

**SALE/
LEASE**

OFFICE BUILDING

Oyster Point

600 Thimble Shoals Blvd | Newport News, VA 23606



**COMMONWEALTH
COMMERCIAL**
Comprehensive Property Solutions



PROPERTY HIGHLIGHTS

- › 45,344± SF office building on a prominent corner in Oyster Point, 41,499± rentable square feet
- › Furnished office suite for lease in Oyster Point
- › Suite 130: 1,724± SF (two private offices, conference room, kitchenette, bathroom, 8 cubicles)
- › 4.14± AC zoned C-4
- › Long-term anchor tenant Wells Fargo
- › Two elevators
- › Built in 1986, masonry and glass exterior
- › 167 Parking spaces plus a large drive-thru lot
- › 2026 Budget NOI - \$331,270
- › WALT as of 1/26 - 4.17
- › Lease Rate: \$18.50/SF, Full Service
- › Sale Price: \$8,475,000

FOR MORE INFORMATION:

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Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

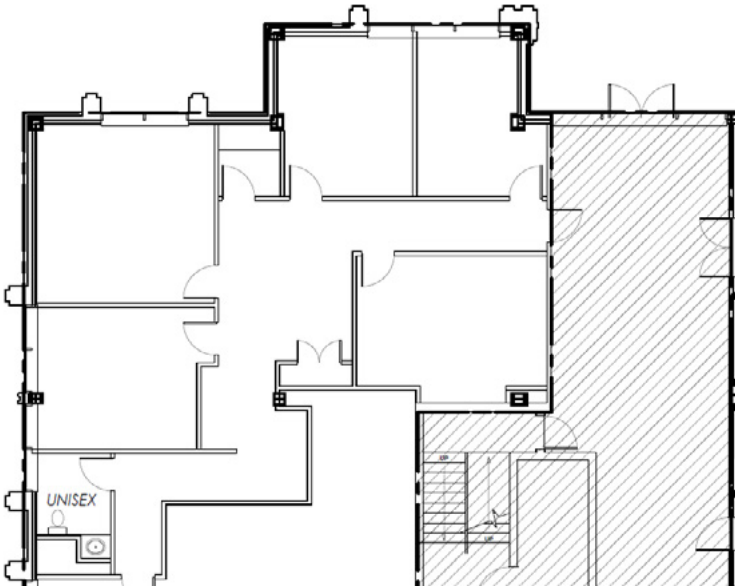


FLOOR PLAN

SUITE 130

1,724± SF

Two private offices, conference room, kitchenette, bathroom, 8 cubicles





**CHRISTOPHER
NEWPORT
UNIVERSITY**

MARKET OVERVIEW
OYSTER POINT SNAPSHOT

Central Location:
Easy access to I-64, Newport News/Williamsburg International Airport, and major Hampton Roads corridors.

Amenities:
Walkable to restaurants, shops, entertainment, and the Marriott Hotel & Conference Center.

Business & Innovation:
Home to Jefferson Lab, a U.S. Department of Energy research facility, and Ferguson Enterprises' new headquarters.

Lifestyle:
Surrounded by upscale apartments, fitness centers, and cultural attractions, creating a true work-live-play environment.



MARKET OVERVIEW

NEWPORT NEWS SNAPSHOT

Downtown Newport News, once a historic hub for industry and trade, is rapidly evolving into a vibrant destination for residents, restaurants, and retailers. The City’s “Downtown Reimagined” vision is taking shape as developers convert historic warehouses and former department stores into modern apartments designed for urban living.

As the home of HII’s Newport News Shipbuilding (NNS), the area continues to attract investment. Recently, the General Assembly approved a \$40 million commitment to support Navy housing and accelerate downtown revitalization efforts.

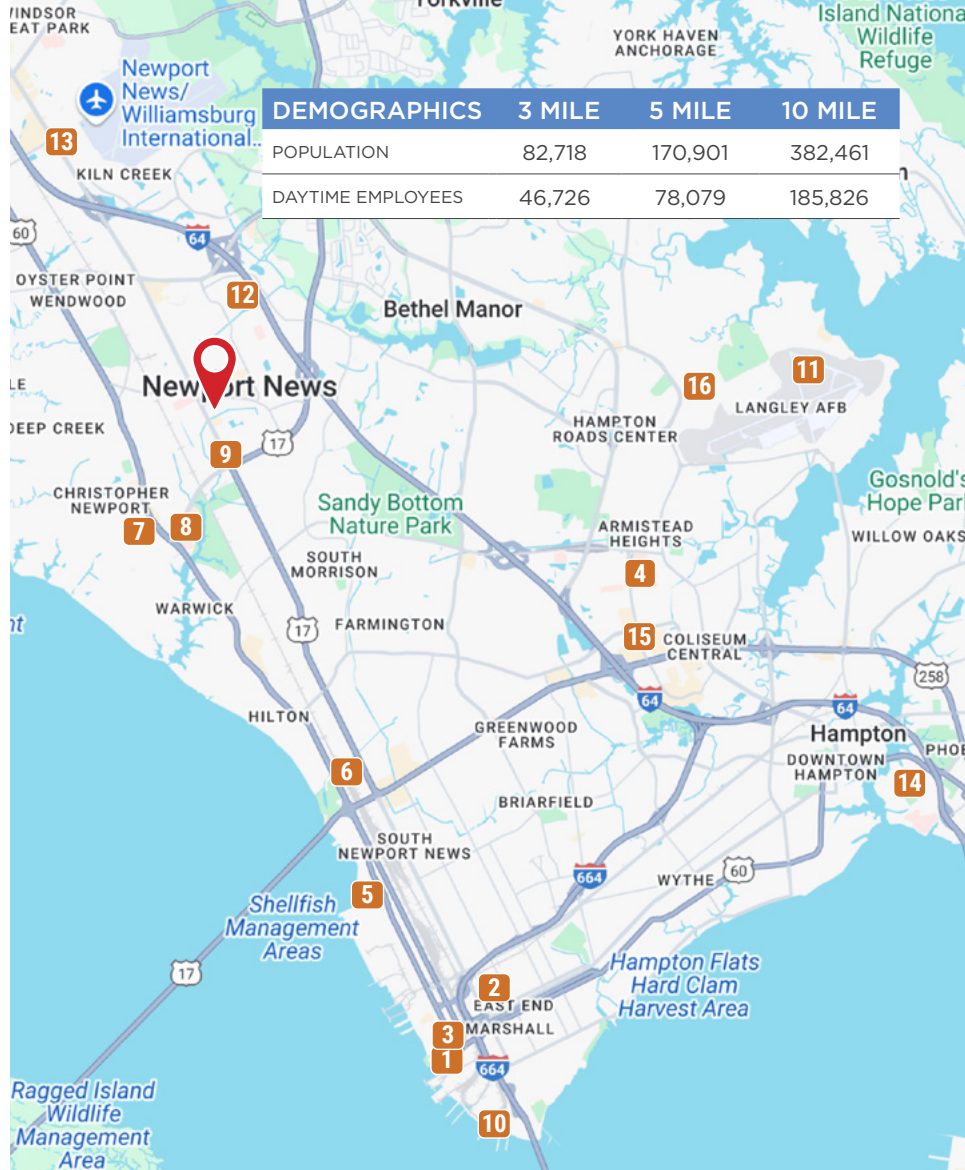
MAJOR EMPLOYERS

Downtown Newport News hosts a diverse mix of major employers. From the headquarters of HII and Newport News Shipbuilding to City Hall and the Port of Virginia’s Newport News Marine Terminal, the area’s workforce drives a significant daytime population surge every day.

44,000
Number of People Employed by HII



Downtown Newport News expands to make way for projected growth at shipyard.



LOCATION MAP

1. Huntington Ingalls Industries (HII)
2. Brooks Crossing Innovation & Opportunity Center
3. Newport News City Courthouse
4. Sentara Healthcare
5. Shipyard Commerce Center
6. Amtrak Station
7. Christopher Newport University
8. Riverside Regional Medical Center
9. Jefferson Ave Commercial Corridor
10. Seafood Industrial Park
11. Langley Air Force Base
12. Canon
13. Ferguson
14. Hampton University
15. Peninsula Town Center
16. NASA