



S.L. NUSBAUM
REALTY CO.

FOR LEASE

11,402 SF OFFICE SUITE



100 CONSTITUTION DRIVE
VIRGINIA BEACH, VA 23462

JOHN M. PROFILET, SIOR
SENIOR VICE PRESIDENT
O. 757.640.2278
C. 757.679.3278
JPROFILET@SLNUSBAUM.COM

SAM RAPOPORT
VICE PRESIDENT | PARTNER
O. 757.640.5438
SRAPOPORT@SLNUSBAUM.COM



S.L. NUSBAUM
REALTY CO.

EXECUTIVE SUMMARY

100 CONSTITUTION DRIVE
VIRGINIA BEACH, VA 23462



OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (Full Service)
Building Size:	24,124 SF
Available SF:	11,402 SF
Lot Size:	2.511 Acres
Year Built:	1998
Zoning:	B-3 (Central Business District)
Submarket:	Virginia Beach Town Center

PROPERTY OVERVIEW

11,402 leasable square feet of first floor Class A office space available 04/01/2025. The building is located within walking distance to Town Center of Virginia Beach. Former user was a professional technology school. Space can be subdivided.

PROPERTY HIGHLIGHTS

- Free surface parking available at 6:1,000 SF of space leased
- Modern, state-of-the-art HVAC equipment
- Full service lease rate includes electricity, 5-day janitorial service, prorated taxes and insurance, water/sewer, CAM, professional landscape service, and repairs
- One hydraulic elevator cab is on call 24/7
- Building signage may be available
- Building hours are Monday - Friday, 6 AM - 7 PM; and Saturday, 8 AM - 1 PM
- Locally owned and professionally managed

JOHN M. PROFILET, SIOR
SENIOR VICE PRESIDENT
O. 757.640.2278
C. 757.679.3278
JPROFILET@SLNUSBAUM.COM

SAM RAPOPORT
VICE PRESIDENT | PARTNER
O. 757.640.5438
SRAPOPORT@SLNUSBAUM.COM



S.L. NUSBAUM
REALTY CO.

FLOOR PLAN

100 CONSTITUTION DRIVE
VIRGINIA BEACH, VA 23462



JOHN M. PROFILET, SIOR
SENIOR VICE PRESIDENT
O. 757.640.2278
C. 757.679.3278
JPROFILET@SLNUSBAUM.COM

SAM RAPOPORT
VICE PRESIDENT | PARTNER
O. 757.640.5438
SRAPOPORT@SLNUSBAUM.COM



S.L. NUSBAUM
REALTY CO.

AERIAL

100 CONSTITUTION DRIVE
VIRGINIA BEACH, VA 23462



JOHN M. PROFILET, SIOR
SENIOR VICE PRESIDENT
O. 757.640.2278
C. 757.679.3278
JPROFILET@SLNUSBAUM.COM

SAM RAPOPORT
VICE PRESIDENT | PARTNER
O. 757.640.5438
SRAPOPORT@SLNUSBAUM.COM



S.L. NUSBAUM
REALTY CO.

BUILDING PHOTOS

100 CONSTITUTION DRIVE
VIRGINIA BEACH, VA 23462



JOHN M. PROFILET, SIOR
SENIOR VICE PRESIDENT
O. 757.640.2278
C. 757.679.3278
JPROFILET@SLNUSBAUM.COM

SAM RAPOPORT
VICE PRESIDENT | PARTNER
O. 757.640.5438
SRAPOPORT@SLNUSBAUM.COM



S.L. NUSBAUM
REALTY CO.

BUILDING PHOTOS

100 CONSTITUTION DRIVE
VIRGINIA BEACH, VA 23462



JOHN M. PROFILET, SIOR
SENIOR VICE PRESIDENT
O. 757.640.2278
C. 757.679.3278
JPROFILET@SLNUSBAUM.COM

SAM RAPOPORT
VICE PRESIDENT | PARTNER
O. 757.640.5438
SRAPOPORT@SLNUSBAUM.COM



S.L. NUSBAUM
REALTY CO.

BUILDING PHOTOS

100 CONSTITUTION DRIVE
VIRGINIA BEACH, VA 23462



JOHN M. PROFILET, SIOR
SENIOR VICE PRESIDENT
O. 757.640.2278
C. 757.679.3278
JPROFILET@SLNUSBAUM.COM

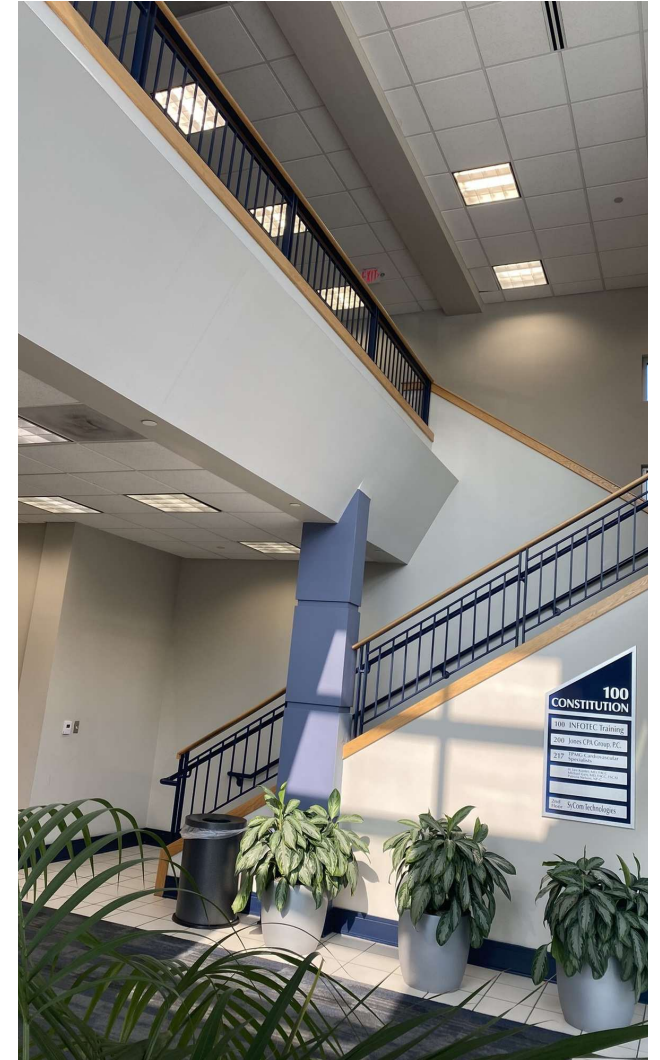
SAM RAPOPORT
VICE PRESIDENT | PARTNER
O. 757.640.5438
SRAPOPORT@SLNUSBAUM.COM



S.L. NUSBAUM
REALTY CO.

BUILDING PHOTOS

100 CONSTITUTION DRIVE
VIRGINIA BEACH, VA 23462



JOHN M. PROFILET, SIOR
SENIOR VICE PRESIDENT
O. 757.640.2278
C. 757.679.3278
JPROFILET@SLNUSBAUM.COM

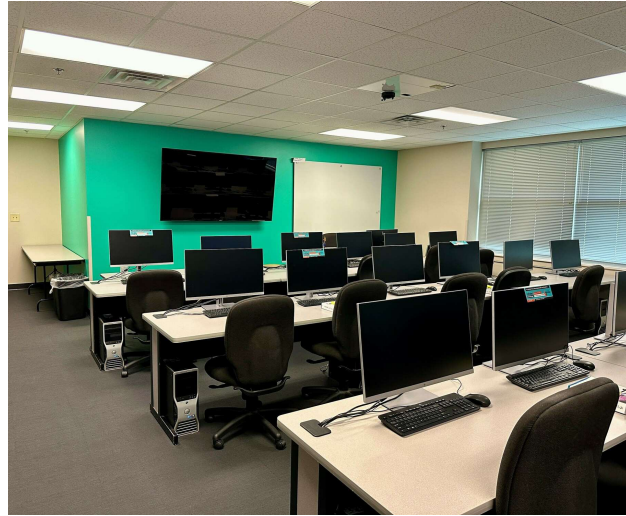
SAM RAPOPORT
VICE PRESIDENT | PARTNER
O. 757.640.5438
SRAPOPORT@SLNUSBAUM.COM



S.L. NUSBAUM
REALTY CO.

SUITE 100 PHOTOS

100 CONSTITUTION DRIVE
VIRGINIA BEACH, VA 23462



JOHN M. PROFILET, SIOR
SENIOR VICE PRESIDENT
O. 757.640.2278
C. 757.679.3278
JPROFILET@SLNUSBAUM.COM

SAM RAPOPORT
VICE PRESIDENT | PARTNER
O. 757.640.5438
SRAPOPORT@SLNUSBAUM.COM



S.L. NUSBAUM
REALTY CO.

AREA RETAIL MAP

100 CONSTITUTION DRIVE
VIRGINIA BEACH, VA 23462



Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies

JOHN M. PROFILET, SIOR
SENIOR VICE PRESIDENT
O. 757.640.2278
C. 757.679.3278
JPROFILET@SLNUSBAUM.COM

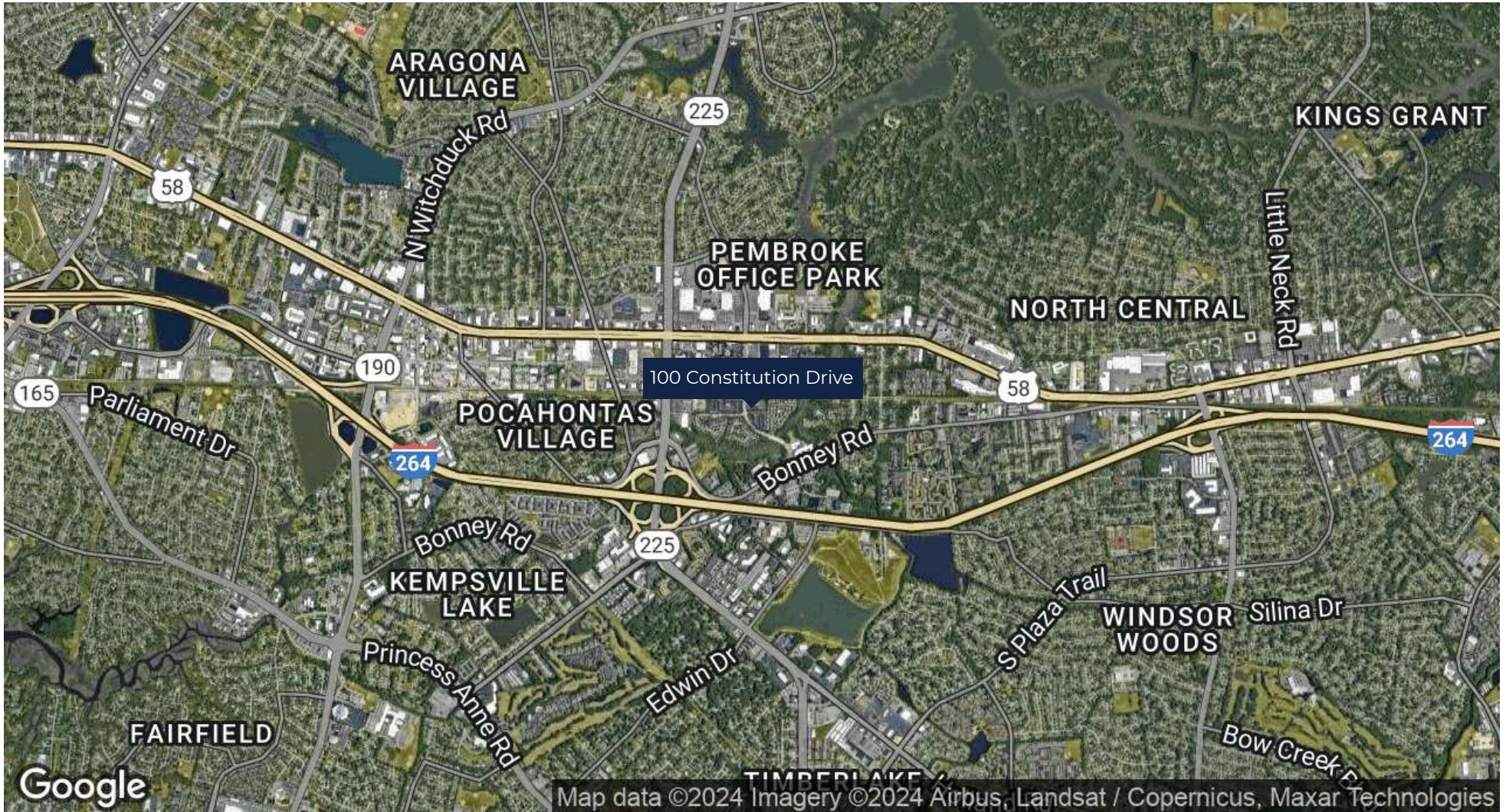
SAM RAPOPORT
VICE PRESIDENT | PARTNER
O. 757.640.5438
SRAPOPORT@SLNUSBAUM.COM



S.L. NUSBAUM
REALTY CO.

LOCATION MAP

100 CONSTITUTION DRIVE
VIRGINIA BEACH, VA 23462



JOHN M. PROFILET, SIOR
SENIOR VICE PRESIDENT
O. 757.640.2278
C. 757.679.3278
JPROFILET@SLNUSBAUM.COM

SAM RAPOPORT
VICE PRESIDENT | PARTNER
O. 757.640.5438
SRAPOPORT@SLNUSBAUM.COM



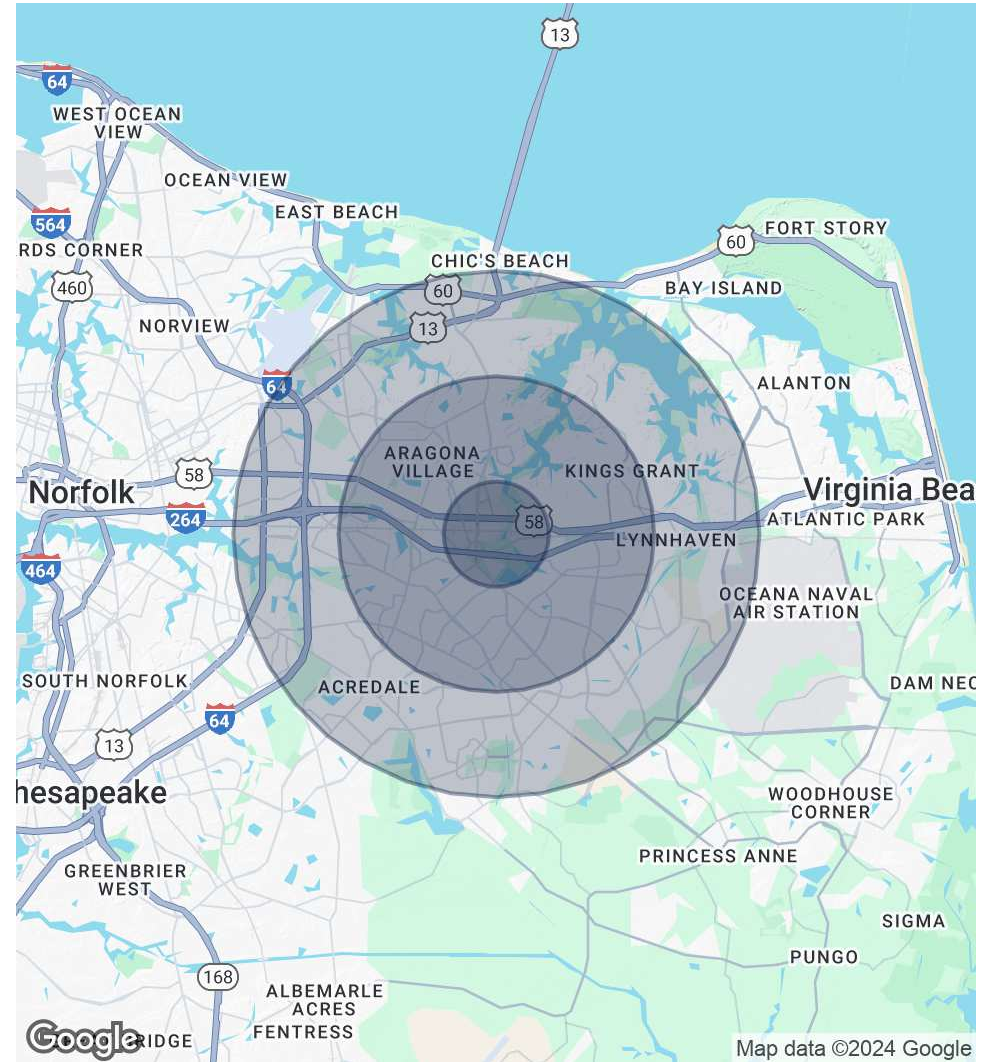
S.L. NUSBAUM
REALTY CO.

DEMOGRAPHICS MAP & REPORT

100 CONSTITUTION DRIVE
VIRGINIA BEACH, VA 23462

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,872	137,956	290,111
Average Age	37	40	39
Average Age (Male)	36	38	38
Average Age (Female)	39	41	41
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,764	55,535	113,632
# Of Persons Per HH	2.2	2.5	2.6
Average HH Income	\$88,948	\$97,208	\$104,615
Average House Value	\$349,411	\$348,072	\$376,253

Demographics data derived from AlphaMap



JOHN M. PROFILET, SIOR
SENIOR VICE PRESIDENT
O. 757.640.2278
C. 757.679.3278
JPROFILET@SLNUSBAUM.COM

SAM RAPOPORT
VICE PRESIDENT | PARTNER
O. 757.640.5438
SRAPOPORT@SLNUSBAUM.COM

CONTACT US



S.L. NUSBAUM
REALTY CO.



JOHN M. PROFILET, SIOR
SENIOR VICE PRESIDENT
O. 757.640.2278
C. 757.679.3278
JPROFILET@SLNUSBAUM.COM



SAM RAPOPORT
VICE PRESIDENT | PARTNER
O. 757.640.5438
SRAPOPORT@SLNUSBAUM.COM

S.L. NUSBAUM REALTY CO.

1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510
757.627.8611
SLNUSBAUM.COM

INFOTEC

INFOTEC

DISCLAIMER:

No warranty or representation, expressed or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.