

1,100 - 7,525 SF SUBLEASE

REFLECTIONS II

200 GOLDEN OAK COURT
Virginia Beach, Virginia 23452



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**CUSHMAN &
WAKEFIELD**

THALHIMER

SUITE 300

1,100 - 7,525 SF



Sublease Details

- Can be subdivided
- Plug and play opportunity, furniture can remain
- Lease through 5/31/29
- \$19.50 SF, Full service
- Mix of open plan and private offices

Reflections Office Park Amenities



Located in the Class A Reflections Office Park overlooking West Neck Creek immediately off I-264 / Lynnhaven Interchange; Building signage opportunities



Amenities include on-site day porter, fitness facilities, common conference room, café and one-mile nature trail within Reflections Office Park



Energy Star Certified

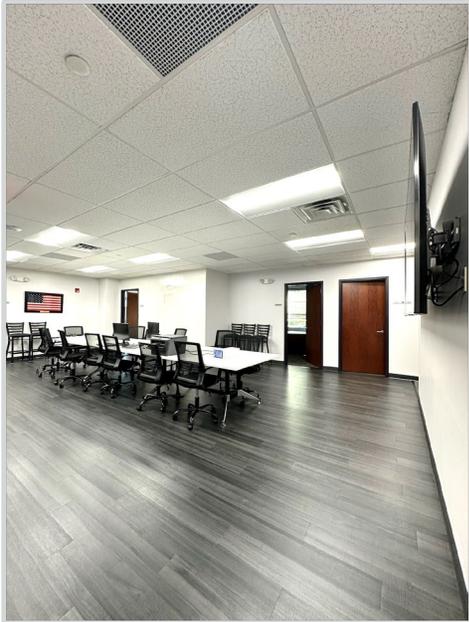


Abundant parking ratio of 5.0 spaces per 1,000 square feet with overflow parking throughout Reflections Office Park



Entrance to the Reflections Office Park is 1,600' from I-264 which shortens commute time from points further west in the region

SPACE PHOTOS



THE 3 PILLARS OF THE VIRGINIA BEACH ECONOMY

Atlantic Ocean

TOURISM



VIRGINIA BEACH OCEANFRONT
 20.2 Million Annual Visitors
 \$2.4B Visitor Spending
 5 Miles East | 8 Minutes Drivetime

DEFENSE



NAVAL AIR STATION OCEANA
 10,500 Active Navy Personnel
 4,500 Civilian Personnel at Oceana
 Defense Spending 40% of Local GDP

PORTS



FULLFILLMENT CENTER
 3rd Largest East Coast Port
 and Fastest Growing



1600'

POTTERS ROAD

LYNNHAVEN PARKWAY

REFLECTIONS

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REFLECTIONS
 OFFICE PARK

REFLECTIONS
 1-MILE
 NATURE TRAIL

Lynnhaven Mall



SURROUNDING AREA

HAMPTON ROADS
 MSA 1.8 MILLION



Listing Agent

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