



FOR LEASE
840 GREENBRIER CIRCLE
Chesapeake, Virginia 23320
OFFICE SPACE AVAILABLE



CONTACT US:

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PROPERTY DETAILS



OPPORTUNITIES

Suite 202: 1,106 RSF

Suite 203: 7,611 RSF (can be subdivided)

Prime office space located in the Greenbrier submarket, one of the strongest-performing markets in the Hampton Roads MSA

Abundant retail, restaurants, hospitality and entertainment amenities

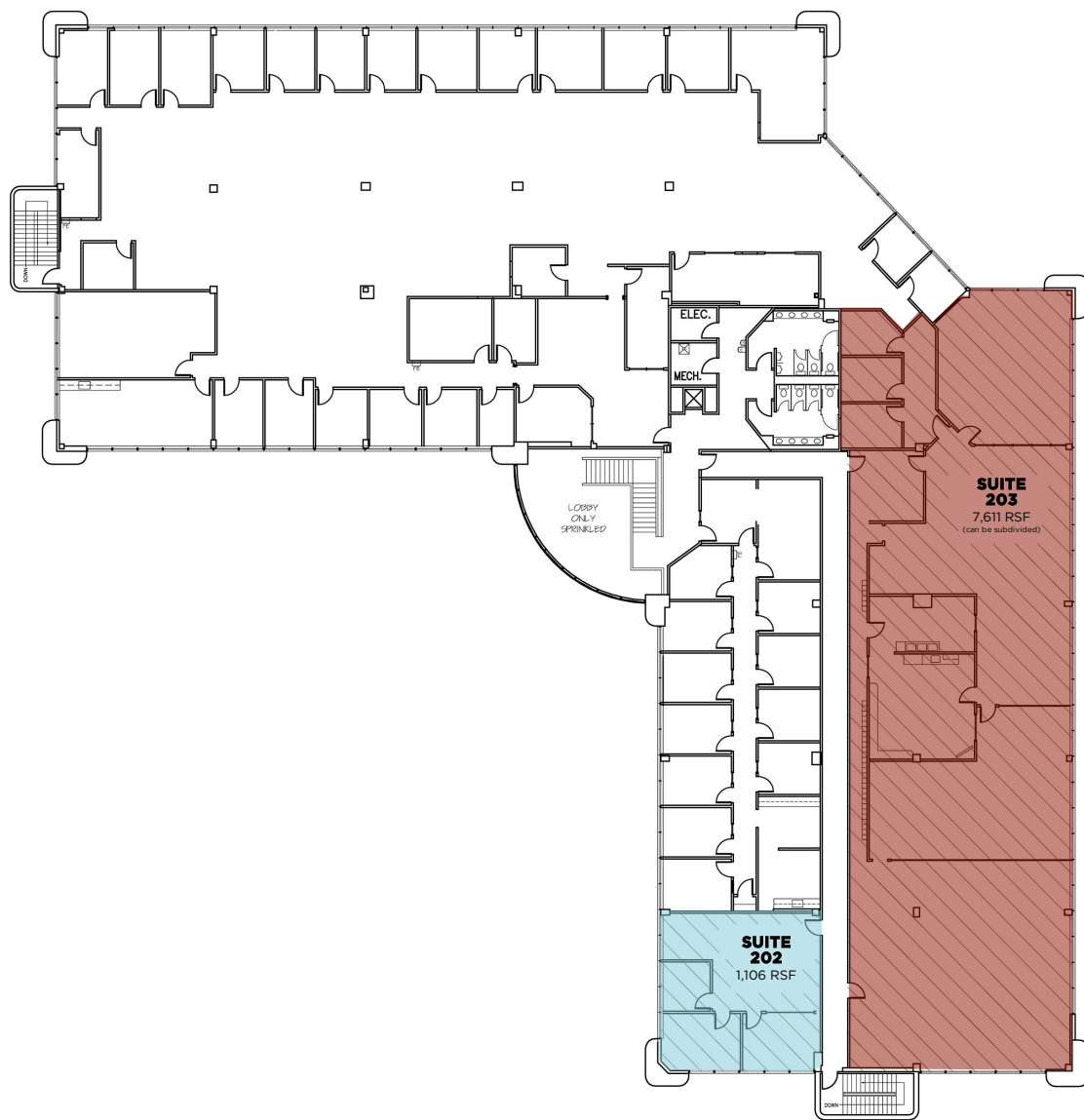
Easy interstate access to I-64; high-visibility signage and direct interstate exposure

Situated in the center of the Hampton Roads labor pool with a thirty-minutes or less commute to ninety percent (90%) of the labor market

Building Size:	49,869 RSF
Construction:	Masonry/Glass
Site Area:	7.04 Acres
Zoning:	PUD
Access:	24/7 via RFID
Parking: Surface:	7.70/1,000 SF 398 spaces
Year Built:	1983
Floors:	2 Stories
Lease Rate:	\$20.00 FS

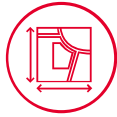


FLOOR PLAN



SUITE	AVAILABLE RSF	MIN < MAX RSF	AVAILABILITY	RENTAL RATE
202	1,106 RSF	1,106 RSF	IMMEDIATE	\$20.00 PSF FULL SERVICE
203	7,611 RSF	3,000 - 7,611 RSF	IMMEDIATE	\$20.00 PSF FULL SERVICE

CORPORATE NEIGHBORS



The region's strategic location on the East Coast has fostered a maritime economy centered around the defense, shipping, and tourism industries.



Chesapeake is the second-largest city in Hampton Roads offering a vibrant blend of urban energy and suburban comfort with access to parks, diverse restaurants, shops, and entertainment, there's always something to do—an ideal location to live, work, and raise a family.



Located approximately 2 miles from the Property is the headquarters for Dollar Tree, Incorporated (NASDAQ: DLTR), a Fortune 500 company that operates a chain of over 15,000 discount stores throughout the United States and Canada.



The Port of Virginia is the fastest growing port on the East Coast and boasts the largest natural deep-water harbor on earth.



The Hampton Roads MSA has the largest concentration of military personnel stationed outside of the Pentagon, with over 86,000 active-duty military personnel.



The industries and people of Hampton Roads are well served by its highway network. First among them is Interstate 64, which links the area with Richmond and the Midwest as well as with Interstate 95, the East Coast's primary corridor.



DEMOGRAPHICS

Year	1 Mile	2 Miles	3 Miles
Population	7,544	107,479	228,638
Average Household Income	\$88,344	\$95,934	\$99,332
Number of Households	3,511	43,154	88,653

SIGNIFICANT OPERATIONS IN GREENBRIER

GENERAL DYNAMICS

MITSUBISHI

CHESAPEAKE REGIONAL HEALTHCARE

First Data

VOLVO

Sentara

COX



DOLLAR TREE





CUSHMAN &
WAKEFIELD

THALHIMER

CONTACT INFORMATION

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