

# OFFICE / MEDICAL FOR SALE

824 Greenbrier Parkway  
Chesapeake, VA, 23320



## ABOUT PROPERTY

- ± 8,998 SF Office
- 1.06 acres
- PUD Zoning
- Built in 2004
- Greenbrier Parkway signage exposure
- 56,761 VPD along Greenbrier Parkway
- Abundant parking, 43 shared spaces
- Owner - Occupant Opportunity with multiple options ranging from 1,430 - 8,998 SF
- Sale Price: \$2,500,000



For more information:

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**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE

[www.harveylindsay.com](http://www.harveylindsay.com)

# 2ND FLOOR OFFICE PHOTOS

824 Greenbrier Pkwy, Chesapeake, VA



RECEPTION AREA



CONFERENCE ROOM



OPEN AREA



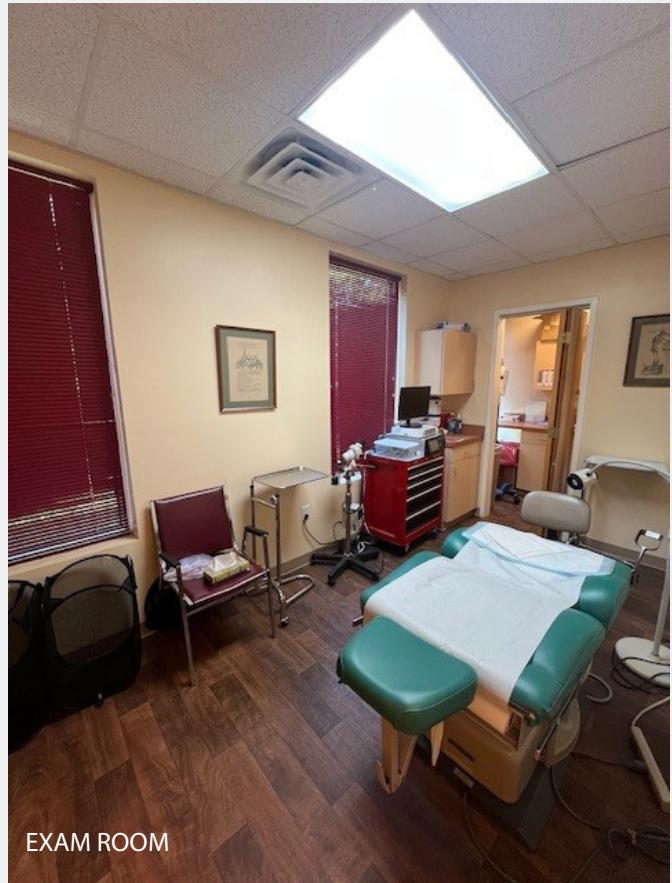
OFFICE

# 1ST FLOOR MEDICAL PHOTOS

824 Greenbrier Pkwy, Chesapeake, VA



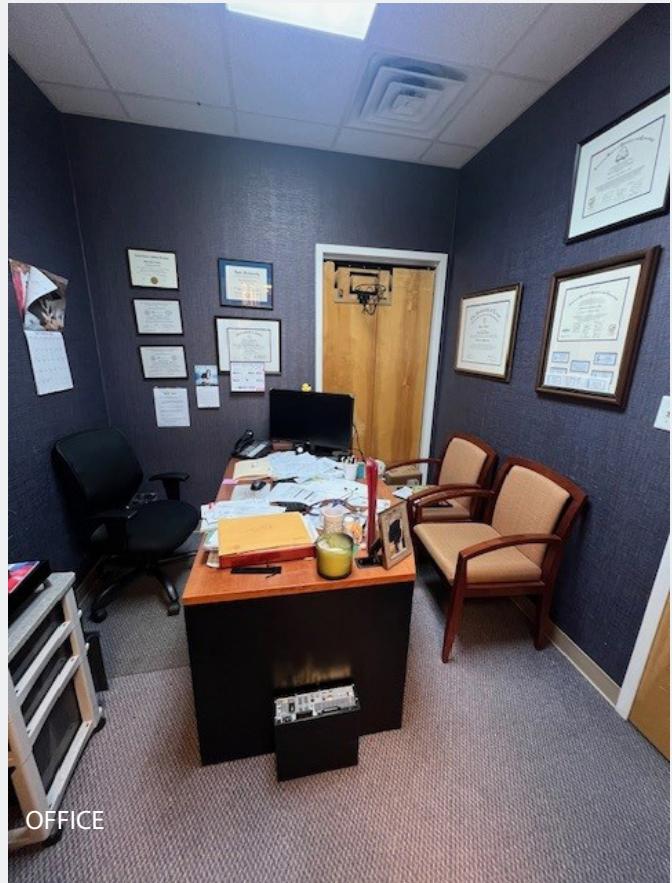
EXAM ROOM



EXAM ROOM



OFFICE



OFFICE

**± 2,462 SF, Medical**



Parking

**± 1,480 SF, Office**

30.67'

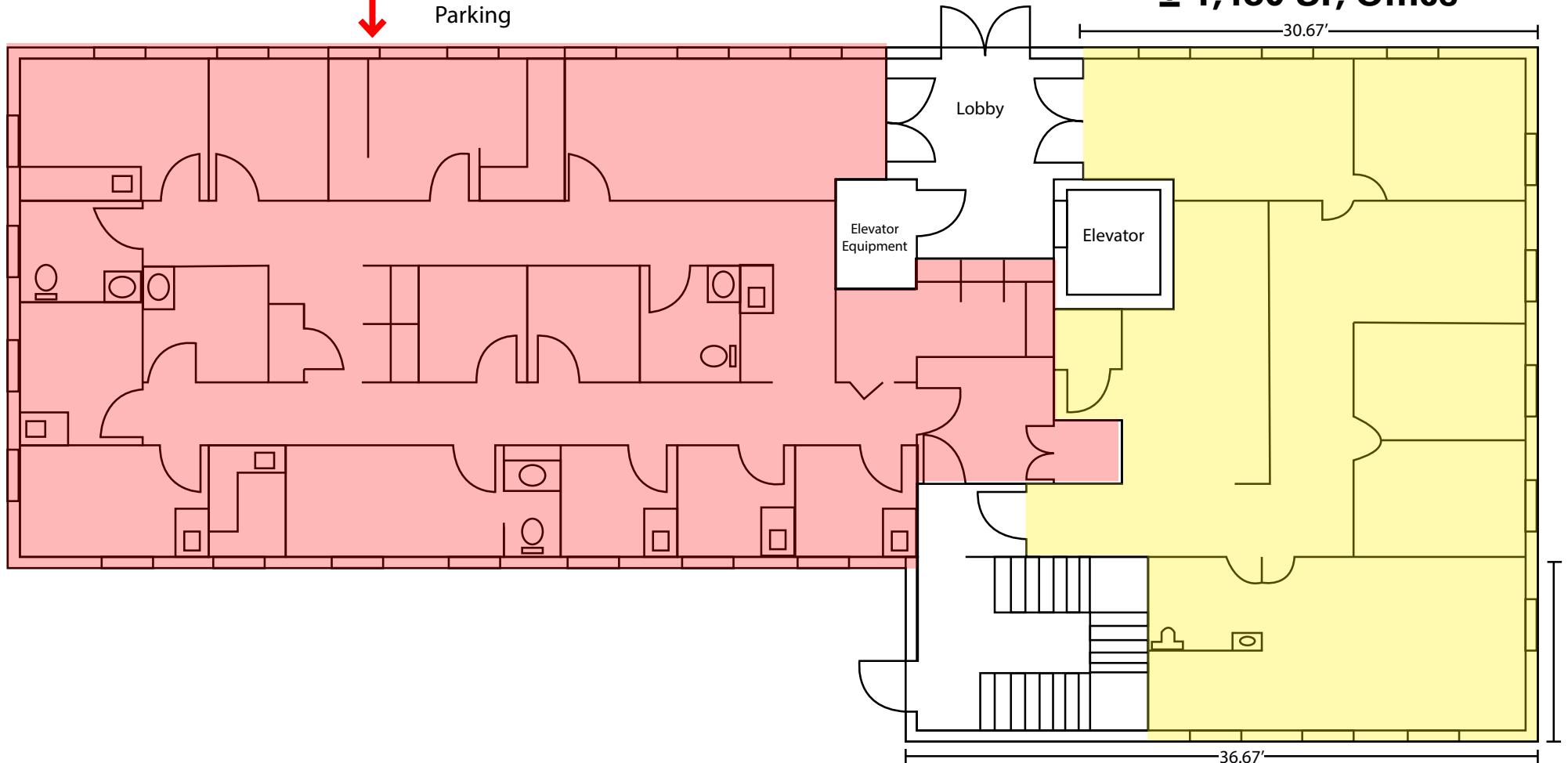
Lobby

Elevator Equipment

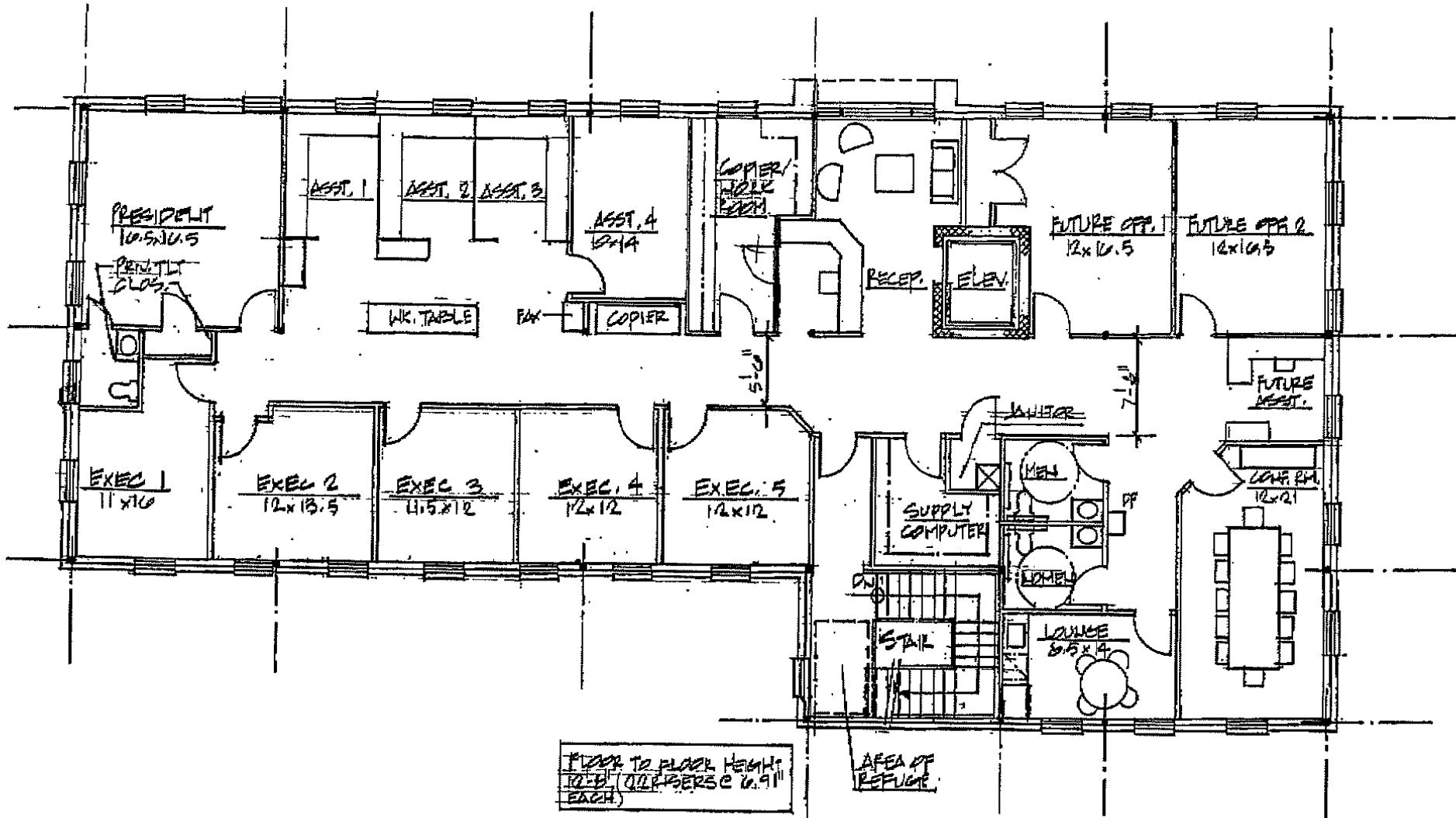
Elevator

48.5'

36.67'



**± 4,400 SF, Office**



OCCUPANT LOAD  
MAX STAFF 15  
VISITORS 4  
TOTAL OCC. 19

## SITE & LANDSCAPE PLAN

824 Greenbrier Pkwy, Chesapeake, VA

## LANDSCAPE INSTALLATION NOTES

1. The Contractor is required to begin "Miss Eyes" phone 1-800-552-8988 48 hours prior to the commencement of work on site. No work is to begin until all utilities are marked, if utility line/ tree conflicts are evident, please contact Landscape Design.

2. Any deviation from the quantity of the total quantities shown in the "Plant Key" shall be the responsibility of the Contractor. In the event of discrepancy, the planting plan shall govern.

3. All plants shall be nursery grown, well branched, true to type specimen material, free of insect infestation, in jars, disease or other defects. Plants are to conform to standards set in *American Standard for Nursery Stock* and shall meet the requirements of the "Plant Key" in this contract.

4. The Contractor shall warrant all new plantings for a period of one year from the date of final acceptance. All replacement plants shall warrant to original specifications. When planting operations must be performed outside the normal planting season for the locality, this warranty may be renegotiated with the owner prior to planting. It is the responsibility of the Contractor to take all necessary steps to protect plants from adverse weather conditions. Under no circumstances shall soil be turned, driven over, or walked upon while in a wet condition.

5. The contractor is responsible for reporting to the owner any conditions deleterious to plant growth encountered on site during installation and/or removal procedures.

6. All plants and plantings are to be incorporated into the landscape plan, subject to inspection. Groundcovers and perennials are to be planted in a staggered arrangement and not in rows.

7. All plants are to be planted in a staggered arrangement and not in rows.

8. Prune only broken or crossing branches. Do not thin tree canopies.

9. All trees are to be mulched with a minimum of 2" of bark or woodchips (no depth in groundcover areas). Mulch to be applied when shown. Hedges are to be mulched as continuous beds of the width shown. Plant plans are not to be modified individually. Trees shall be mulched within a minimum two and one half (2 1/2) foot radius of each true trunk. Existing plantings. No mulch is to be placed in plant crowns or against tree trunk or trunk base.

10. Remove the top, twigs, and any wire mesh from the top 1/2 of all B&B root balls. No plastic twine or burlap shall be permitted on B&B plants. Planting pits shall be the same depth as root balls.

11. Stake trees as follows: A. Trees 2" caliper and greater and B. All evergreens branched to ground or beyond ground level. Stake trees using *UNSTAKE* stakes. It is a timely measure within the year following final acceptance to ensure trees are not damaged by staking while Contractor will be responsible for replacement of trees damaged by wires if removed in a timely fashion.

12. Do not wrap tree trunks. Do not use "tree wrap" paint.

13. All ground covers and perennials are to be mulched with 2" of wood chips or needles.

14. Contractor is responsible for watering and insect control until the date of final inspection. Replanting, when resulting from site disturbance by others, shall be at additional charge.

15. The Contractor's goal is to be kept reasonably neat and clean and all debris hauled away and disposed of legally, off site, in a timely manner.

16. If any conflict should arise between these specifications and those of book specifications for this project, the book specifications shall govern.

LANDSCAPE ORDINANCE REQUIREMENTS		
REQ	PROV	
PARKING LOT INTERIOR TREES		
44 TREES TOTAL, SITE CANOPY TREES	9	9
PARKING LOT INTERIOR GREENSPACE		
SQUAREFOOTAGE	1,320	1,494
STREETFRONTAGE BUFFER		
GREENBRIAR PKWY - 397 LIN. FT.		
TREES	12	12
SHRUBS	99	99
GREENBRIAR RD. (SHORT SECTION) - 185 LIN. FT.		
TREES	6	6
SHRUBS	46	46
GREENBRIAR RD. (LONG SECTION) - 369 LIN. FT.		
TREES	11	11 <sup>+</sup>
SHRUBS	92	92
SMALL TREES ARE RECOMMENDED FOR LARGER TREES OVER TO DENDERITY LINES.		

**TREE CANOPY CALCULATIONS**

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**SQUARE FOOTAGE:**

46,217 total area of site  
 9,000 minus building area  
 9,510 minus buffer areas

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27,707 calculation area

27,707 calculation area  
 0.1 times multiplier

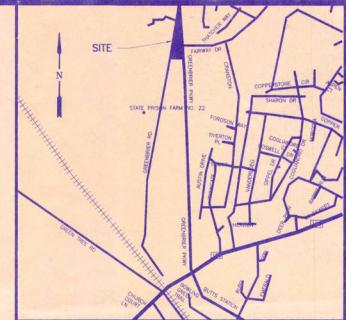
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**2,770 CANOPY COVERAGE REQUIRED**

Total Canopy Square Ft.	# Trees	Type	Canopy Coverage Each Tree
3,600	9	large	400

3,600 TOTAL CANOPY COVERAGE PROVIDED

NOTE: BLUFFY PARK TREES HAVE NOT BEEN COUNTED FOR CANOPY COVERAGE



SCALE: 1" = 500'

111 LAND DESIGN AND DEVELOPMENT INC.

**LAND DESIGN AND DEVELOPMENT, INC.**  
6371 CENTER DRIVE  
NORFOLK, VIRGINIA 23502  
(757)490-0672 FAX: (757)499-7319

BUFFER YARD C & E NOTE  
THE BUFFER YARD AREAS ARE CURRENTLY  
WOODED. ALL TREES IN THE WOODED AREAS  
ARE TO BE RETAINED AND PROTECTED TO THE  
EXTENT FEASIBLE. IT IS ESTIMATED THAT THESE  
EXISTING TREES WILL SUFFICE FOR BUFFER YARD  
TREE PLANTINGS. PROPOSALS FOR PLANTINGS  
SHOULD BE SUBMITTED TO THE PLANNING  
DEPARTMENT. HOWEVER, AT THE TIME OF PLANTING,  
IN THE EVALUATION OF THE  
CITY OF CHESAPEAKE AIRPORT, EITHER EXCESS  
TREES HAVE BEEN REMOVED OR THE EXISTING  
TREES RETAINED ARE INSUFFICIENT TO PROVIDE  
THE REQUIRED MINIMUMS. SUPPLEMENTAL TREE  
PLANTINGS SHALL BE INSTALLED PER ORDINANCE  
REQUIREMENT.

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LANDSCAPE PLAN  
OF  
NEW NORTH OFFICE  
LOT 3, GREENBRIER ROAD,  
CHESAPEAKE, VIRGINIA

JOB NO. 02-606	DRAFT: AS SHOWN	SCALE: AS SHOWN	DATE: 13, DEC, '02
 			

# GREENBRIER ROAD (50' & VARIABLE WIDTH)

(M.B. 62 PG. 48)

PLANT KEY					
KEY	GT#	BOTANICAL NAME COMMON NAME	COMMON NAME	MINIMUM SIZE	NOTES
T1	23	<i>Lagerstroemia indica</i> 'red'	CREPE MYRTLE	6' x 8' HT	MATCH EXISTING
T2	10	<i>Metasequoia glyptostroboides</i>	DAWN REDWOOD	11/2' x 2' CAL	SINGLE LEADER
T3	16	<i>Quercus rubra</i>	RED OAK	11/2' x 2' CAL	SINGLE LEADER
T4	1	<i>Sophora japonica</i> 'Regent'	REGENT JAPANESE PAGODA TREE	11/2' x 2' CAL	FULL
SI	27	<i>Clevera Japonica</i>	JAPANESE CLEVERA	3' x 4' HT	4' x 0'C
SI	98	<i>Ilex vomitoria</i> 'Nana'	DWARF YAPON HOLLY	18' x 24' HT	4' x 0'C
SI	118	<i>Rhaphiolepis</i> 'Springtime'	SPRINGTIME INDIAN HAWTHORN	18' x 24' HT	4' x 0'C

CHESAPEAKE CITY BANK

KATHLEEN ZEREN-BROWN LANDSCAPE DESIGN  
221 Sir Oliver Road  
Norfolk, VA 23505-4442  
Phone: 757-440-9677, Fax: 757-440-9697

Landscape plan prepared by:

*Kathleen Zeren-Brown* 12-27-01  
Kathleen Zeren-Brown  
B.S. Ornamental Horticulture / Landscape Design  
Virginia Certified Nurserywoman

INSTALLATION QUOTATION UPON REQUEST

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# AREA OVERVIEW

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