

714 J. Clyde Morris Boulevard

The Clyde Building · Newport News, Virginia 23601



PROPERTY HIGHLIGHTS

- Well-maintained single-story multi-tenant office building with individual suite entrances
- Suites from 373 SF to 2,242 SF contiguous — right-sized for professional services, legal, title, and small business users
- Monument signage on J. Clyde Morris Boulevard with tenant panel availability
- Approximately 40,000 vehicles per day on J. Clyde Morris Boulevard
- 28 surface parking spaces — free and ample for staff and clients
- One block from Oyster Point Park; minutes to I-64, Riverside Regional Medical Center, and City Center
- Direct bus line access; established professional co-tenancy

PROPERTY FACTS

Building Type	Office
Building Size	5,881 SF
Building Class	B
Stories	1
Year Built	1973
Parking	28 Surface Spaces
Lease Type	Full Service
Rental Rate	Contact Broker

AVAILABLE SUITES

SUITE	RENTABLE SF	STATUS	SUITE	RENTABLE SF	STATUS
Suite 120	373	AVAILABLE	Suite 155	1,239	AVAILABLE
Suite 130	936	AVAILABLE	Suite 160	438	AVAILABLE
Suite 135	751	LEASED	Suite 180	685	AVAILABLE
Suite 150	559	AVAILABLE	Suite 200	634	AVAILABLE

4,864 SF

TOTAL AVAILABLE

373 – 2,242 SF

SUITE SIZE RANGE

7

SUITES AVAILABLE

Barrett Franklin

CIVITAS CRES · Commercial Real Estate Advisory

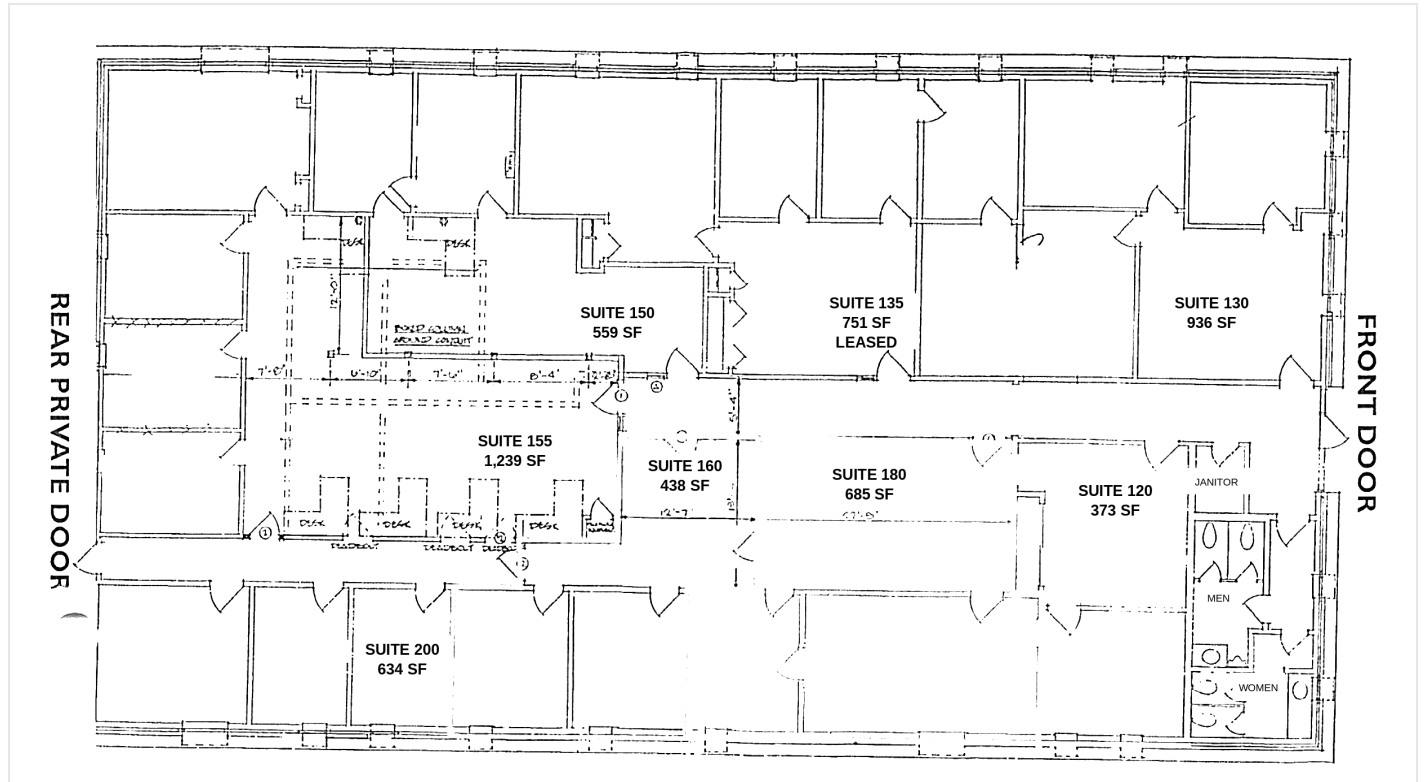
(757) 741-7191 bfranklin@civitasre.com

All information contained herein has been obtained from sources deemed reliable but is not guaranteed. Square footages are approximate and taken from existing building plans; tenants should independently verify all measurements, dimensions, and conditions. Availability, rates, and terms are subject to change or withdrawal without notice.

Suite Plan & Property Views

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SUITE PLAN



Suite areas are approximate. Suite 135 is leased; all remaining suites are available. Suites may be combined — contiguous configurations available upon request.

PROPERTY VIEWS



LOCATION

- J. Clyde Morris Boulevard (Route 17) corridor — approximately 40,000 vehicles per day
- One block from Oyster Point Park; immediate access to I-64 and Jefferson Avenue
- Minutes from Riverside Regional Medical Center, City Center at Oyster Point, and Christopher Newport University