

223 WATER COUNTRY PARKWAY

Williamsburg, Virginia

ZONED ECONOMIC OPPORTUNITY – YORK COUNTY | FOR LEASE



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PROPERTY INFORMATION:

- Suite 100: $\pm 3,555$ SF
- Suite 200: $\pm 4,512$ SF
- Suite 100 & 200: $\pm 8,067$ SF
- Lease Rate: \$14.50/SF net of janitorial, telecommunication/data, security
- Professional office space in move-in-ready condition
- Upgraded finishes throughout
- Elevator for second floor access
- Second floor offices unique outdoor patio with large training rooms
- Abundant secured parking on site
- Adjacent parcel offers future development opportunities and potential access to outdoor green space (formerly President's Park)
- Immediate access to I-64 at Exit 242
- Close proximity to Riverside Doctors Hospital, Marquis Shopping Center and other new mixed-use development



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FLOORPLANS

| FOR LEASE

First Floor - ±3,555 SF available



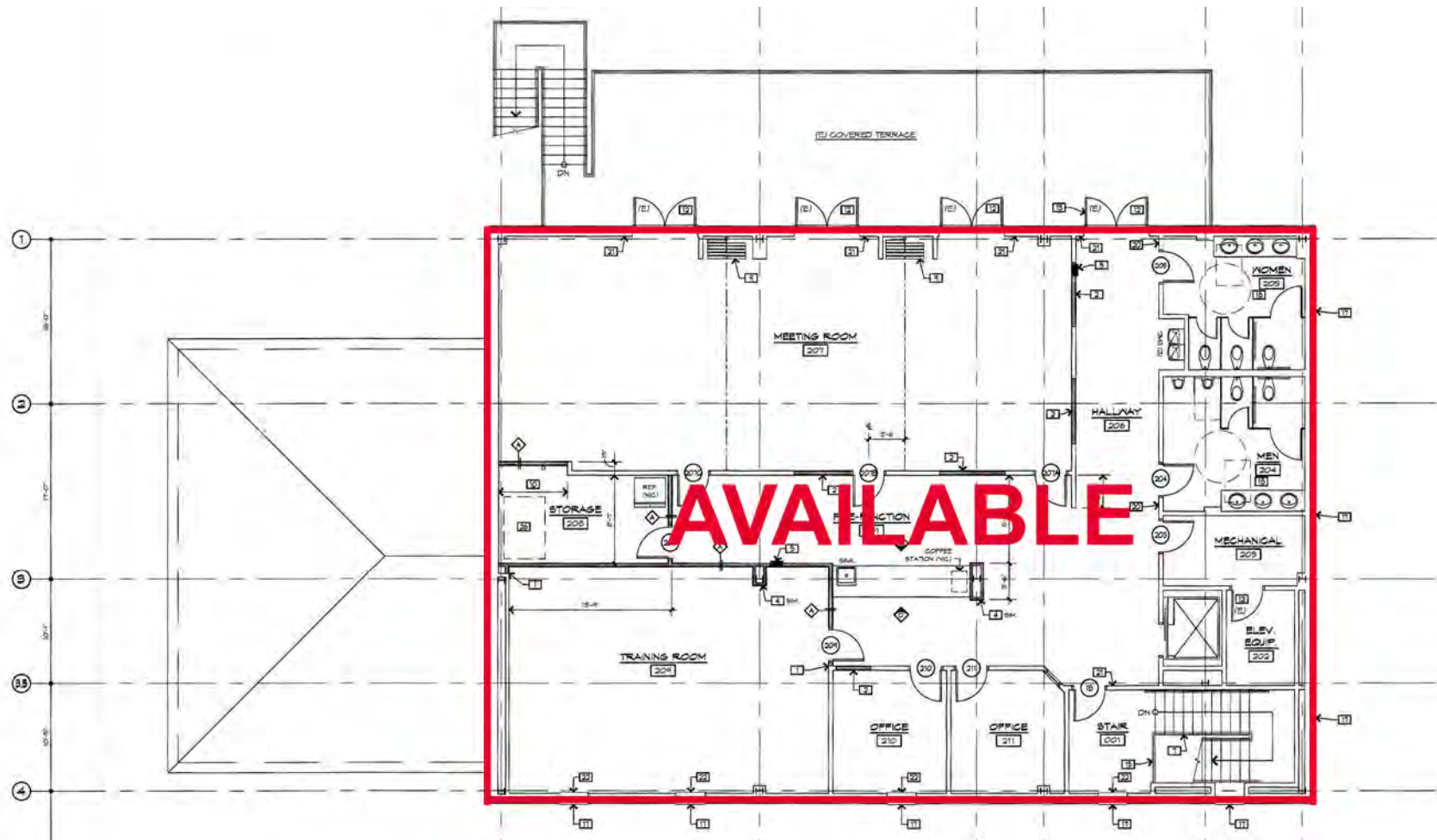
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FLOORPLANS

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Second Floor - ±4,512 SF available



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DEMOGRAPHICS

| FOR LEASE

DEMOGRAPHICS (1 MILE)

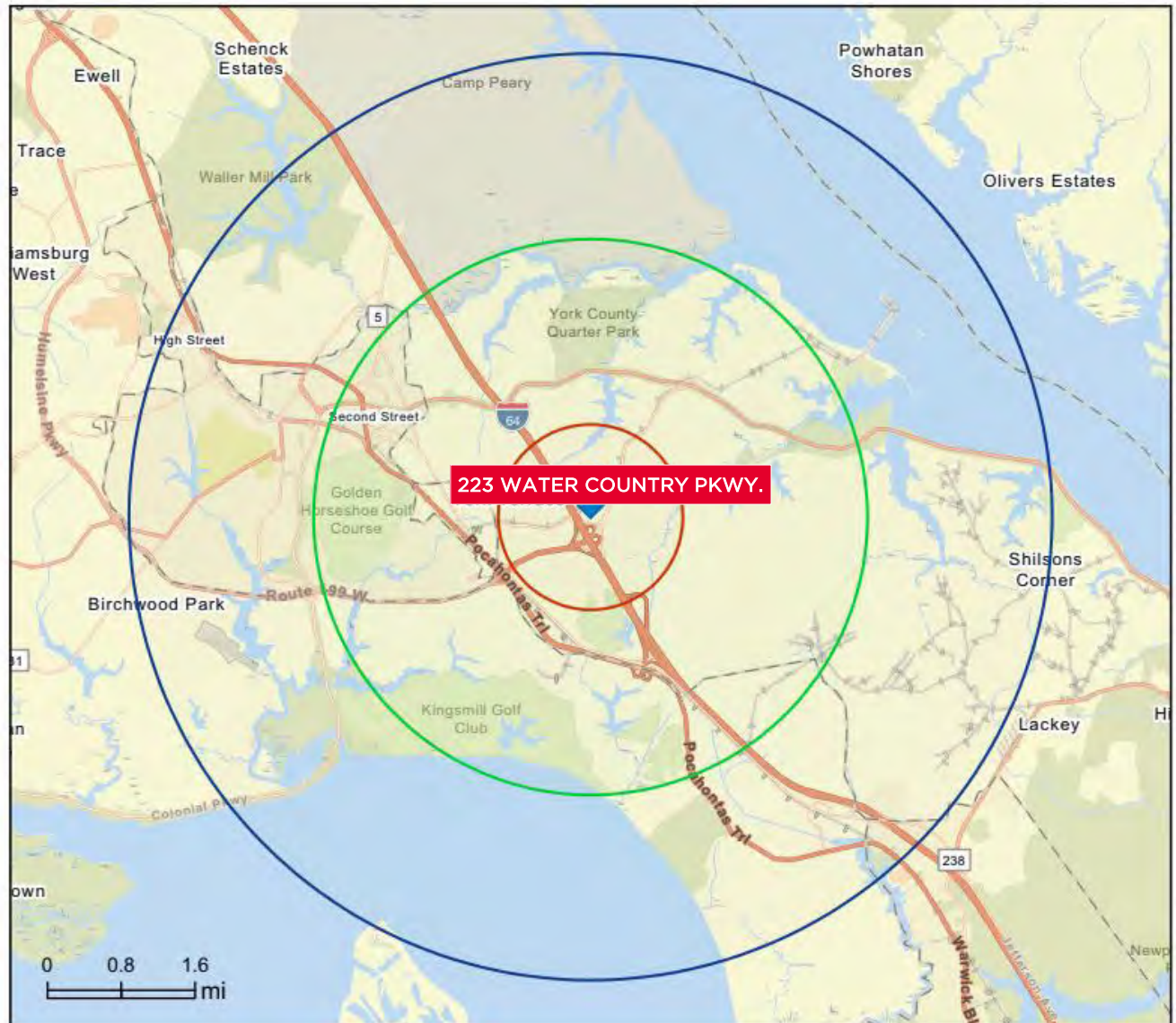
Estimated Population:	3,158
Average HH Income:	\$111,235
Number of Households:	1,064
Median Age:	36.4

DEMOGRAPHICS (3 MILE)

Estimated Population:	19,221
Average HH Income:	\$141,257
Number of Households:	7,801
Median Age:	41.9

DEMOGRAPHICS (5 MILE)

Estimated Population:	38,731
Average HH Income:	\$128,221
Number of Households:	14,117
Median Age:	37.1



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For more information, please contact:

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