

OFFICE SPACE FOR LEASE

306 TYLER AVENUE

Newport News, VA 23601



PROPERTY DESCRIPTION

Well maintained property, with good access and traffic count. An open floor plan with individual offices as well that lends itself to most uses, i.e.: showroom, customer service area, modular cubicles. The upstairs is also open with two individual offices and a kitchen area, perfect for team meetings, learning/training room, or again modular cubicle design. Lends itself well to retail or office use, or a mix of both.

This property is also for lease by individual floors:

1st Floor: 1,392SF at \$2,100/month= \$18.10/SF

2nd Floor: 1338SF at \$1400/month= \$12.56/SF

PROPERTY HIGHLIGHTS

- EASE OF ACCESS
- WELL LOCATED
- WELL MAINTAINED PROPERTY

OFFERING SUMMARY

Lease Rate:	\$3,500.00 per month (MG)
Available SF:	2,730 SF
Building Size:	2,730 SF

DEMOGRAPHICS	5 MILES	10 MILES	15 MILES
Total Households	68,327	153,639	262,762
Total Population	160,979	376,540	656,571
Average HH Income	\$84,045	\$96,253	\$99,088

Douglas Kendall
(757) 803-0836



**COLDWELL BANKER
COMMERCIAL**
BROOKS REAL ESTATE

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LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,730 SF	Lease Rate:	\$3,500.00 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
306	Available	2,730 SF	Modified Gross	\$3,500 per month	\$15.38/SF

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Building Photo



Building Photo



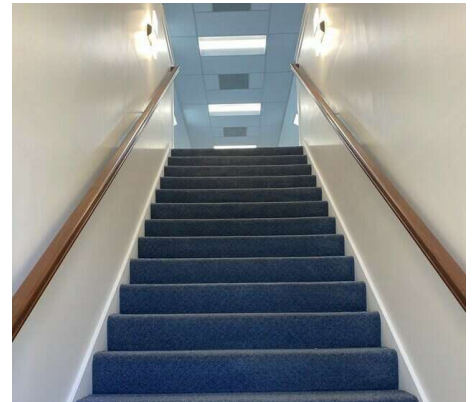
1st Floor



1st floor



1st floor



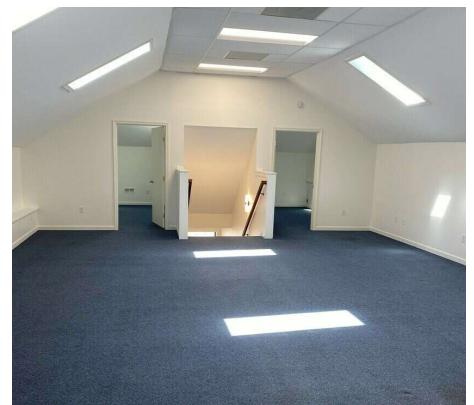
2nd floor stairs



2nd floor



2nd floor



2nd floor

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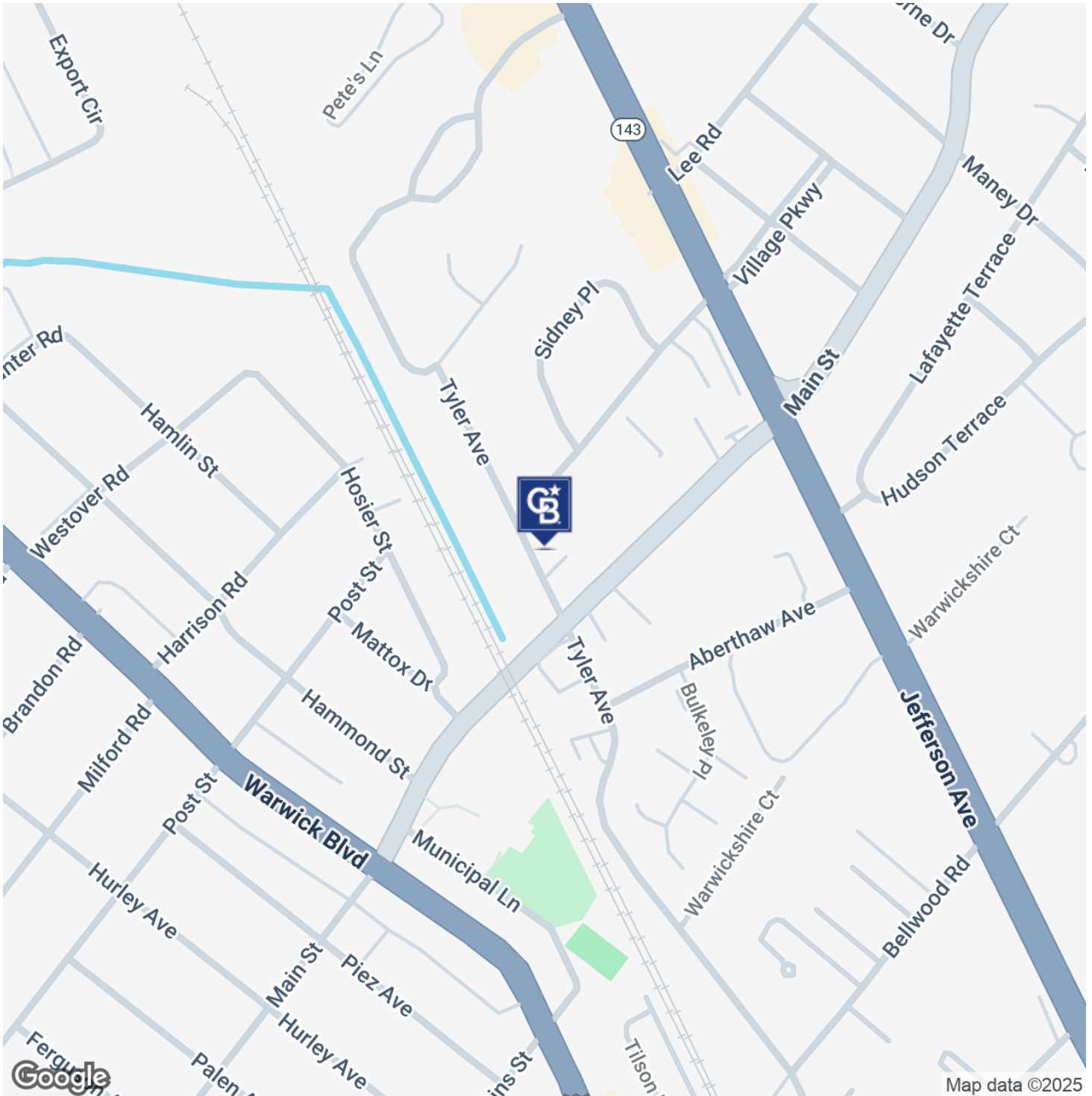


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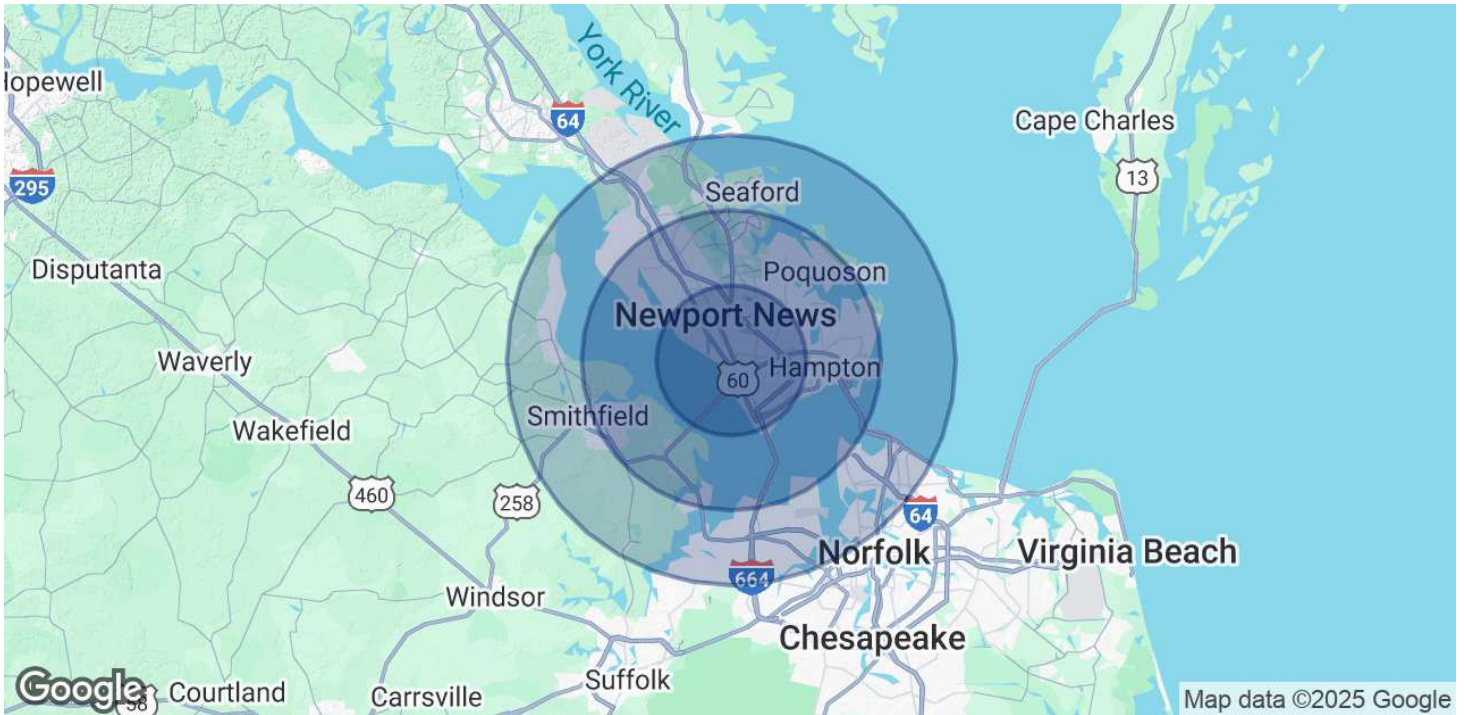


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POPULATION

Total Population

5 MILES

160,979

10 MILES

376,540

15 MILES

656,571

Average Age

39

39

39

HOUSEHOLDS & INCOME

Total Households

5 MILES

68,327

10 MILES

153,639

15 MILES

262,762

of Persons per HH

2.4

2.5

2.5

Average HH Income

\$84,045

\$96,253

\$99,088

Average House Value

\$290,598

\$312,269

\$342,107

Demographics data derived from AlphaMap

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