



# Office/Flex Space For Sublease

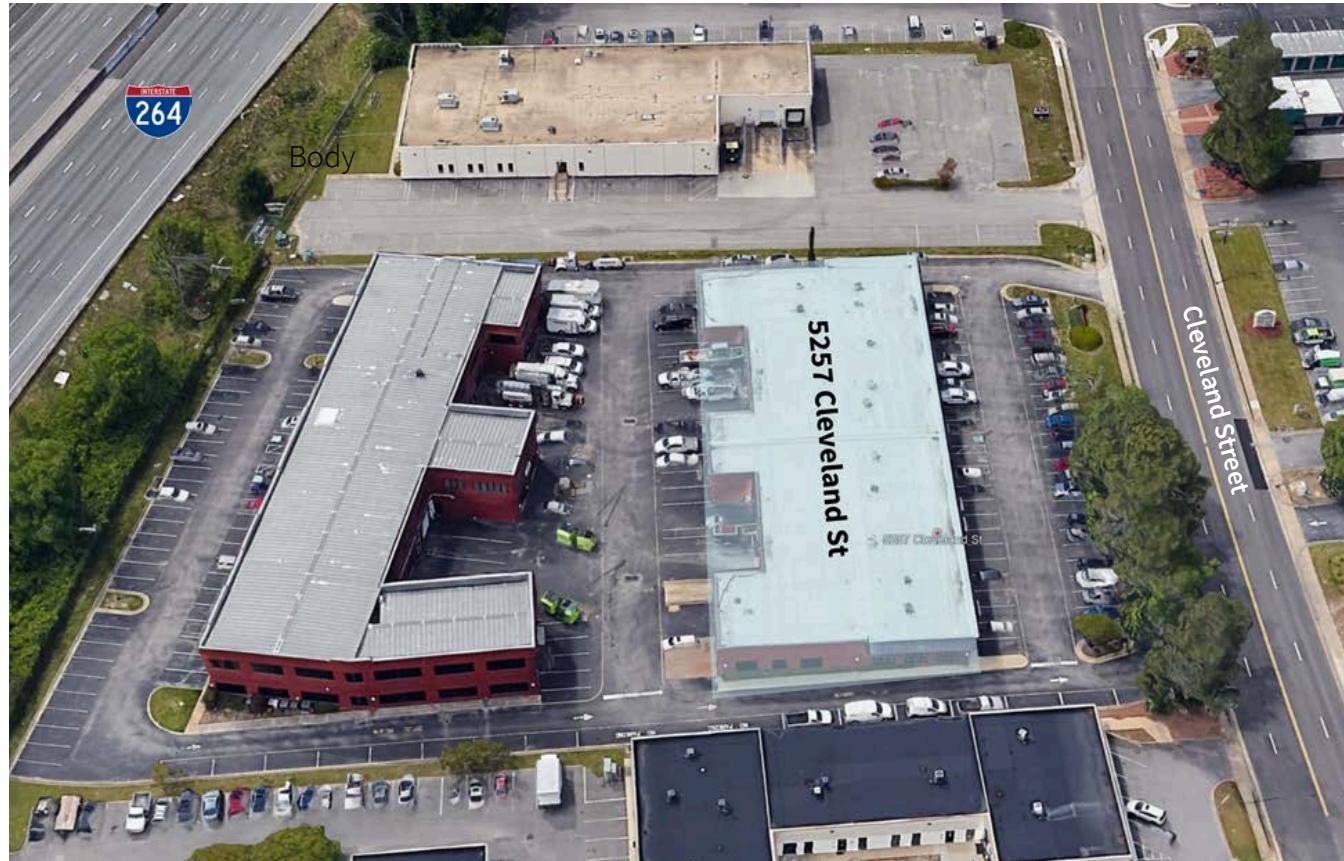
**5257 Cleveland Street  
Virginia Beach, VA 23462**



- 2,165 SF to 6,525 SF Corporate quality office/flex space near Virginia Beach Town Center
- Abundant parking
- Situated directly off I-264/Witchduck exit
- Nearby amenities within 1/2 mile +/- include: post office, retail, banks and restaurants

## Property Features

Specifications	
Address	5257 Cleveland Street
Building size	20,585 SF
Suite Availability	
Suite 106	2,175 SF
Suite 107	2,185 SF
Suite 108	2,185 SF
Can be leased together or separate	
Total Office	4,600 SF
Total Warehouse	1,925 SF
Total Space	6,525 SF
Construction	Masonry
Year Built	1987
Electrical Systems	Single phase, 200-amp 120/240 v
Lighting	T4 Lighting
Trash	Shared dumpsters
Clear Height	8'-12' clear height
Loading	One door per suite 10' x 10'
Signage	Interstate visibility/exposure
Parking Ample	Ample surface parking
Zoning	I-1, Light Industrial
Lease Rate	Contact Broker
OPEX	Contact Broker



# Current Floor Plan

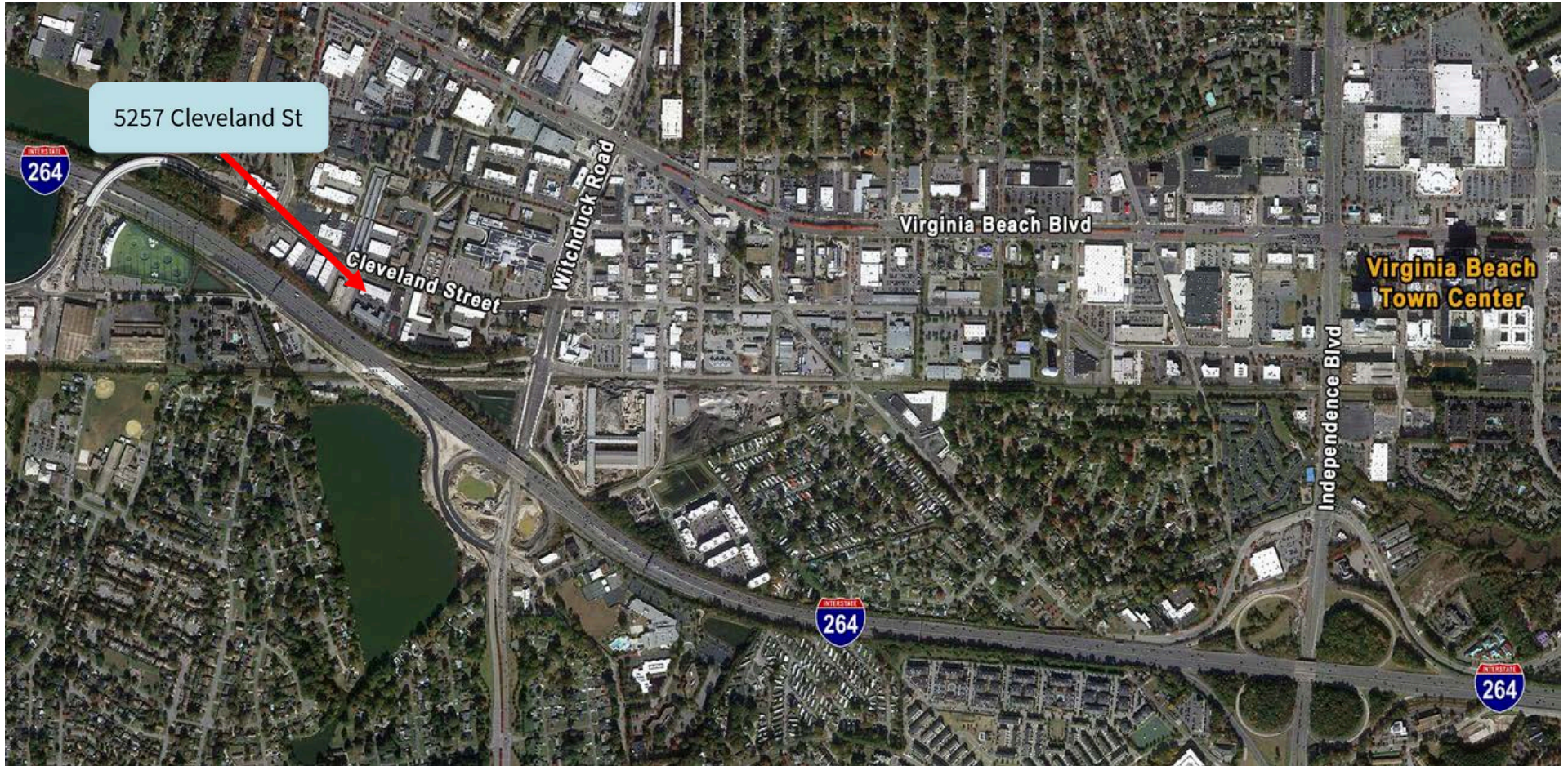
## Workspace Composition

Space Type	Count
Offices	16
Workstations	10
Library/Quiet Space	0
Board Room	1
Medium Conference	0
Small Conference	0
Phone Room	0
Open Colab / Social Zones	0
Large Cafe	2
Kitchenette	0
Reception & Sitting Area	1
Copy Area	1



Va Beach has a total of +/- 6,525 SF, The office spaces is +/- 4,600 SF and the garage space is +/- 1,925 SF

## Aerial Map



### Contact:

**Wesley Edwards**  
Senior Vice President  
+1 757 287 4953  
wesley.edwards@jll.com

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