

LYNNHAVEN V

629 PHOENIX DRIVE
VIRGINIA BEACH, VA 23452



THREAT TEC
REALITY MATTERS

**FLEX OFFICE
FOR LEASE**

NEW OWNERSHIP

DSC Partners

A Donatelli | Smith Capital Company

 CUSHMAN &
WAKEFIELD
THALHIMER



// PROPERTY SUMMARY

ADDRESS	629 Phoenix Drive, Virginia Beach VA 23452
YEAR BUILT	1996
BUILDING SF	24,549 RSF - One (1) story office/flex building
LAND AREA / ZONING	2.24 Acres / I-1 (Light Industrial)
PARKING	102 Surface spaces (4.17/1,000 SF)
CONSTRUCTION	Single-story brick, glass and masonry components
SIGNAGE	Building signage above premises
ACCESS	Direct private access
UTILITIES	Dominion Power; City of Virginia Beach; Cox and Verizon

// HIGHLIGHTS



Centrally located, single-story, brick and glass flex building located in the Lynnhaven corridor of Virginia Beach



Direct access with retail signage and visibility in the Lynnhaven Strategic Growth Area (SGA)



High speed telecommunications services, private entrance to suite, professionally landscaped grounds, bus stop, and ample parking



Parking ratio of 4.17 spaces per 1,000 square feet



Easy accessibility to Interstate 264 as well as surrounding retail and dining amenities

// FIRST FLOOR



SUITE	AVAILABLE RSF	MIN < MAX RSF	AVAILABILITY	RENTAL RATE
150	4,070 RSF	4,070 RSF	8/1/2026	\$15.50 PSF NNN

THE 3 PILLARS OF THE VIRGINIA BEACH ECONOMY

Atlantic Ocean



TOURISM

VIRGINIA BEACH OCEANFRONT
 20.2 Million Annual Visitors
 \$2.4B Visitor Spending
 5 Miles East | 8 Minutes Drivetime

DEFENSE

NAVAL AIR STATION OCEANA
 10,500 Active Navy Personnel
 4,500 Civilian Personnel at Oceana
 Defense Spending 40% of Local GDP

PORTS

FULLFILLMENT CENTER
 3rd Largest East Coast Port
 and Fastest Growing



POTTERS ROAD

LYNNHAVEN PARKWAY

PHOENIX DR

LYNNHAVEN V

VIRGINIA BEACH TOWN CENTER
 3 Miles West | 6 Minutes Drivetime

Lynnhaven Mall

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HAMPTON ROADS
MSA 1.8 MILLION

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