

# DENBIGH PROFESSIONAL PARK FORMER MEDICAL OFFICE SPACE AVAILABLE FOR LEASE

**606 Denbigh Boulevard, Building 400, Suites 400/402  
Newport News, Virginia 23608**



## PROPERTY DESCRIPTION

This well-maintained brick professional office building is set within the campus-style environment of Denbigh Professional Park, featuring a central courtyard with covered walkways connecting multiple buildings. The park offers a polished, professional image that's perfect for medical and general professional uses. Suite entrances are conveniently accessible from both the parking lot and the landscaped courtyard.

The available suites were previously occupied by a medical practice, making them exceptionally well-suited for medical, behavioral health, or other healthcare professionals — or easily adaptable for general professional office use. The layout offers front and rear building entrances for added tenant and client convenience.

- ✓ Attractive brick construction in campus park setting
- ✓ Covered walkways with front and rear access
- ✓ 148 parking spaces (1/300 SF ratio)
- ✓ High visibility from Denbigh Boulevard
- ✓ Former medical use — ideal for healthcare tenants

## PROPERTY DETAILS

<b>Address</b>	606 Denbigh Blvd., Building 400, Suites 400/402, Newport News, VA 23608
<b>Available Suites (Available November 2026)</b>	Suites 400 & 402 — 6,820 SF * (possibility of expansion to 9,173 SF)
<b>Building Size</b>	Building 400: 10,213 sq. ft. total
<b>Zoning</b>	O-1, "Office District"
<b>Lease Rate</b>	\$16.75/SF, Net of Utilities and Janitorial
<b>Parking</b>	148 surface parking spaces on 4 acres (1 space per 300 SF of office space)
<b>Former Use</b>	medical office — move-in ready for healthcare or professional tenants

## LOCATION OVERVIEW

Denbigh Professional Park is ideally positioned at the signalized intersection of Jefferson Avenue (State Route 143) and Denbigh Boulevard (State Route 173) are one of the highest traffic crossroads in northern Newport News. This premier office address places tenants at the heart of the Denbigh commercial corridor, providing exceptional access to the full Peninsula market.

### NEARBY HEALTHCARE & AMENITIES

Bon Secours Mary Immaculate Hospital — the only faith-based hospital on the Virginia Peninsula, a 123-bed Magnet-designated facility with a Level III NICU, rated High Performing in orthopedic procedures by U.S. News & World Report.

Jefferson Commons Shopping Center — Trader Joe's, Aldi, TJ Maxx, HomeGoods, Old Navy, and major national retailers.

Multiple banks, restaurants, and professional services within walking distance.

### TRANSPORTATION & ACCESS

Newport News/Williamsburg International Airport (PHF) — approximately 2 miles from Denbigh, offering convenient regional air travel.

Interstate 64 — accessible via Jefferson Avenue interchange, connecting the site to Hampton, Norfolk, and greater Hampton Roads.

Denbigh Boulevard (SR-173) — north-south arterial linking US Route 60 (Warwick Blvd.) to Jefferson Avenue, carrying significant daily traffic.

## FOR MORE INFORMATION, PLEASE CONTACT:

**Bryan K. Gilpin, Associate Broker**

**(Office) 757-497-4446**

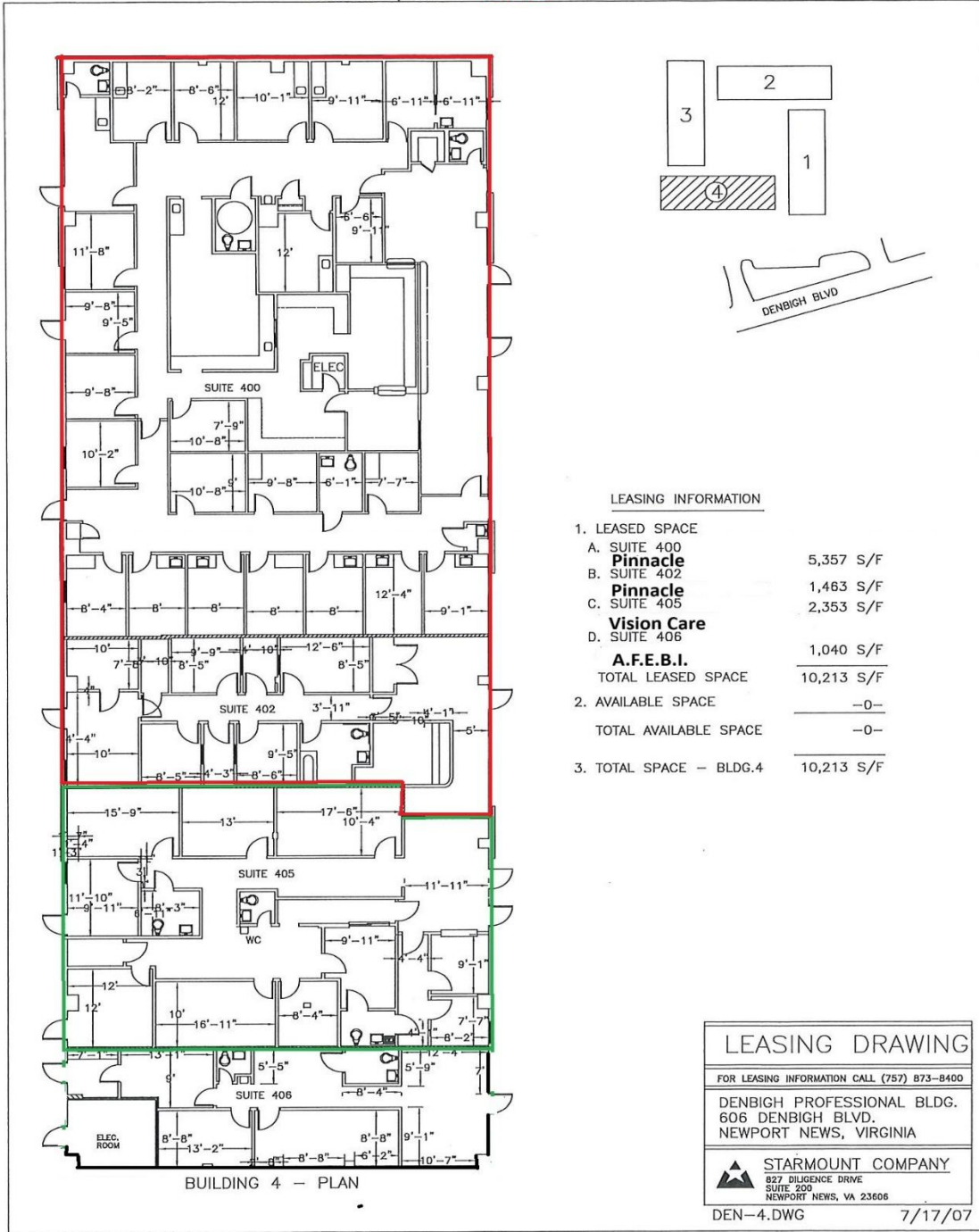
**(Cell) 757-407-1749**

[bryan@samsegar.com](mailto:bryan@samsegar.com)

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DENBIGH PROFESSIONAL PARK  
 BLDG 400, SUITE 400/402



\*Note above floor plan above has had certain alterations combining the two suites that are not depicted in the plan.