

OFFICE SUITES FOR LEASE



3300 SOUTH BUILDING

397 LITTLE NECK ROAD, VIRGINIA BEACH



3300 SOUTH BUILDING

397 LITTLE NECK ROAD, VIRGINIA BEACH, VA 23452

PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,464 - 8,268 SF
3rd Floor Contiguous	8,268 SF
Lease Rate:	\$20.00 SF/yr (Full Service)
Building Size:	49,417 SF

AVAILABLE SPACES **SF**

Suite 204	1,464 SF
Suite 302	1,854 SF
Suite 304	4,539 SF
Suite 310	1,875 SF

PROPERTY OVERVIEW

The 3300 South Building contains approximately 50,000 rentable square feet over three floors in the 104,000 SF 397 Office Park. The office park's excellent location is one reason for the continued success and viability of the project.

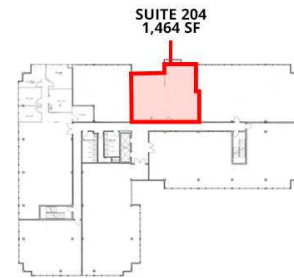
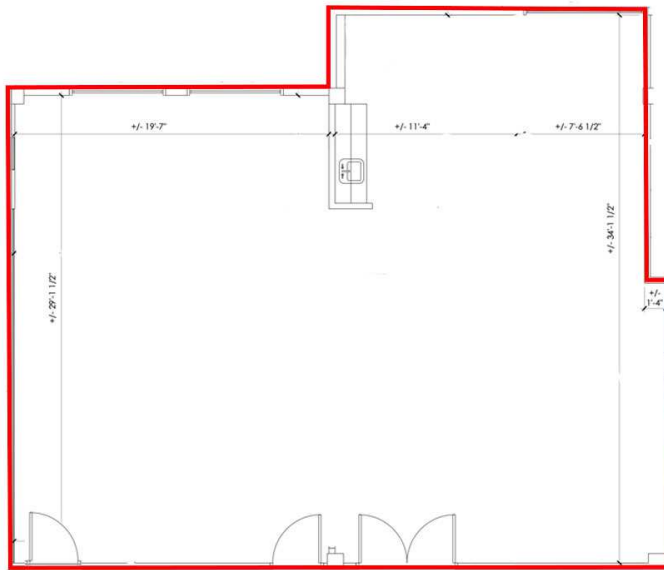
PROPERTY HIGHLIGHTS

- Building signage opportunity
- The Virginia Beach/Norfolk Expressway, the link to all of Hampton Roads, is less than one-quarter mile away
- Walking distance from restaurants, banks and shopping areas and an HRT bus stop
- Ample parking and 24/7 private health club available
- Professional tenants include Medical, Accounting and Insurance businesses
- Spaces available immediately
- B2 Zoning

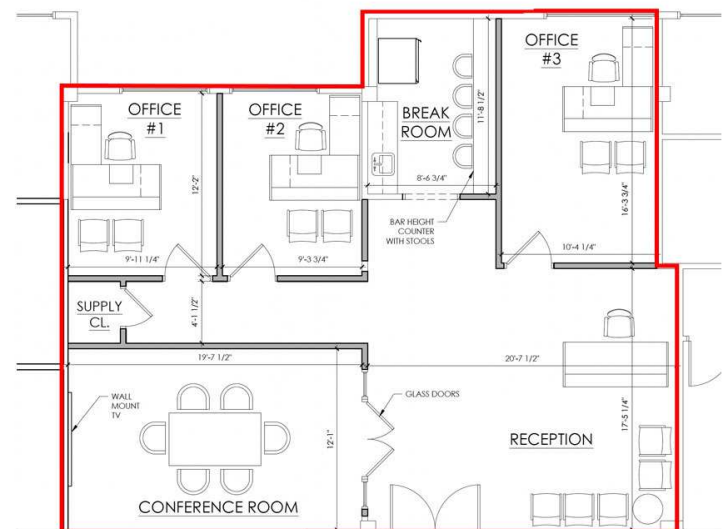
3300 SOUTH BUILDING

397 LITTLE NECK ROAD, VIRGINIA BEACH, VA 23452

SUITE 204 | 1,464 SF AVAILABLE



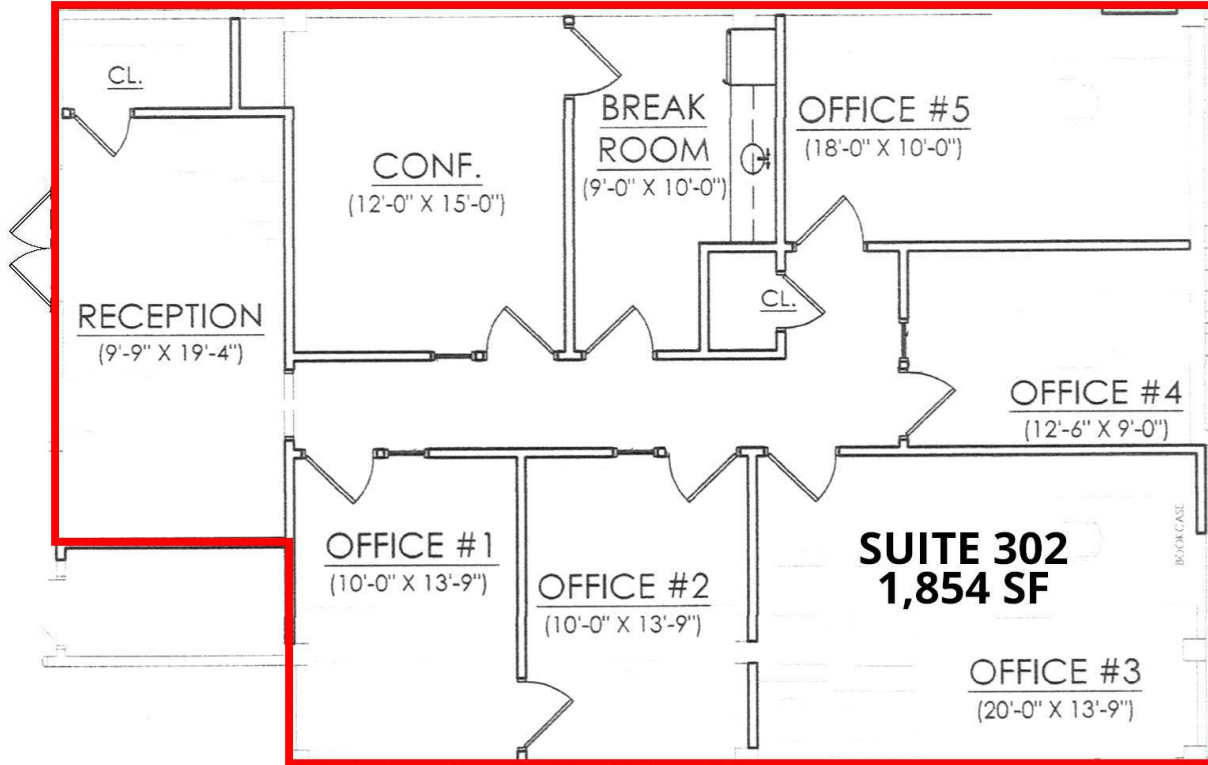
SUITE 204 | SAMPLE FLOOR PLAN



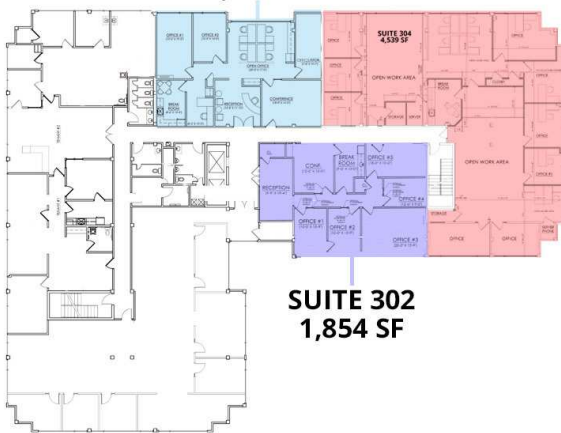
3300 SOUTH BUILDING

397 LITTLE NECK ROAD, VIRGINIA BEACH, VA 23452

SUITE 302 | 1,854 SF AVAILABLE



**SUITE 310
1,875 SF**

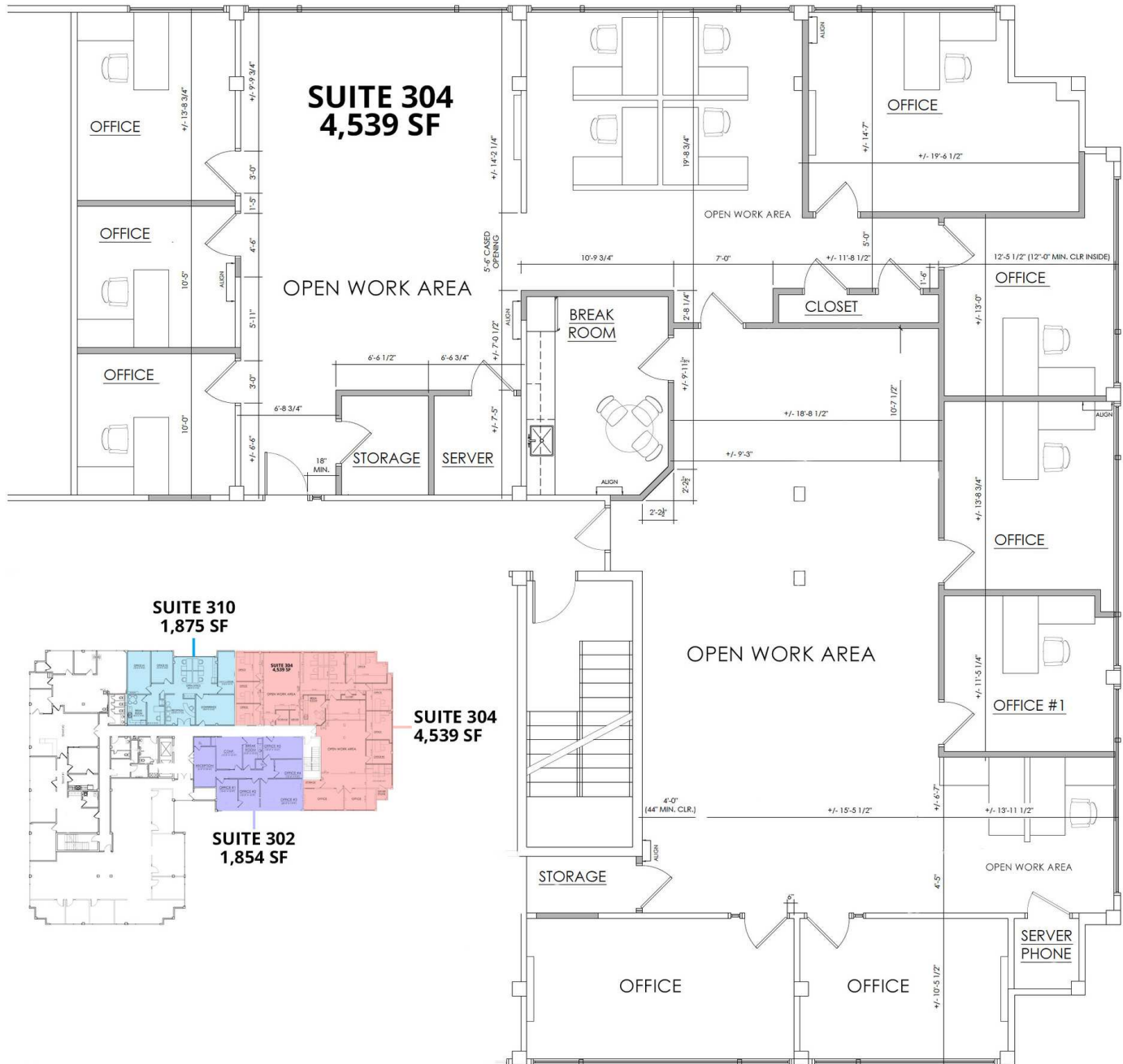


**SUITE 304
4,539 SF**

3300 SOUTH BUILDING

397 LITTLE NECK ROAD, VIRGINIA BEACH, VA 23452

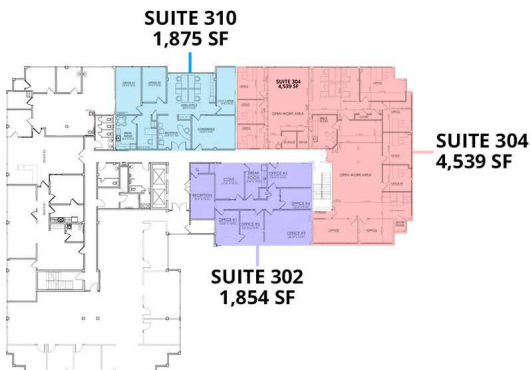
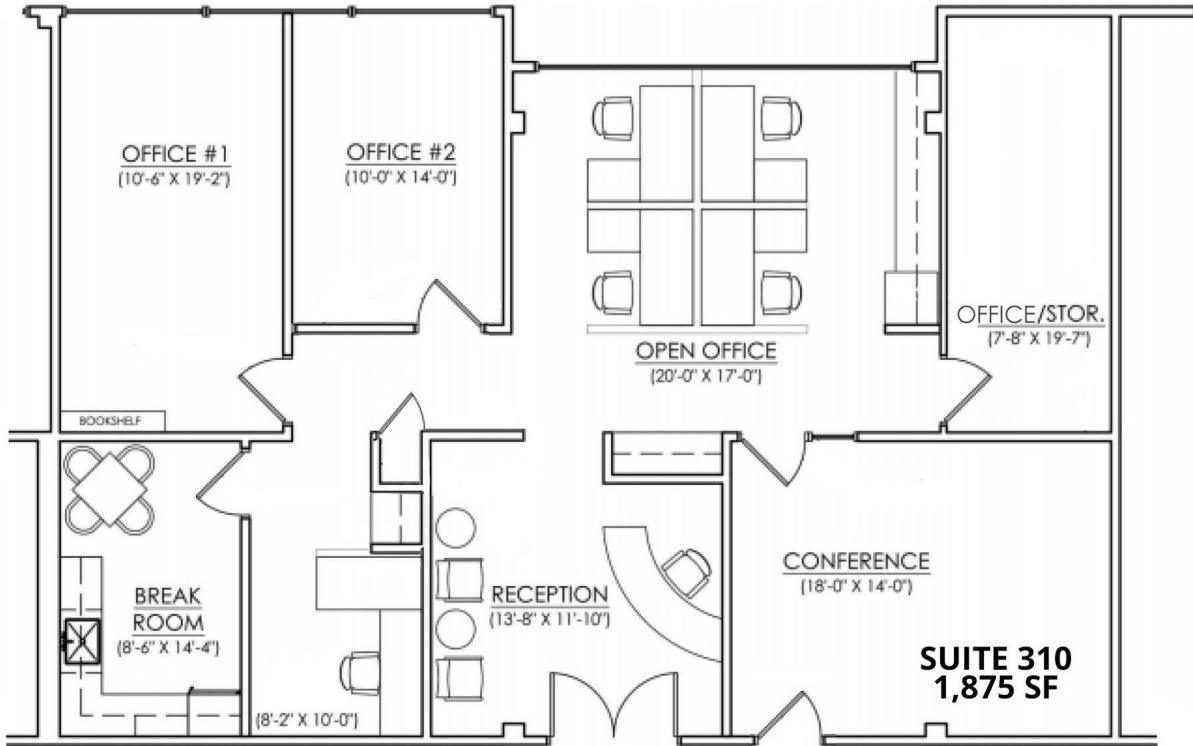
SUITE 304 | 4,539 AVAILABLE



3300 SOUTH BUILDING

397 LITTLE NECK ROAD, VIRGINIA BEACH, VA 23452

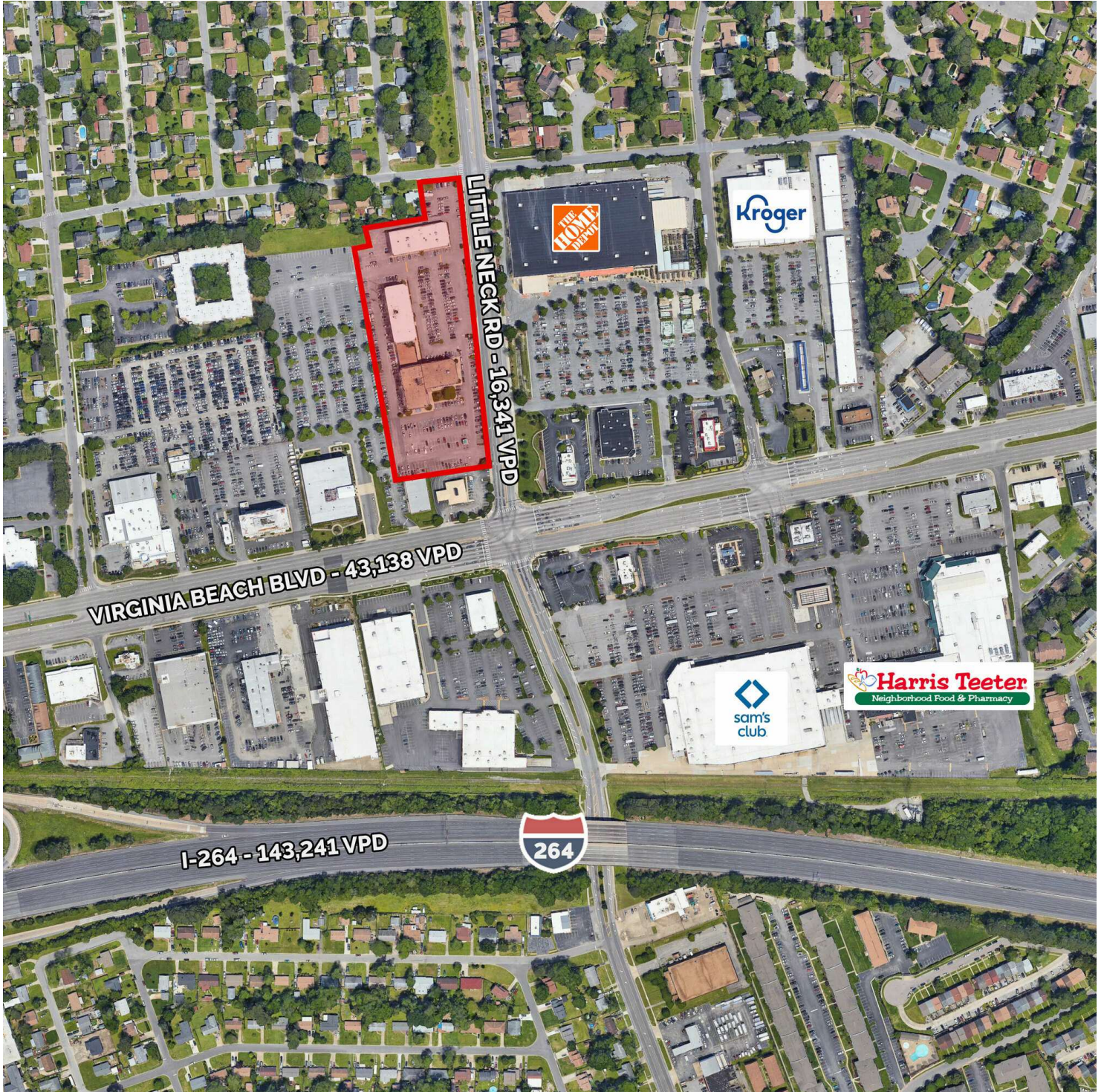
SUITE 310 | 1,875 SF AVAILABLE



3300 SOUTH BUILDING

397 LITTLE NECK ROAD, VIRGINIA BEACH, VA 23452

LOCAL AREA



DIVARIS REAL ESTATE INC // 4525 MAIN STREET, SUITE 900, VIRGINIA BEACH, VA 23462 // DIVARIS.COM

LOCAL AREA // 7

ASHLEY BECK
757.333.4302
ASHLEY.BECK@DIVARIS.COM

MARCI PHILLIPS
757.333.4389
MARCI.PHILLIPS@DIVARIS.COM



MARCI PHILLIPS
SENIOR VICE PRESIDENT
MARCI.PHILLIPS@DIVARIS.COM
757.333.4389

ASHLEY BECK
ASSOCIATE
ASHLEY.BECK@DIVARIS.COM
757.333.4302