



OFFICE BUILDING FOR LEASE

3704 PACIFIC AVENUE

VIRGINIA BEACH, VA 23451



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime office space at the Virginia Beach Oceanfront located directly adjacent to Princess Anne Country Club, and just one block from the Atlantic Ocean. Located just 1.5 miles from I-264, providing easy connectivity to Town Center, Downtown Norfolk and beyond.

PROPERTY HIGHLIGHTS

- Former law office in mint condition
- Full floor with direct elevator access to the suite
- High ceilings with lots of natural light
- Views of the Atlantic Ocean, The Historic Cavalier Hotel and Princess Anne Country Club
- Two-minute walk to the beach, boardwalk and Taste for lunch

OFFERING SUMMARY

Lease Rate:	\$32.00 SF/yr (Net of Janitorial)
Available SF:	4,003 SF
Building Size:	12,000 SF
Available:	Immediately

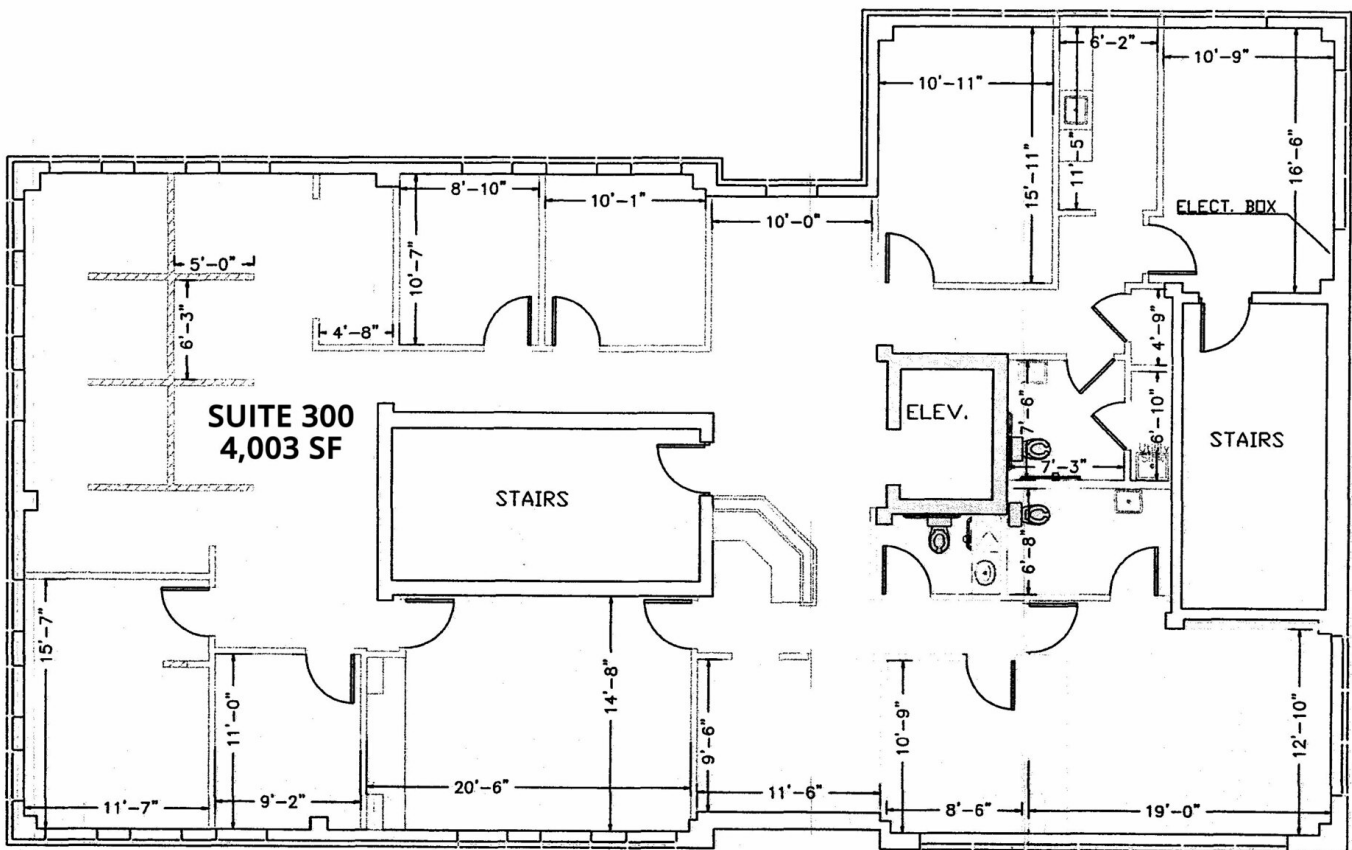
SPACES	LEASE RATE	SPACE SIZE
Suite 300	\$32.00 SF/yr	4,003 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,767	21,921	34,705
Total Population	5,732	40,021	71,571
Average HH Income	\$94,321	\$99,383	\$102,246

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SUITE 300 | 4,003 SF



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ADDITIONAL PHOTOS

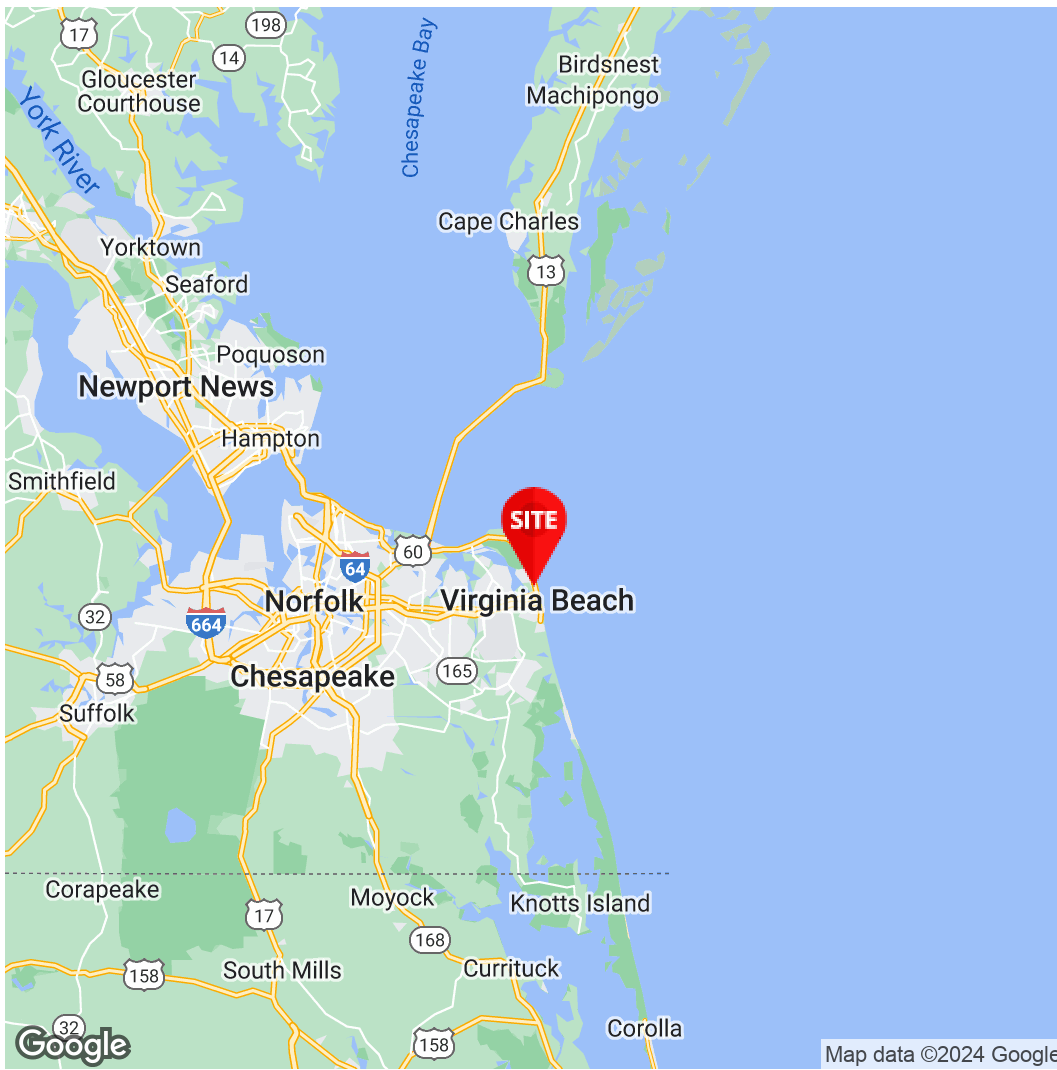


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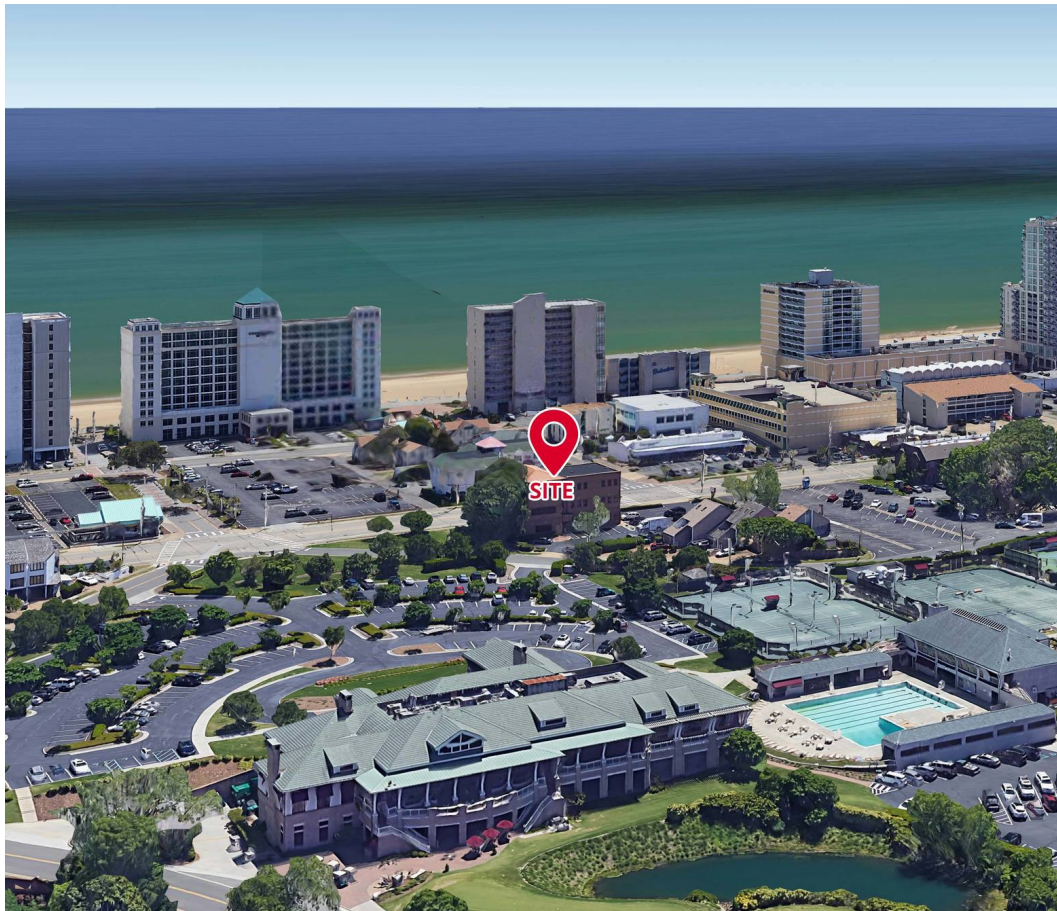
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ADDITIONAL PHOTOS





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