

# FOR SUBLEASE

## BAYSIDE MEDICAL PLAZA

816 Independence Blvd | Virginia Beach, VA 23455



**S.L. NUSBAUM**  
REALTY CO.



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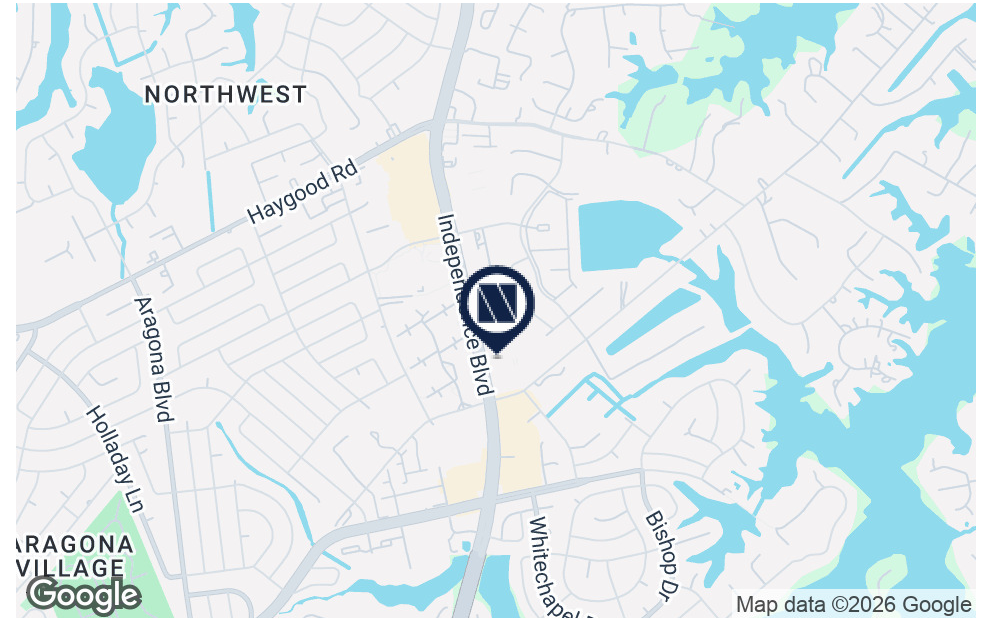
# EXECUTIVE SUMMARY

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### OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (Full Service)
Building Size:	38,016 SF
Available SF:	2,210 SF
Year Built:	1977
Submarket:	Haygood/Bayside

### PROPERTY OVERVIEW

Very rare Class A, second generation clinical space available in a well-located medical office building. Sublease term is through September 30, 2028 with extensions/renewals available from the building owner. The suite is very nicely appointed and cared for. Occupancy timeframe is negotiable.

### SUITE HIGHLIGHTS

- Suites features reception area, three (3) exam rooms, two (2) private office, one (1) restroom, separate a multi-purpose room, a procedure room, and a kitchen
- Well located on the campus of Sentara Independence with a full emergency department in the event of a rare emergency
- Convenient access to shopping, restaurants, and Virginia Beach Town Center
- Central Virginia Beach location on Independence Boulevard near Haygood
- Ample well-lit, on-site parking
- Full service lease includes **full** janitorial service, excluding infectious/regulated medical waste
- Procedure room may be additional exam room if desired

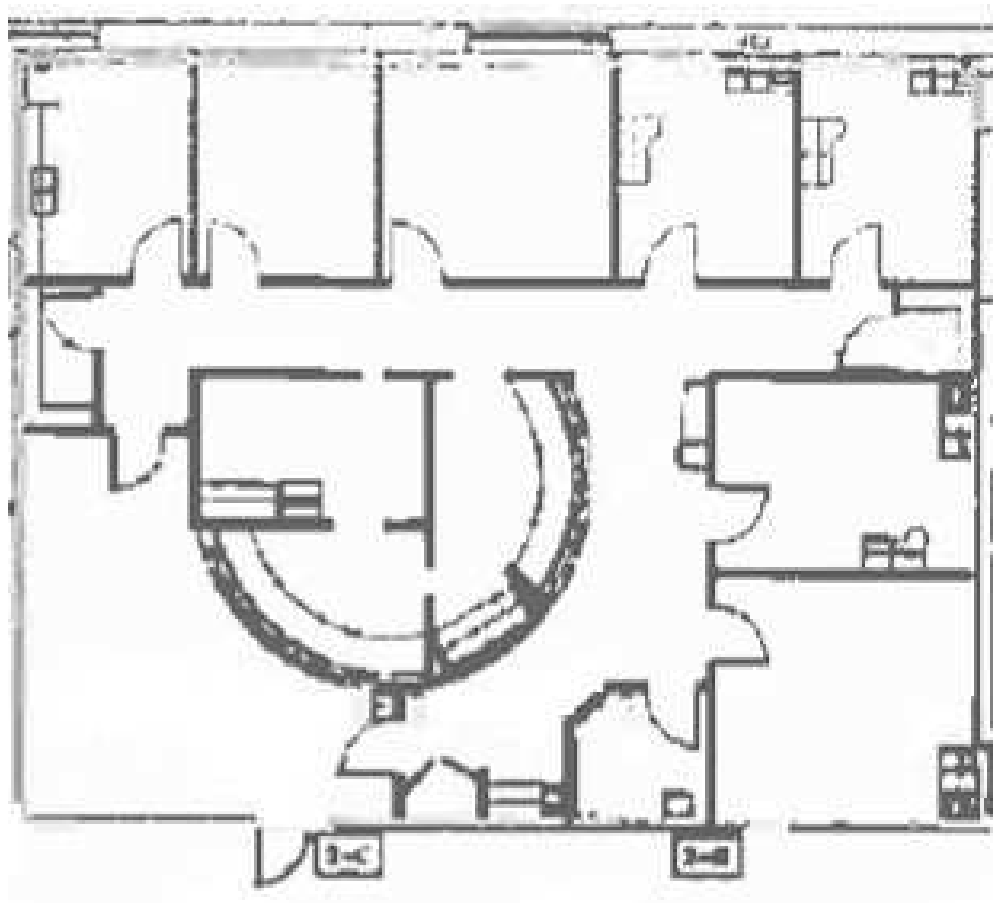
# FLOOR PLAN

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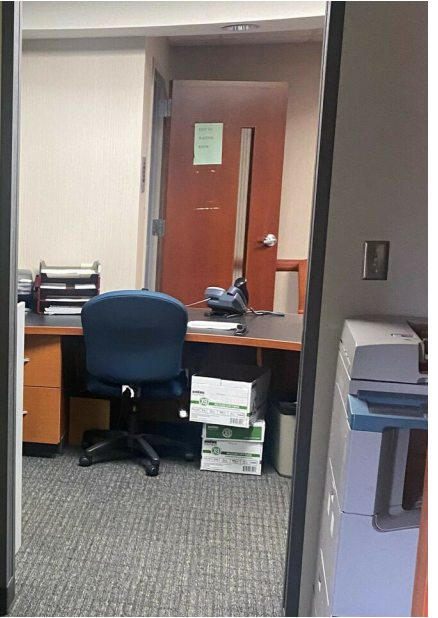
# ADDITIONAL PHOTOS

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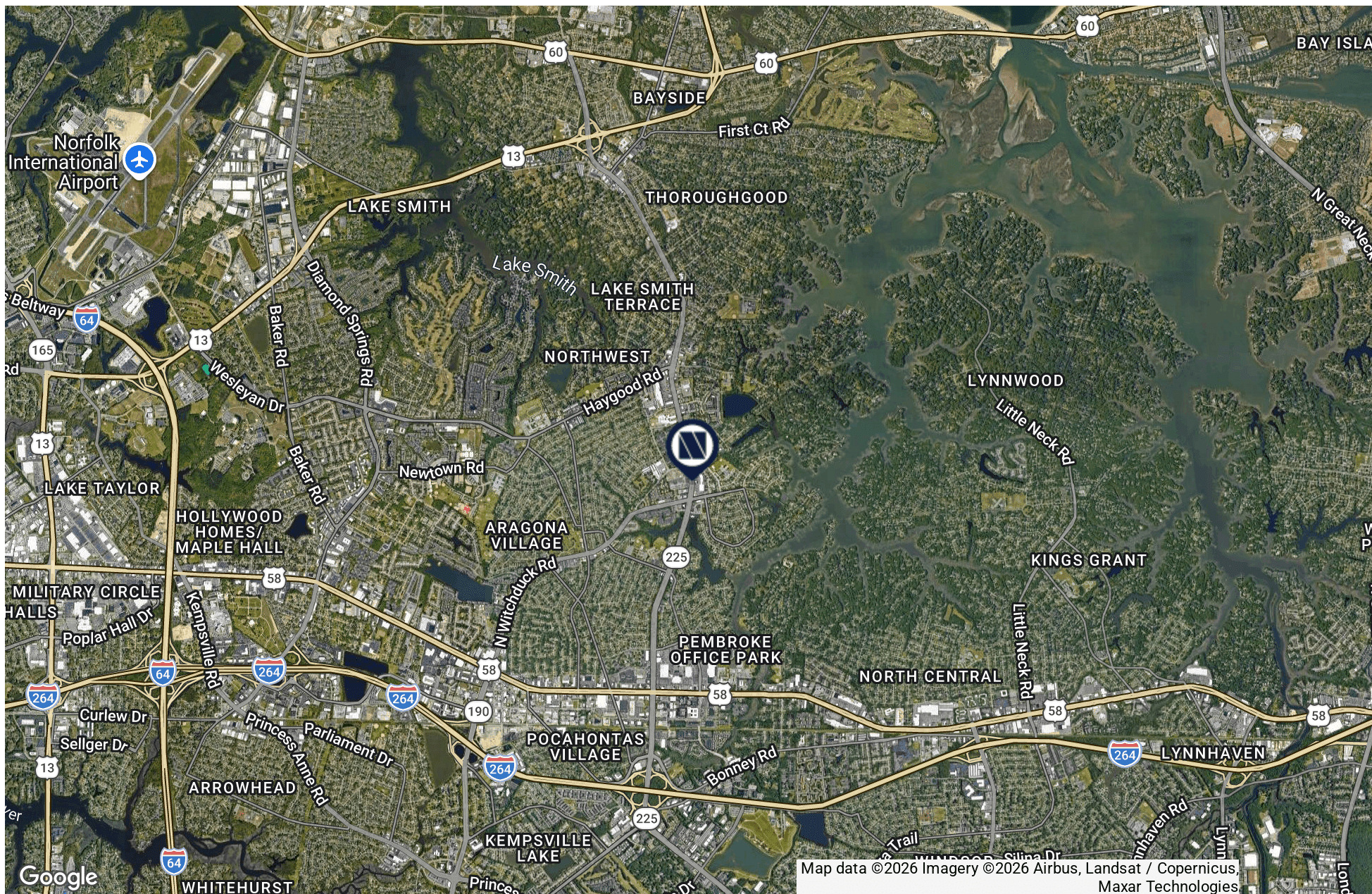
# LOCATION MAP

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# DEMOGRAPHICS MAP & REPORT

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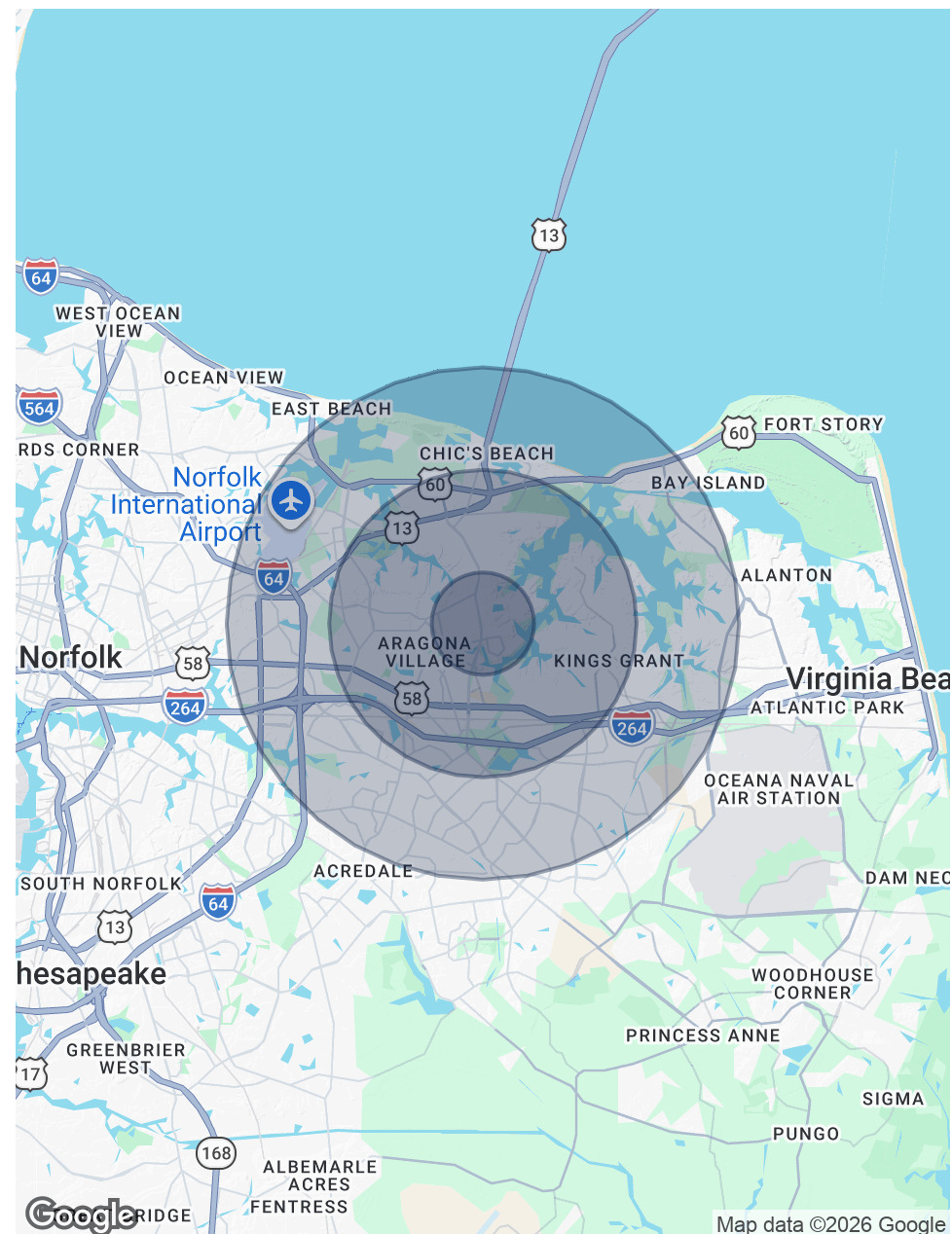


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,104	94,451	238,198
Average Age	37.0	37.2	36.4
Average Age (Male)	36.7	36.5	35.3
Average Age (Female)	37.1	37.9	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,108	38,637	92,565
# Of Persons Per HH	2.5	2.4	2.6
Average HH Income	\$75,466	\$74,214	\$74,733
Average House Value	\$413,284	\$324,507	\$310,722

2020 American Community Survey (ACS)



# CONTACT INFORMATION

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