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.

