



OFFICE
BUILDING
FOR LEASE



**HAYGOOD
EXECUTIVE PARK**

BUILDING I	BUILDING II	BUILDING III	BUILDING IV	BUILDING V
100 - International College of Virginia	201 - National Corporate Housing	401 - Caring Angels Home Health Care, LLC	501 - Baystate Implant & General Dentistry	
101 - Pelican Commercial Plaza, LLC	202	402 - HTW Enterprises, Inc.	502	
102	203 - Simply Elegant Beauty & Barber Shop	403 - The Public Box	503A - Ryan Painting, Ltd.	
103 - Whiting Beauty & Barber	204	404 - The Public Box	503B - Ryan Painting, Ltd.	
104 - Whiting Beauty & Barber	205 - Beach Realty, LLC	405 - The Public Box	503C - C & A Painting	
105 - Whiting Beauty & Barber	206 - Beach Realty, LLC	406 - The Public Box	503D - C & A Painting	
106 - Whiting Beauty & Barber	207 - Beach Realty, LLC	407 - The Public Box	503E - C & A Painting	
107 - Whiting Beauty & Barber	208 - Beach Realty, LLC	408 - The Public Box	503F - Contracting & Design	
108 - Whiting Beauty & Barber	209 - Beach Realty, LLC	409 - The Public Box	503G - Virginia Support Group, LLC	
109 - Whiting Beauty & Barber	210 - Beach Realty, LLC	410 - The Public Box		
110 - Whiting Beauty & Barber	211 - Beach Realty, LLC	411 - The Public Box		
111 - Whiting Beauty & Barber	212 - Beach Realty, LLC	412 - The Public Box		
112 - Whiting Beauty & Barber	213 - Beach Realty, LLC	413 - The Public Box		
113 - Whiting Beauty & Barber	214 - Beach Realty, LLC	414 - The Public Box		
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123 - Whiting Beauty & Barber	224 - Beach Realty, LLC	424 - The Public Box		
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166 - Whiting Beauty & Barber	267 - Beach Realty, LLC	467 - The Public Box		

**HAYGOOD
EXECUTIVE
PARK**

4661 - 4667 HAYGOOD RD, VIRGINIA BEACH, VA 23455



Owner/Agent
Managed and Leased by KPM LLC

SUSAN SPRINGER

757.560.3931
susans@kotarides.com

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18.00 - \$23.00 per SF
Building Size:	36,595 SF
Available SF:	2,508 - 5,058 SF

PROPERTY OVERVIEW

From intimate workspaces for solo endeavors to larger suites designed for collaboration, find the ideal location at Haygood Executive Park. Offering suites ranging from 150 SF to 5,000 SF, with ample parking for employees and clients. Perfect opportunity for a first-time entrepreneur or established business. Conveniently located in the desirable Haygood neighborhood, just off Independence Boulevard near shopping and restaurants.

PROPERTY HIGHLIGHTS

- Convenient location just off Independence Blvd., three miles from I-264
- Ample parking
- Pylon sign available
- Suite 101-102 offers excellent visibility from Haygood Road

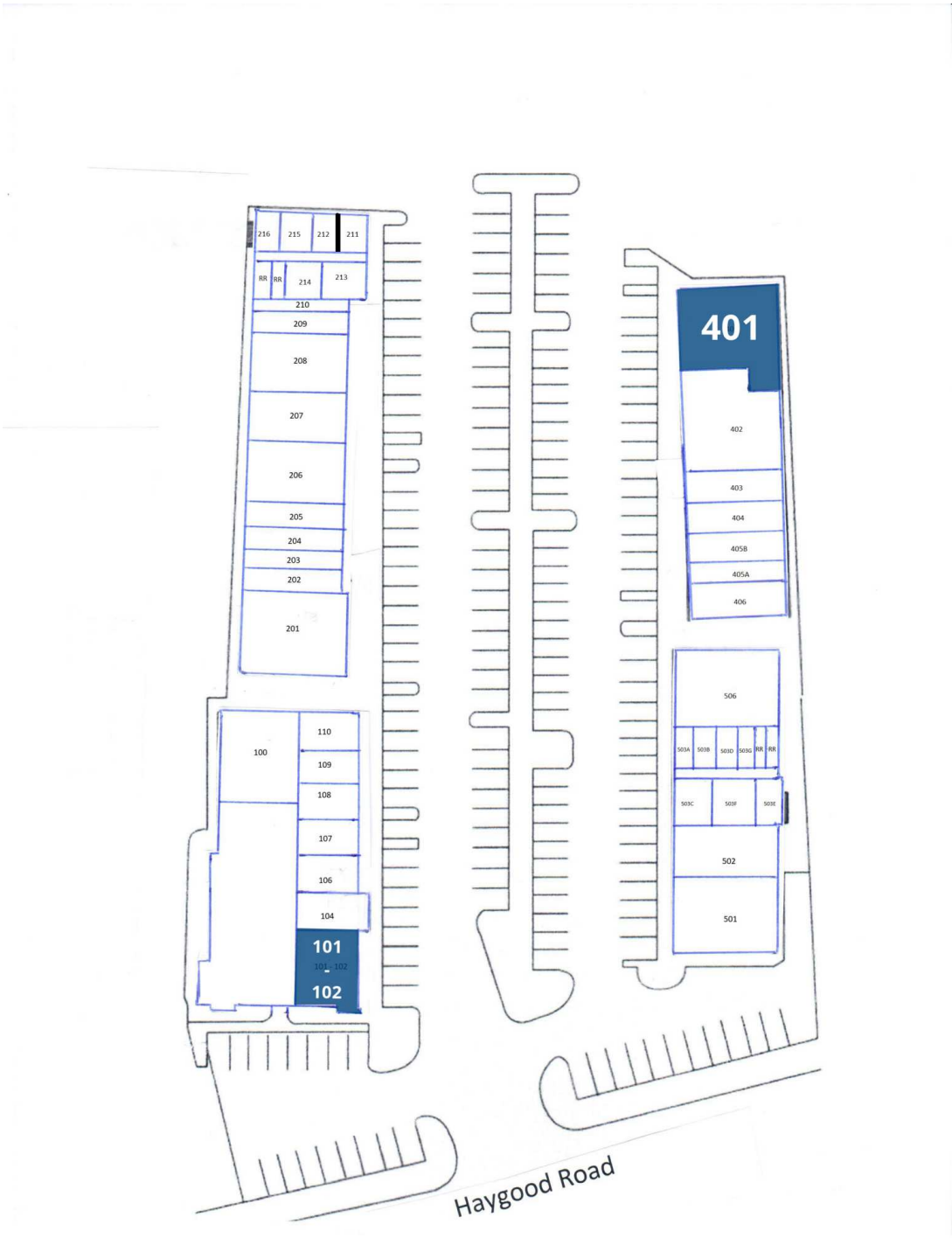


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SITE PLAN



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LEASE SPACES

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,508 - 5,058 SF	Lease Rate:	\$18.00 - \$23.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 101-102	Available	5,058 SF	Modified Gross	\$20.00 SF/yr	-
Suite 401	Available	2,508 SF	Modified Gross	\$18.00 - \$23.00 SF/yr	-

RETAILER MAP

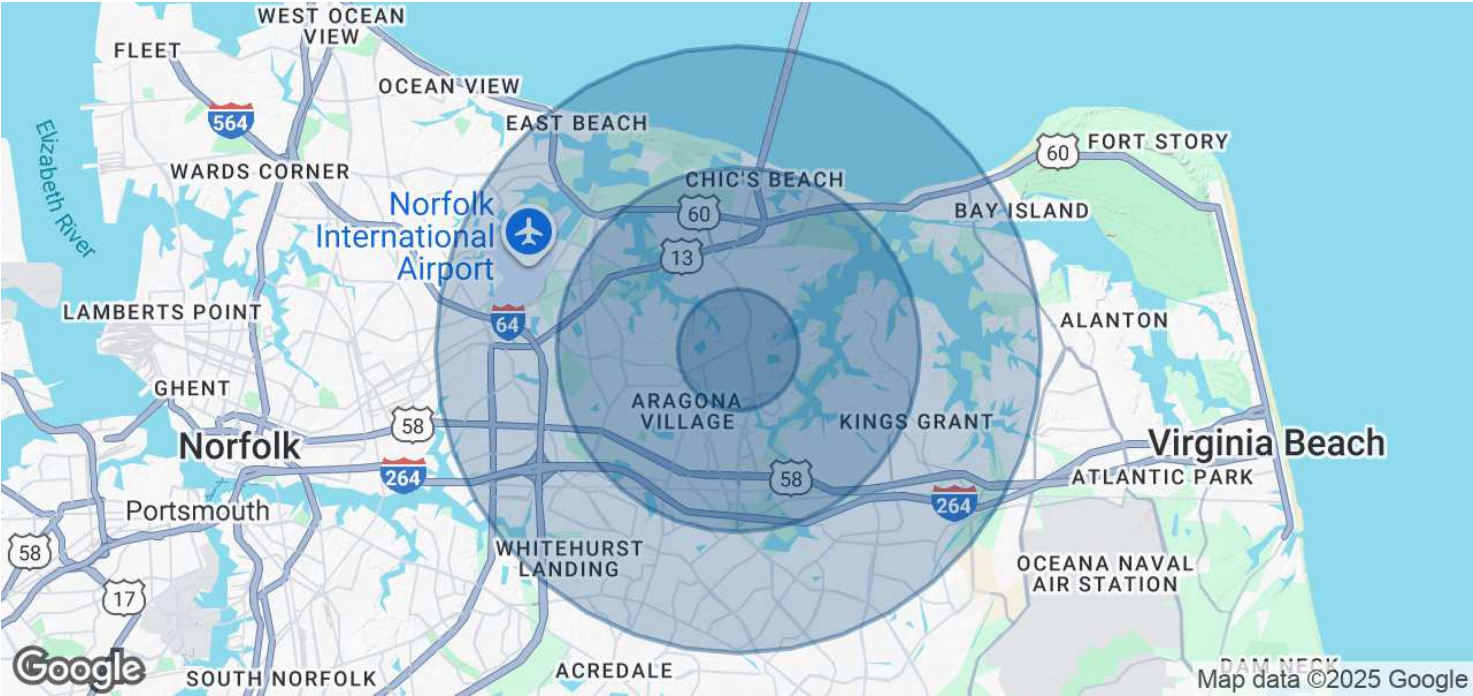


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,464	104,974	209,613
Average Age	43	39	40
Average Age (Male)	41	38	39
Average Age (Female)	45	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,747	42,777	85,524
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$112,406	\$103,061	\$105,017
Average House Value	\$454,552	\$402,744	\$408,792

Demographics data derived from AlphaMap