

# Pilgrim Village

3630 George Washington Mem Hwy, Yorktown, VA 23693



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## Property Details

This colonial-style office building was built in 1970 and expanded in 1983. Suites are all retrofitted to fit the current tenants in the space. The Class B office space located in Yorktown, VA offers over 41,000 square feet of office space, with 2,000 square feet of warehouse space for tenant use. The complex is situated on 2.16 acres with 155 parking spaces for the wide range of tenants that occupy the 16 office suites. The property includes many amenities, such as access to the bus line, monument signage, and ample natural lighting. Located centrally in York County with many schools, churches, and neighborhoods nearby. Great visibility on George Washington Memorial Hwy with over 300 feet of frontage and 55,000 cars passing by daily. The location and amenities of this building make it an ideal location for professional services and medical practices.

### Price: \$3,750,000

- Back on the market with an all new look! \$375,000 worth of renovations to roof, interior, and exterior!
- Class B office space has been recently retrofitted to accommodate the evolving needs of its occupants.
- Rental rates, though below market value, are poised for a significant uptick. With escalations ranging from 3 to 5% for all tenants.
- Positioned on a generous 2.16-acre parcel, the complex boasts ample parking with 85 spaces.
- Convenient access to major transportation arteries, including I-64 and the nearby Newport News International Airport.
- Meticulously maintained 43,560-SF colonial-style office building in the heart of Yorktown, Virginia.

View the full listing here: <https://www.loopnet.com/Listing/3630-George-Washington-Mem-Hwy-Yorktown-VA/16336318/>

Price:	\$3,750,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment or Owner User
Cap Rate:	8.60%
Lot Size:	2.16 AC
Gross Building Area:	43,560 SF
Rentable Building Area	43,560 SF
:	
No. Stories:	2
Year Built:	1983
Tenancy:	Multi
Parking Ratio:	1.95/1,000 SF
Zoning Description:	GB GENERAL
APN / Parcel ID:	S04B-3323-3745

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## Major Tenant Information

<b>Tenant</b>	<b>SF Occupied</b>	<b>Lease Expired</b>
Center for Autism & Related Disorders	2,594	
Davis & Associates	4,881	
Dr. Peter Gruhl	4,292	
McKesson HBOC Medical Group	6,443	
Wayne Harbin Builders	1,596	

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## Property Photos



Building Photo



Building Photo

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Entrance

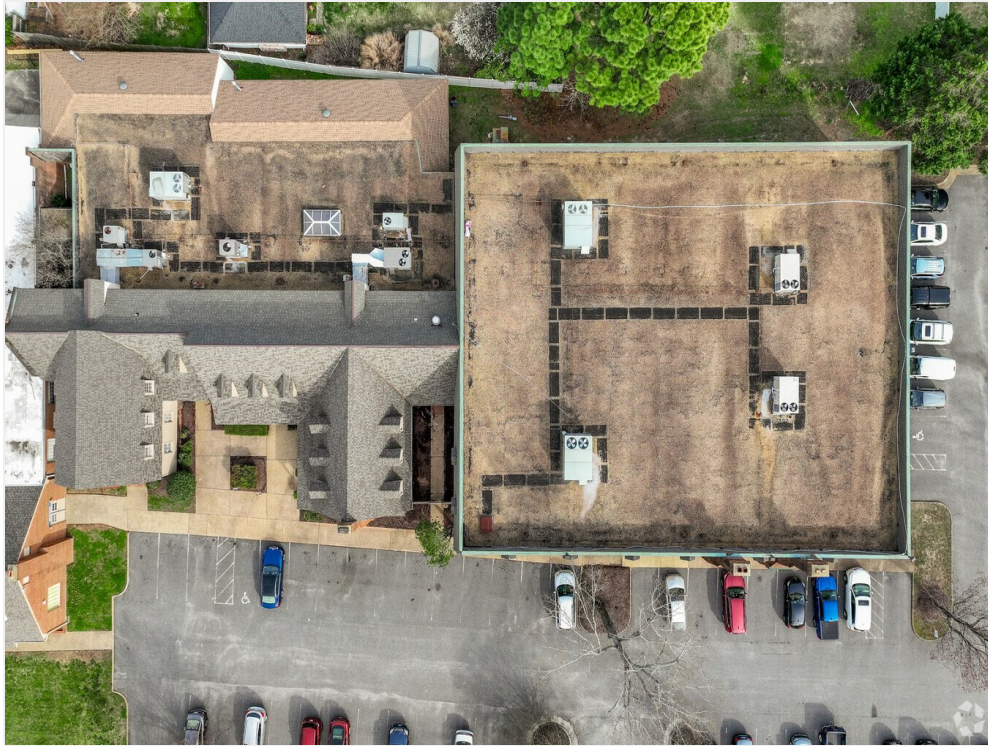
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## Property Photos



90° Look Down



Aerial

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Interior Photo



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