

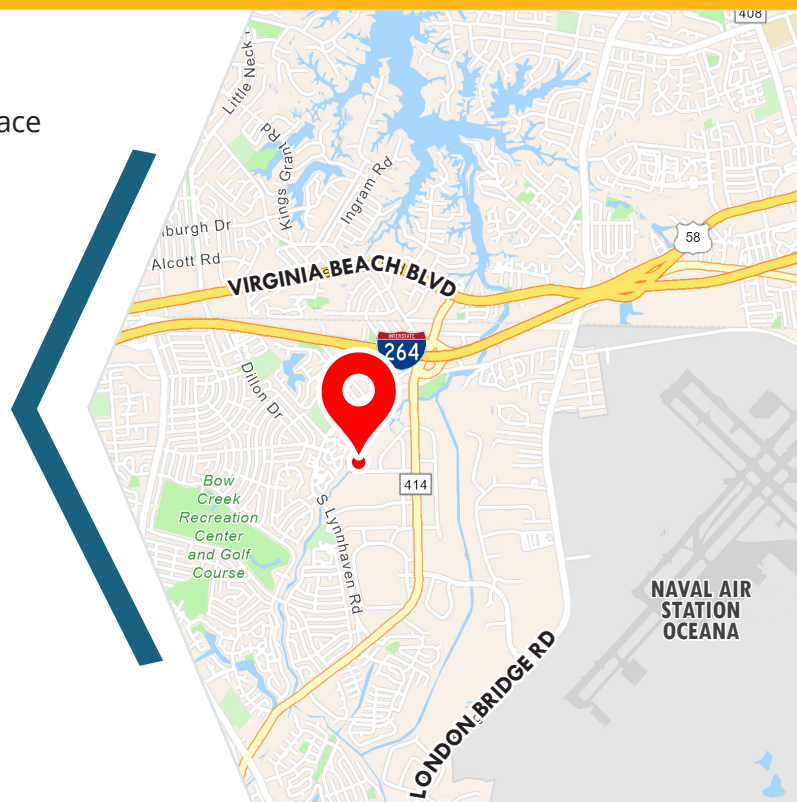
OFFICE FOR SALE

2876 Guardian Lane,
Virginia Beach, VA



ABOUT PROPERTY

- Owner Occupant opportunity with rental income in place
- Two story professional office building with views of London Bridge Creek
- Total Building: ± 11,858 SF
 - First Floor: ± 6,048 SF available
 - Second Floor: Leased through 06/30/2031
- Land Area: 3.24 acres
- Year Built: 1986
- Zoning: I-1(light industrial)
- Parking 61 surface spaces (5.5 per 1,000)
- Close proximity to I-264, restaurants, post office, and Lynnhaven Mall
- Sale Price: \$2,100,000**



For more information:

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HARVEY LINDSAY
COMMERCIAL REAL ESTATE

PHOTOS | 2876 Guardian Lane, Virginia Beach, VA



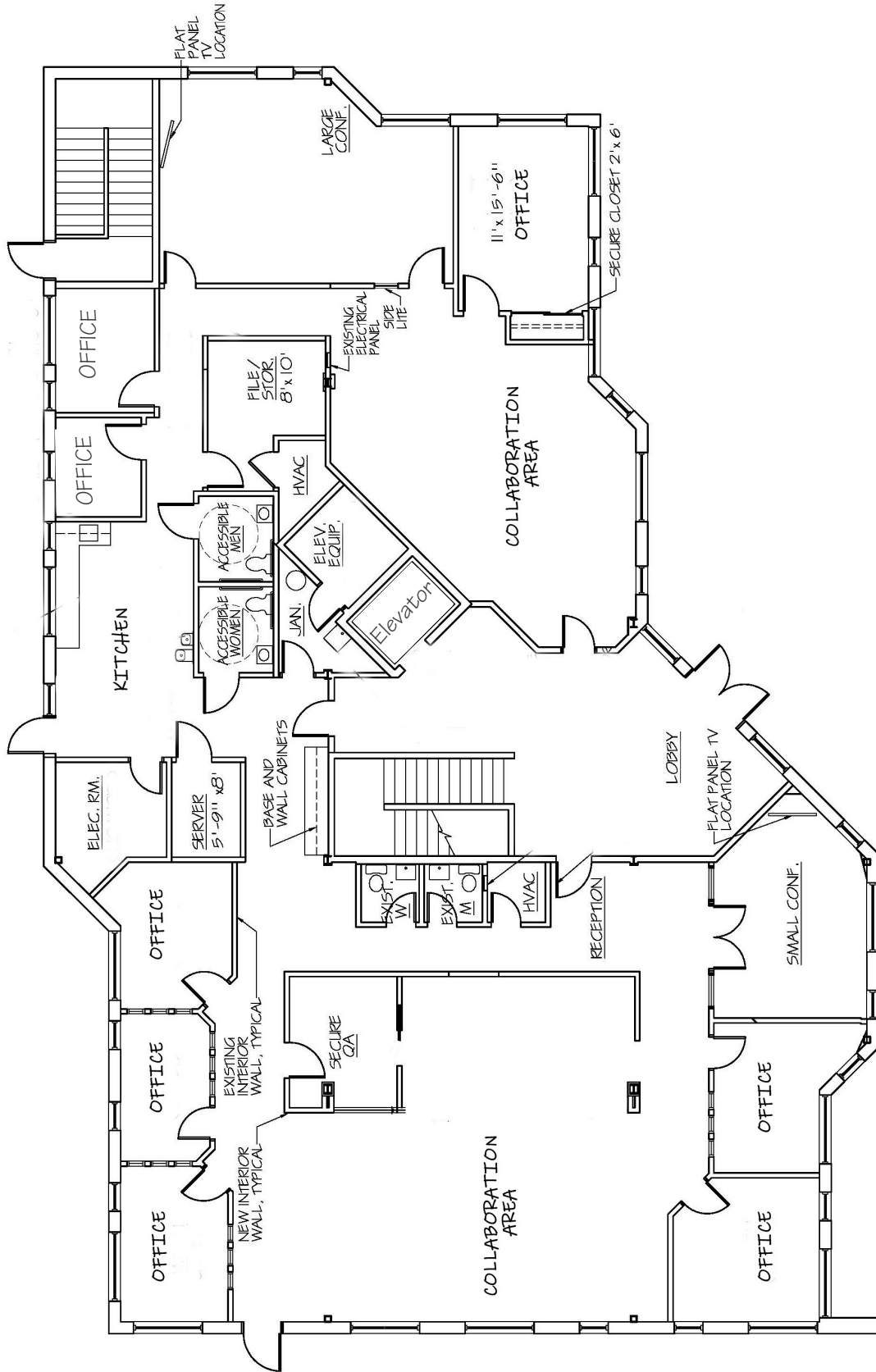
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FIRST FLOOR PLAN | 2876 Guardian Lane, Virginia Beach, VA



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AERIAL | 2876 Guardian Lane, Virginia Beach, VA



OFFICE FOR LEASE

LYNNHAVEN NORTH SHOPPING CENTER
 DOLLAR TREE, VCF, VALUCITY FURNITURE, PLATOS, Public Storage, Goodwill, Rainbow

LYNNHAVEN MALL
 Apple Store, L.L.Bean, macy's, OLD NAVY, T-Mobile, Foot Locker, DICK'S, Dillard's, ZALES, LENS CRAFTERS, A&E

BROOKWOOD ELEM SCHOOL

LYNNHAVEN CROSSING & PARKWAY PLAZA
 H&R BLOCK, ABC, Chick-fil-A, The UPS Store, Moe's, TAKE 5, Red Lobster, Wendy's, 7-Eleven, Popover's, Chuck & Cheese's, Bowlero

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