

FOR LEASE

MEDICAL OFFICE SUITES AT SENTARA CAREPLEX WEST
4001 Coliseum Drive | Hampton, VA 23666



S.L. NUSBAUM
REALTY CO.



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SENTARALEASING.COM

EXECUTIVE SUMMARY

SENTARA CAREPLEX WEST

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OFFERING SUMMARY

Lease Rate:	\$22.50 SF/yr (Full Service)
Building Size:	70,774 SF
Available SF:	8,038 SF
Lot Size:	4.938 Acres
Year Built:	2007
Zoning:	C-2 (Limited Commercial)

SPACES	LEASE RATE	SPACE SIZE
Suite 120	\$22.50 SF/yr	8,038 SF

PROPERTY HIGHLIGHTS

- CarePlex West is a Class A, three-story, 70,774 square foot medical office building.
- Conveniently located directly across the street from Sentara CarePlex Hospital and less than two miles from I-64.
- Join Sentara Therapy Center, Sentara Family & Internal Medicine Physicians, Sentara Endocrinology Specialists, Sentara Rheumatology Specialists, and YMCA Health & Wellness Center (full service YMCA with an indoor pool) at CarePlex West.
- Generous landlord contribution to tenant's construction costs.
- Full service lease includes janitorial service, excluding infectious/regulated medical waste.

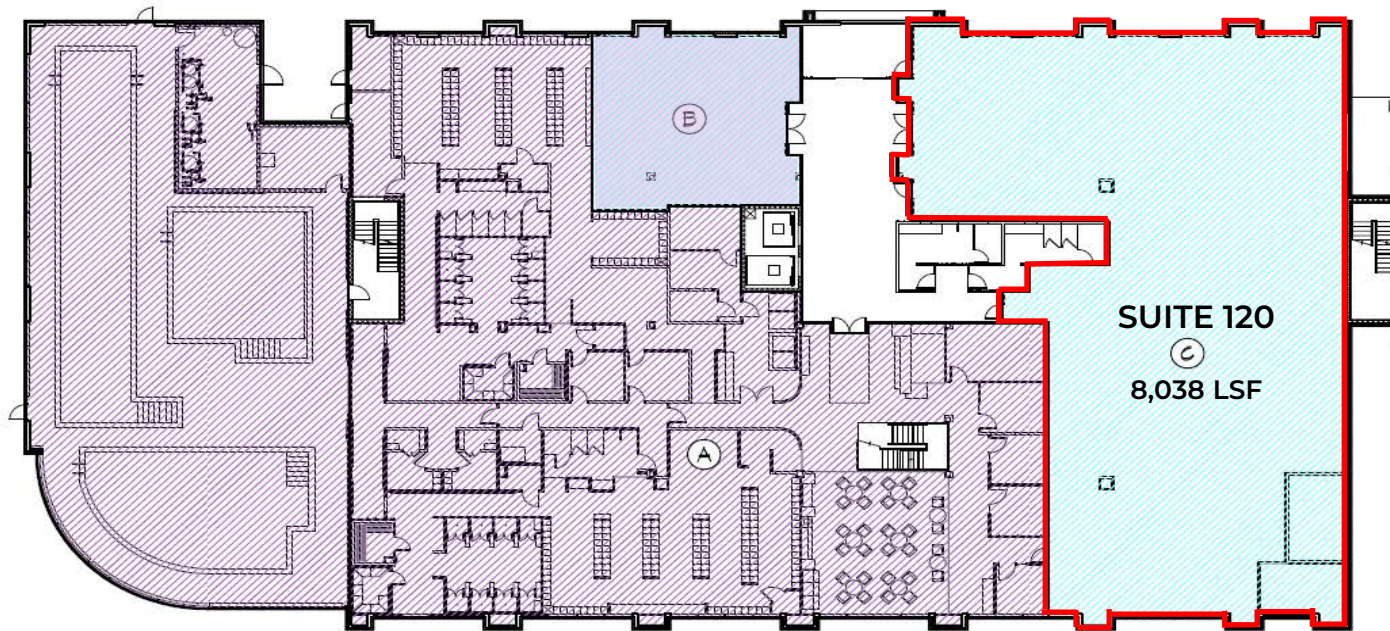
FIRST FLOOR PLAN

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- ROOM DESIGNATIONS**
- (A) 100-CAREPLEX WEST WELLNESS CENTER
 - (B) 110-SENTARA HEALTHCARE
 - (C) 120-SENTARA HEALTHCARE

FIRST FLOOR

ADDITIONAL PHOTOS

SENTARA CAREPLEX WEST

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AERIAL MAP

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LOCATION MAP

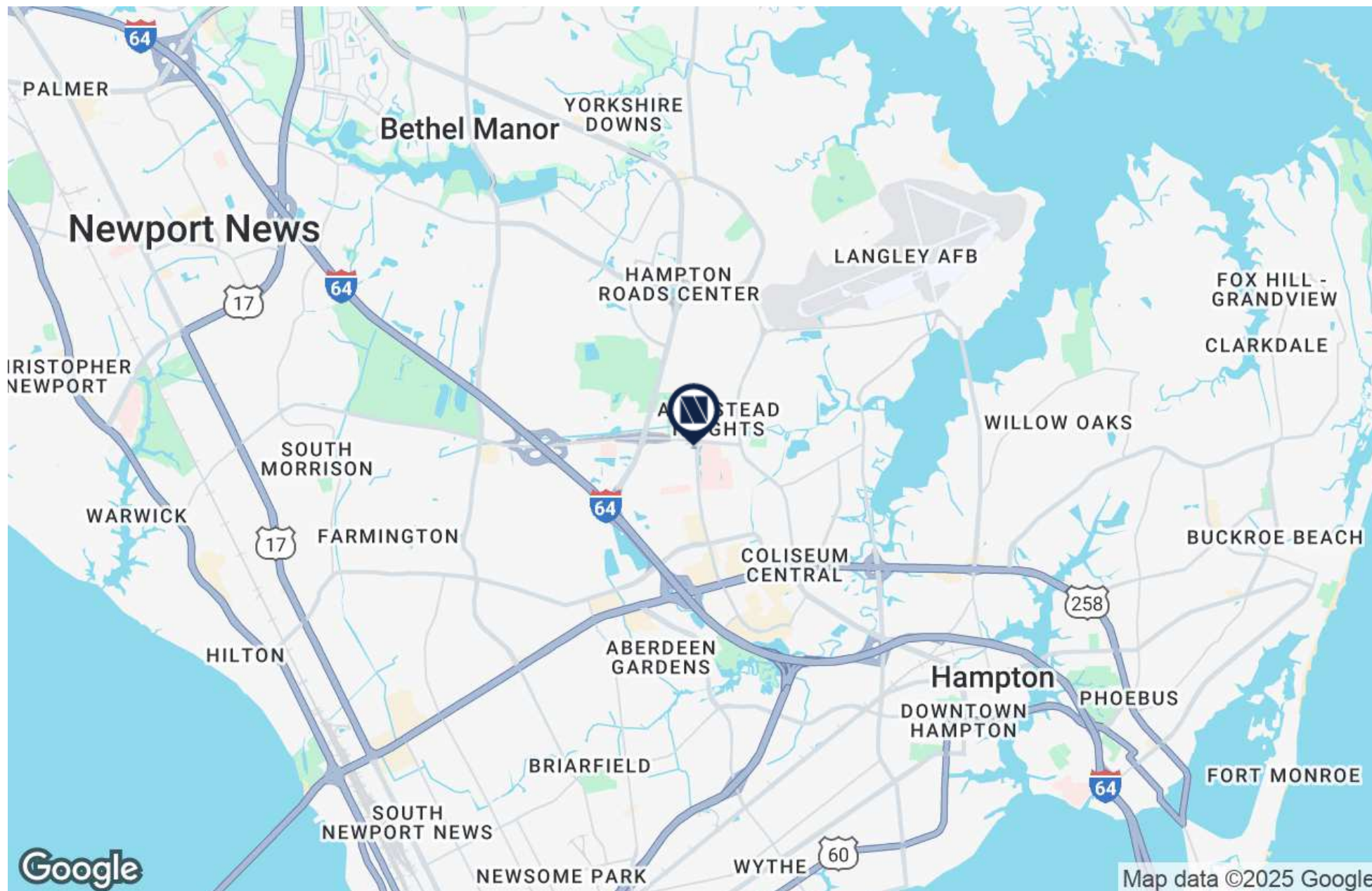
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DEMOGRAPHICS MAP & REPORT

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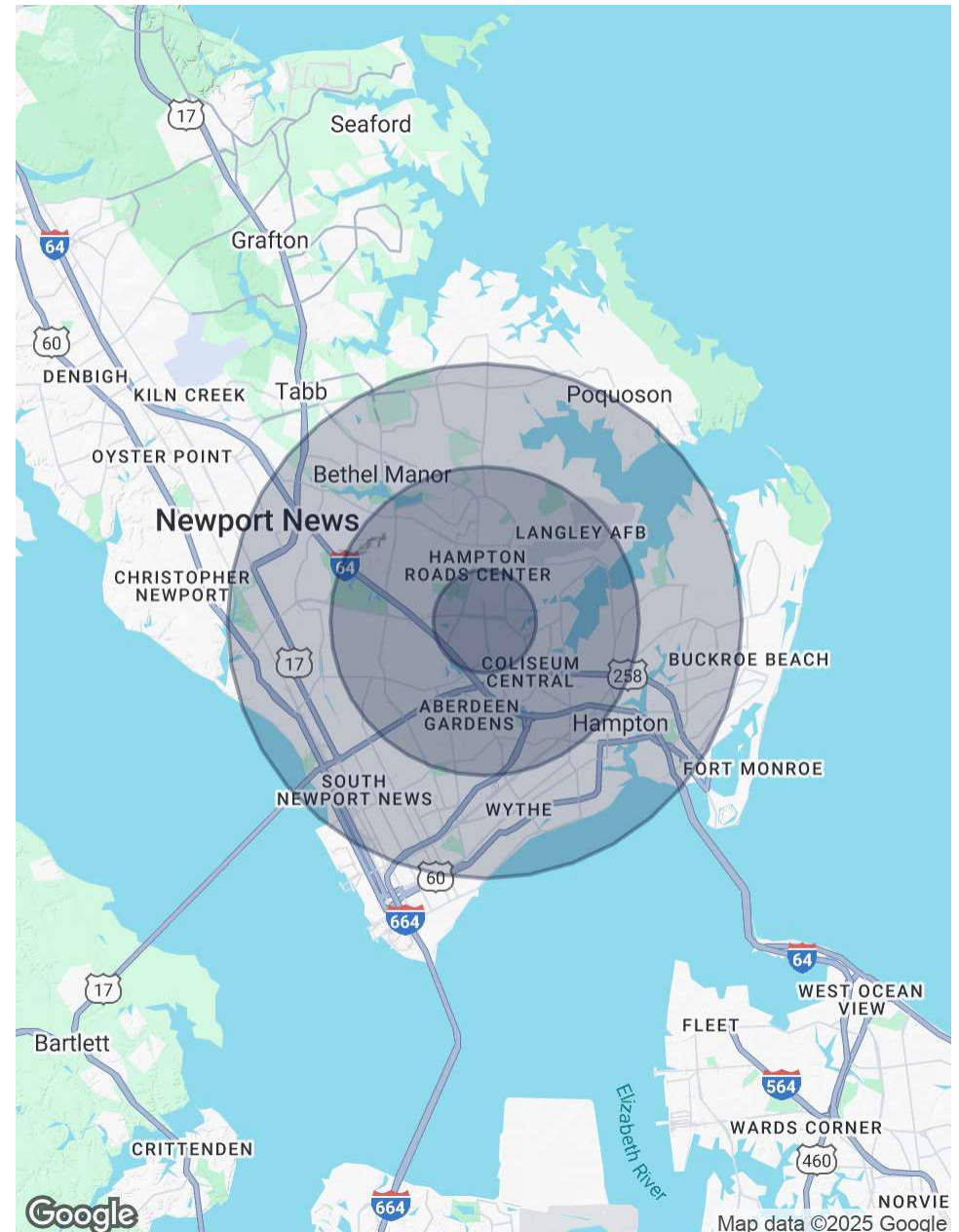
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,050	70,622	207,934
Average Age	38	40	39
Average Age (Male)	36	38	38
Average Age (Female)	39	41	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,707	30,875	87,647
# Of Persons Per HH	1.9	2.3	2.4
Average HH Income	\$76,233	\$87,139	\$91,499
Average House Value	\$173,337	\$254,110	\$288,131

Demographics data derived from AlphaMap



CONTACT INFORMATION

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