

# SUB LEASE



COMMONWEALTH  
COMMERCIAL  
Comprehensive Property Solutions

## Former Contractor's Office

1321 Laskin Road, Suite 201 | Virginia Beach, VA 23451



### PROPERTY HIGHLIGHTS

- › Available Suite: Suite 201 (1,039± RSF)
- › Sublease Term: Expires August 31, 2027
- › Base Rental Rate: \$23.10/RSF, Net of Janitorial (\$2,000/month)
- › Occupancy: Available for Immediate Occupancy
- › Condition: "As Is" - Space is in move in condition
- › Current Layout: Small reception, 4-5 offices, small break room with access to common area restrooms
- › Property Features: Abundant surface parking, stunning southern marsh views over Linkhorn Bay, efficient space layout, above standard finishes, Laskin Rd. address, Hilltop retail amenities nearby.

### FOR MORE INFORMATION:

#### GRESH WALL

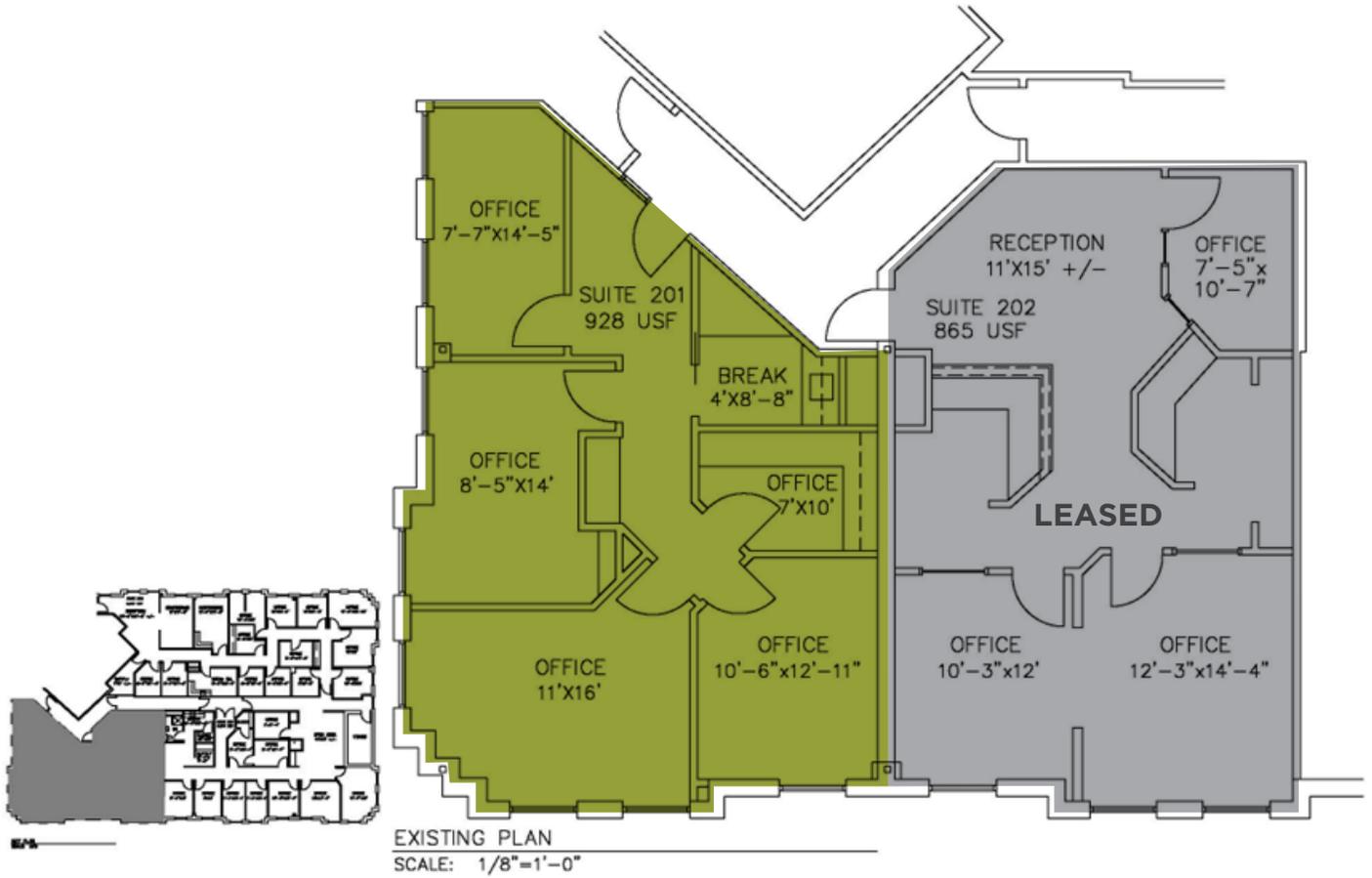
Managing Director - Hampton Roads  
757-461-4732

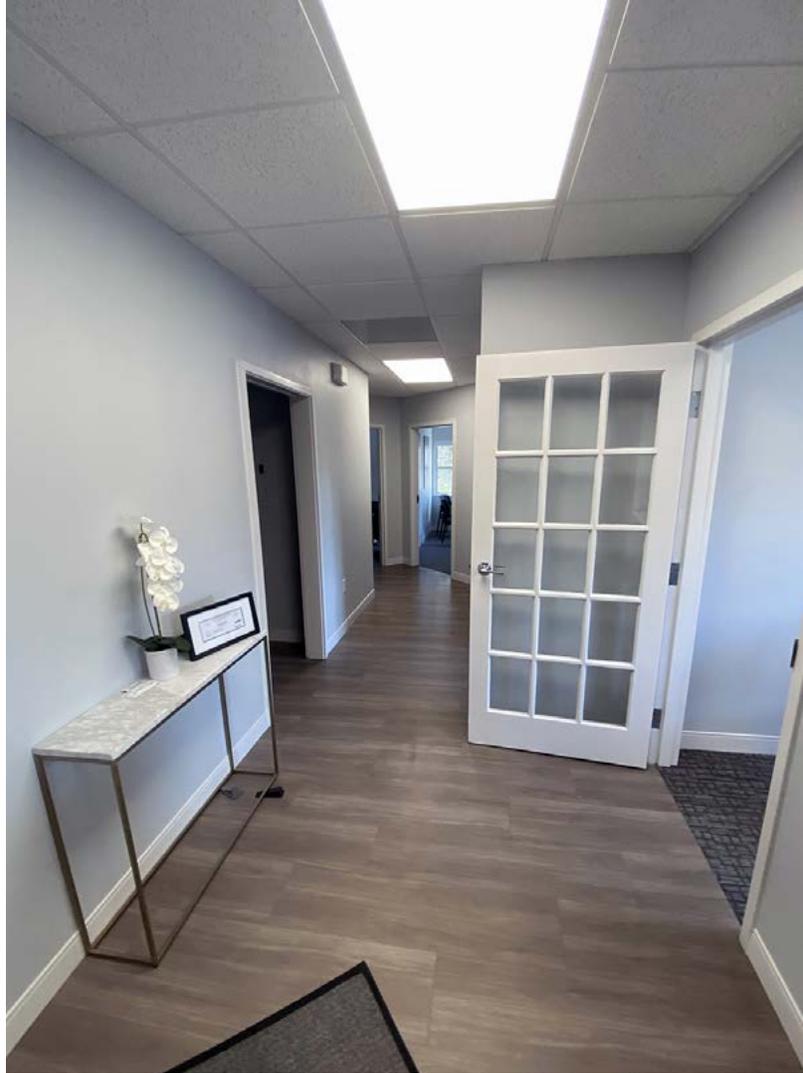
[gwall@commonwealthcommercial.com](mailto:gwall@commonwealthcommercial.com)

Commonwealth Commercial Partners, LLC represents the Landlord of this property. Information contained herein is deemed reliable but is not guaranteed.

# FLOOR PLAN

Suite 201  
928± USF/ 1,039± RSF





FOR SUBLEASE | 1321 LASKIN ROAD, SUITE 201 | VIRGINIA BEACH, VA 23451



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Neptune Park



Pacific Ave

Virginia Beach

21st St

BE CREATIVE DISTRICT

VIRGINIA BEACH CONVENTION CENTER  
LIVE THE LIFE



ROCKAFELLER'S RESTAURANT

Rudee's Restaurant & Cabana Bar

Norfolk Ave

S Brantock Rd

Oceana Blvd

Starbucks Coffee, Beach Boss The Local Expert, salon 31, Tropical CAFE, DUCK DONUTS, CVS pharmacy, ANYTIME FITNESS, sunsations Your Beach Department Store, PAPA JOHN'S, MANGO BAY & ISLAND BREEZE, BURGER KING, db, BUFFALO WILD WINGS, TACO BELL, THE ATLANTIC ON PACIFIC, CACTUS Jack's, Gojuice, GP SHUCKERS, Atlantic Pints, MURPHY'S, Chichos, Johnny Malandro's, 7 ELEVEN, ALPHA SNACKS

SITE

Hilltop North, South & East

THE FRESH MARKET, Starbucks Coffee, TASTE, ETHAN ALLEN, b/c, YOUR DIVE, saladworks, WELLS FARGO, BAKERS CRUST, FIVE GUYS, The Melting Pot, gelati celesti, Atlantic Union Bank, the Y, CVS pharmacy

Hilltop Market Place

Panera Bread, CHIPOTLE MEXICAN GRILL, KFC, Total Wine & MORE, Orangetheory FITNESS, Chick-fil-A, Moe's, Arby's, PANDA EXPRESS, Michaels, TRUIST, crumbl

NORTH VIRGINIA BEACH



Hilltop Square

Target, Walmart Supercenter, OUTBACK STEAKHOUSE, Wendy's, TACO BELL, Advance Auto Parts, SONIC, RITE AID, STARBUCKS COFFEE, BURGER KING, WASSERHUND BREWING COMPANY, McDonald's