

# Sam Segar & Associates

REALTORS®

Commercial, Industrial and Investment Real Estate  
315 Edwin Drive, Suite 103, Virginia Beach, VA 23462  
(757) 497-4446 Office / (757) 497-8904 Fax

## OFFICE SPACE FOR LEASE POTENTIAL BUILDING SIGNAGE

184 Business Park Drive  
VIRGINIA BEACH, VA 23462



**Location:** Conveniently located in Virginia Beach just off Greenwich Road between the Newtown Road and Witchduck Road I-264 Interchanges.

**Description:** Attractive and recently remodeled two-story "Class B" office building is situated on approximately 1.9 acres of professionally landscaped property and located in an office park setting.

**Building Size:** 32,650 sq. ft.

**Available Suites:** Suite 100 – 11,084 rsf **Available March 1, 2025**

Suite 212 – 1,232 rsf

**Core Factor:** 10%

**Zoning:** I-1

**Lease Rate:** **Suite 100** - \$18.50 per rentable square foot, Full Service  
\* Includes Signage Rights on exterior of building facing I-264. Subdividable without signage rights.

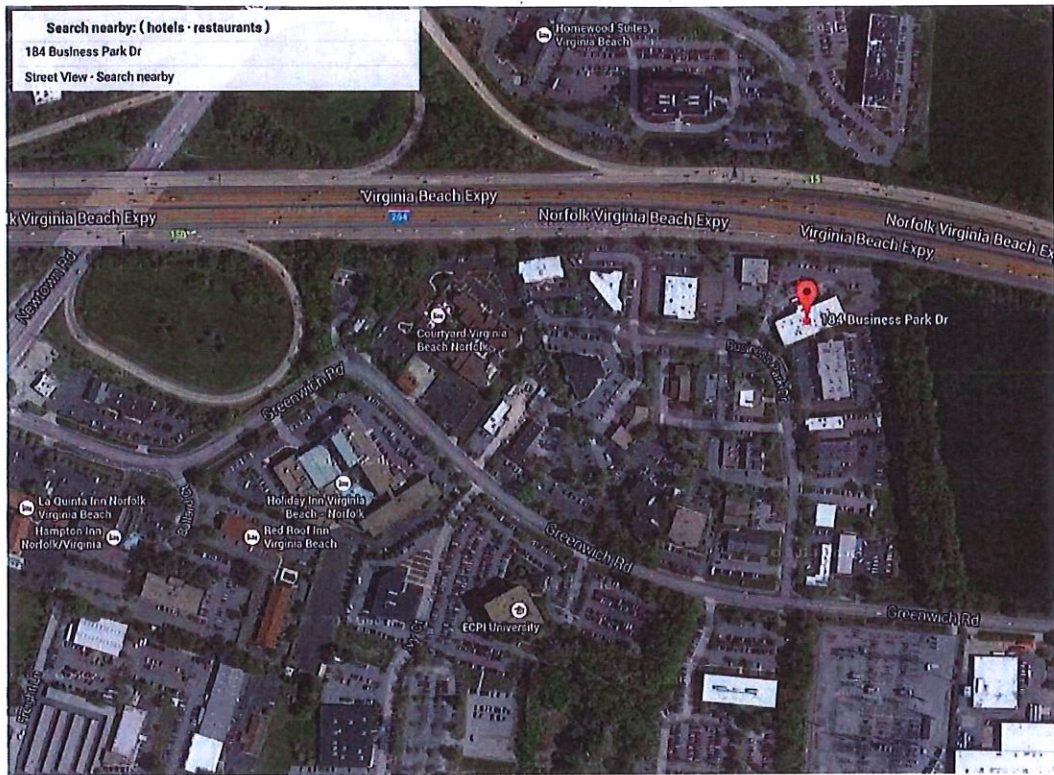
**Suite 212** - \$15.95 per rentable square foot, Full Service

**Comments:** Free parking; turnkey build outs; after hours secured access; Tenant controlled Heating and AC to Suites; Cox Optical Internet and Fiber Phone Lines; Verizon phone, and dedicated Ethernet available in area; janitorial services included in rental rate; excellent visibility from I-264.

**Contact:** *Bryan K. Gilpin and Amanda Houff*  
[Bryan@samsegar.com](mailto:Bryan@samsegar.com)    [Amanda@samsegar.com](mailto:Amanda@samsegar.com)

*This information is obtained from sources believed to be reliable, but is not warranted. This offer is subject to prior sale or lease; errors and omissions, or withdrawal without notice. Please consult your business, tax and legal advisors before making a final decision.*

*Aerial*



Imagery ©2015 City of Virginia Beach, Commonwealth of Virginia, DigitalGlobe, U.S. Geological Survey, USDA Farm Service Agency, Map data ©2015 Google 200 ft

**PHOTO GALLERY**  
*Exterior*



*Common areas*



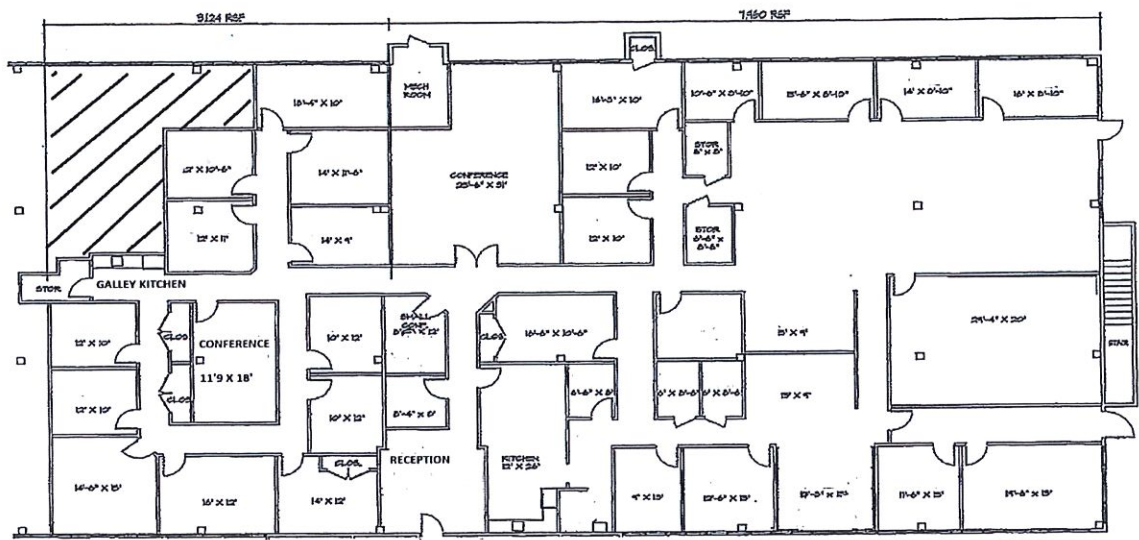
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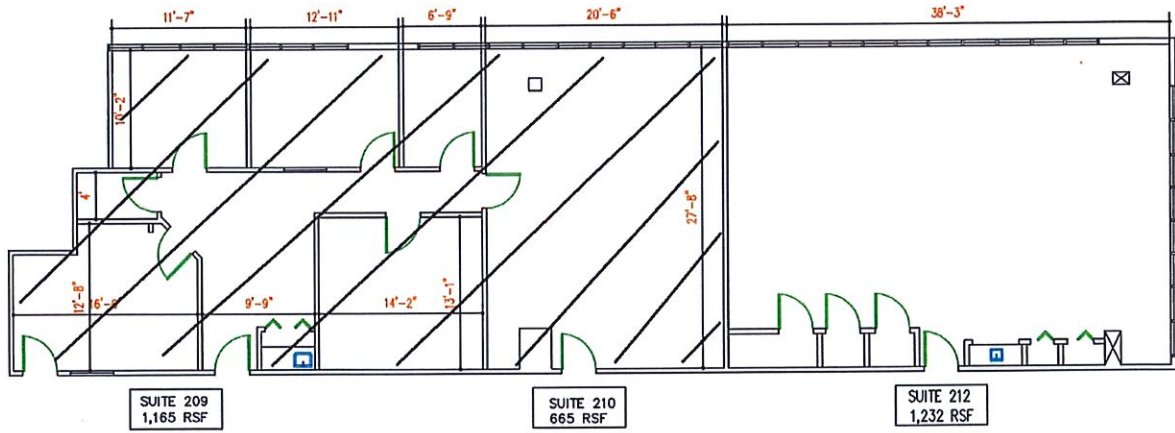
FLOOR PLANS

SUITE 100



SUITE 212

184 BUSINESS PARK DRIVE  
VIRGINIA BEACH, VIRGINIA

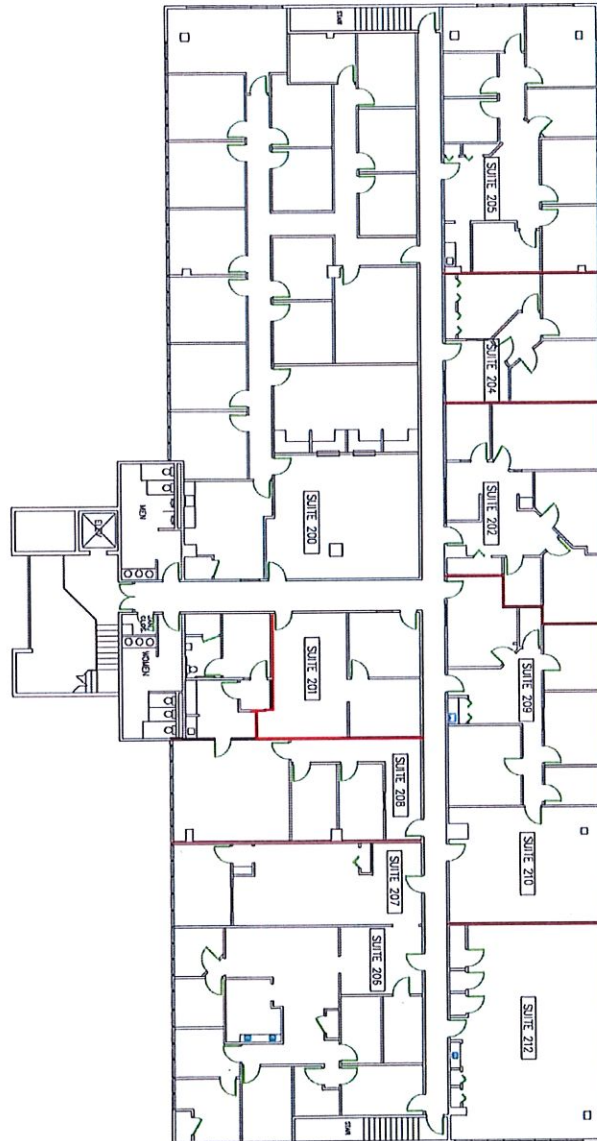




## OFFICE BUILDING

184 BUSINESS PARK DRIVE  
VIRGINIA BEACH, VA 23456

FLOOR PLAN  
SECOND FLOOR



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