

# 4,086 SQUARE FOOT OFFICE CONDOMINIUM FOR LEASE

Colony Square of Denbigh  
12725 McManus Boulevard, Unit 1A  
Newport News, VA 23602



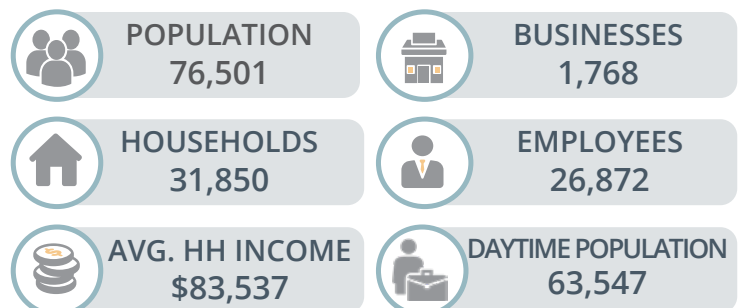
**LEASE PRICE: \$15.50 PSF**

## ABOUT PROPERTY

- Conveniently located on McManus Blvd. across from Mary Immaculate Hospital in close proximity to the Jefferson Ave. / Denbigh Blvd. intersection
- Functional modern layout built out for a dentistry/or orthodontics practice
- 4-minute drive from the NN/Williamsburg International Airport
- Excellent signage
- Ample and convenient parking
- Rental rate of \$15.50 per square foot net of janitorial and utilities

- Zoned 01: Permitted uses include medical & dental, veterinary, school, professional office, computer sales & service, outpatient care clinic, optician, physical therapy, day care

## DEMOGRAPHICS WITHIN 3 MILES

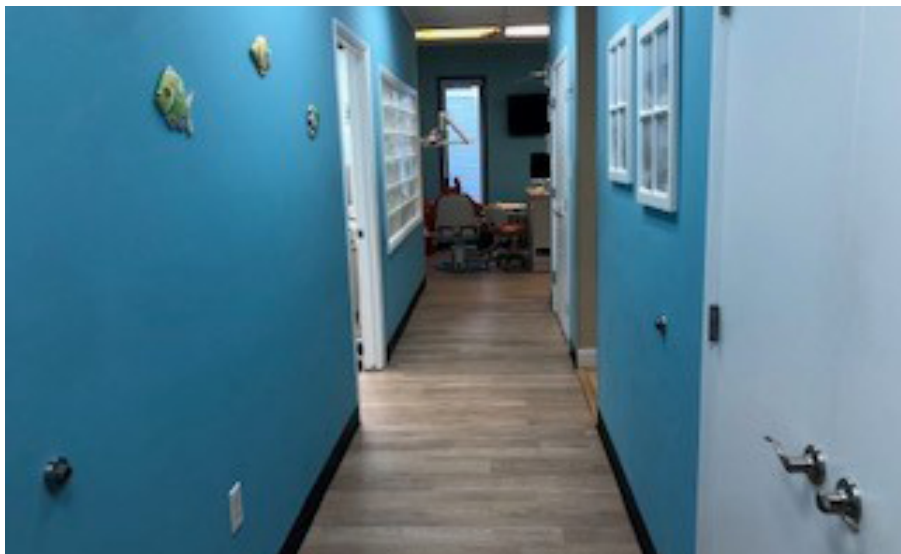
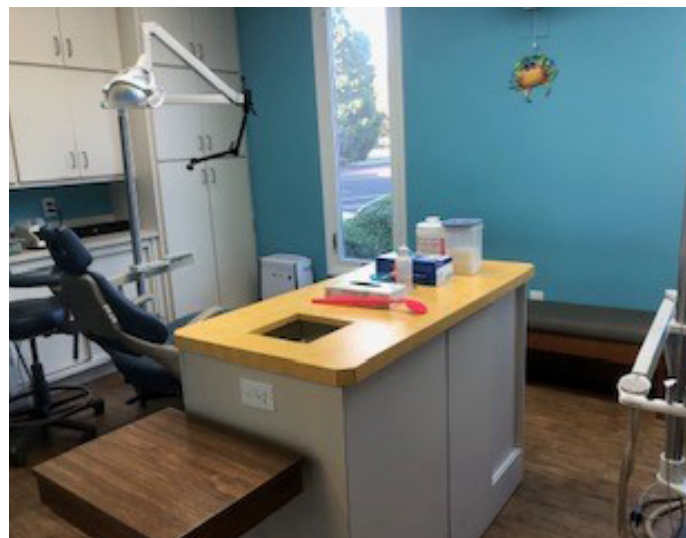
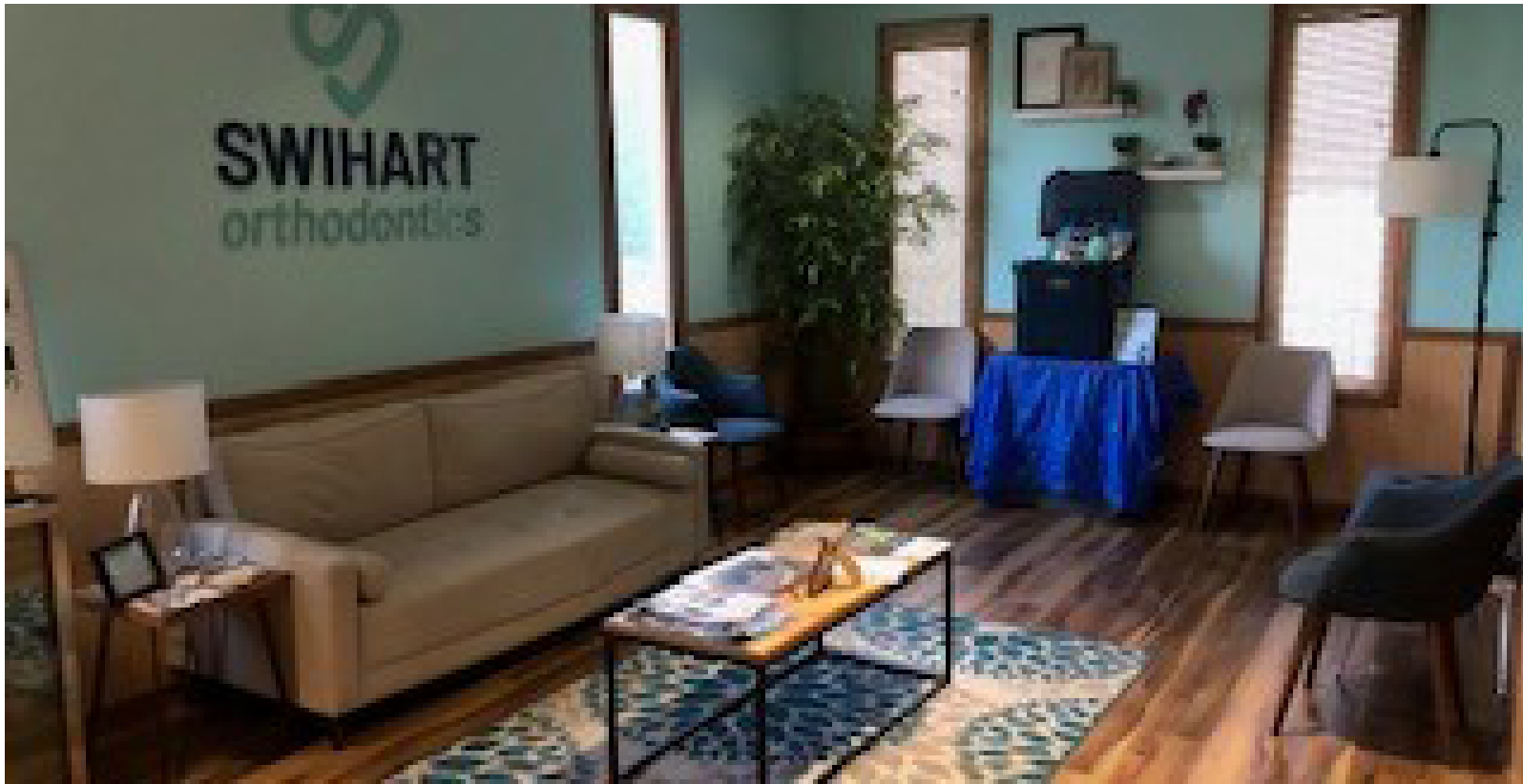


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# INTERIOR IMAGES | 12725 McManus Boulevard, Unit 1A



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# PROPERTY DETAILS | Key Facts Within 5 miles

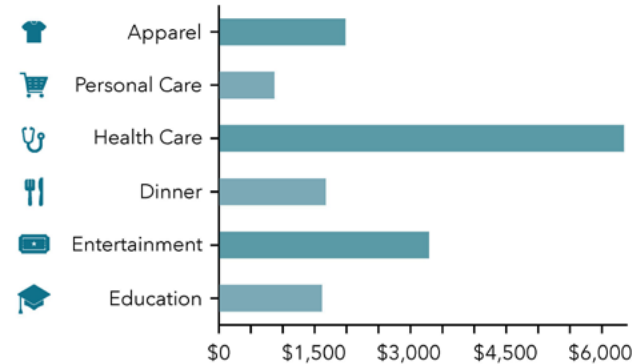
12725 McManus Boulevard, Newport News, Virginia, 23602  
Ring of 5 miles



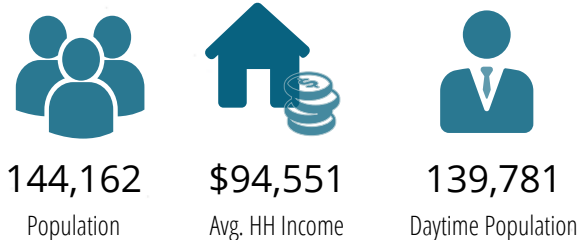
## SITE DETAILS

Building Area SF:	4,086 SF
Site Area:	0.51 AC
Parking:	5.19/1,000 SF
Year Built:	1989
Opportunity Zone:	Yes

## ANNUAL SPENDING PER HOUSEHOLD



## KEY DEMOGRAPHIC FACTS



Source: Esri-U.S. BLS, Esri, Esri-Data Axle. Esri forecasts for 2023, 2028.  
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# SITE IDENTIFICATION & LOCAL USERS | Colony Square of Denbigh



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# EXISTING FLOOR PLAN - 4,086 SF | 12725 McManus Boulevard, Unit 1A

