

# OFFICE FOR LEASE

**+4,500 SF**



## 4416 EXPRESSWAY DRIVE

**Suite 200, Virginia Beach, VA 23452**



CUSHMAN &  
WAKEFIELD

THALHIMER

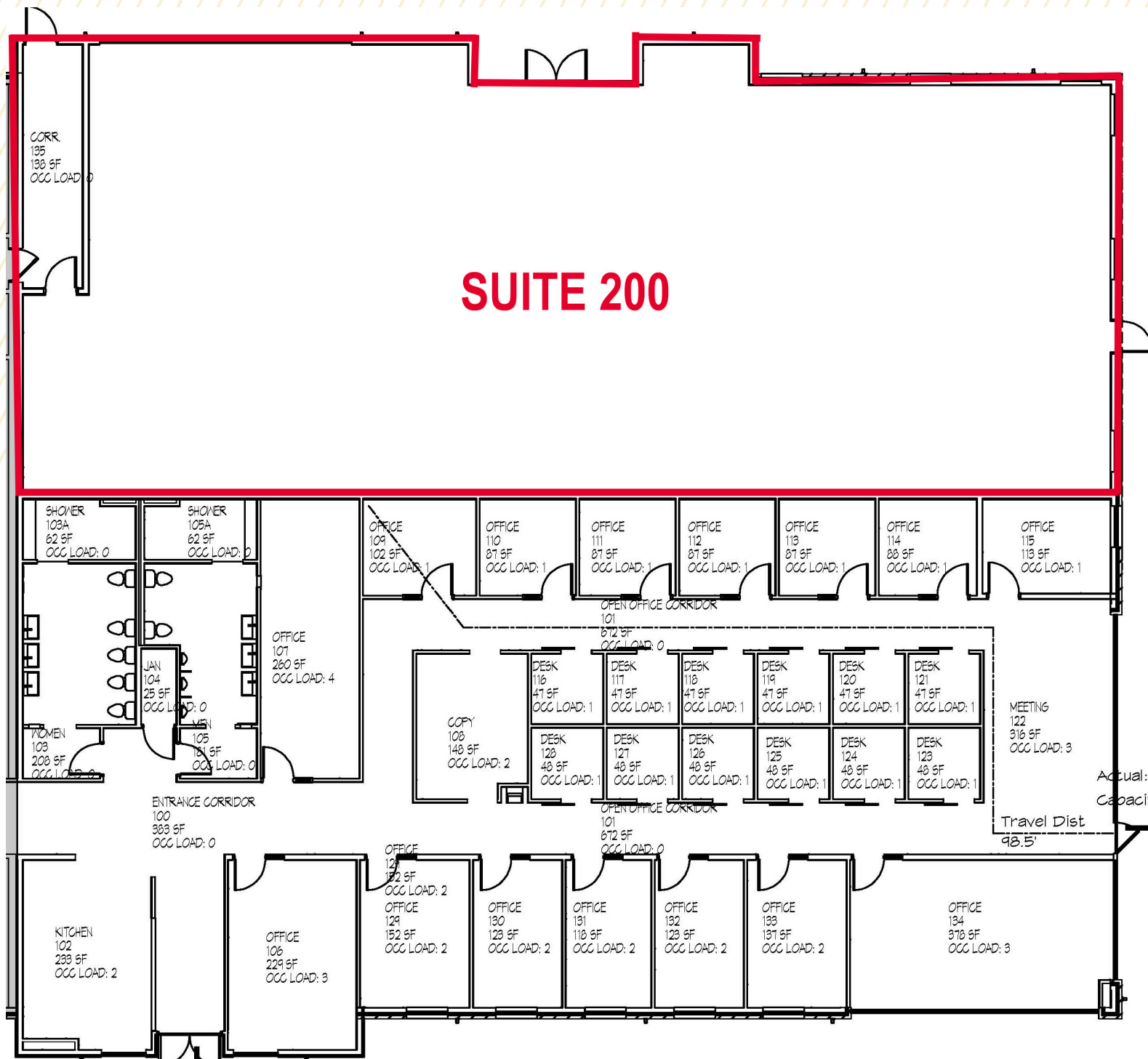
4416 EXPRESSWAY DRIVE, VIRGINIA BEACH, VA

# PROPERTY HIGHLIGHTS

- New construction | Build to suit
- Office: Single story, freestanding  $\pm 22,000$  SF
- Available:  $\pm 4,500$  SF with private entrance (can subdivide)
- Zoning: O2 - Ideal for professional or medical office users
- Parking: 21 surface spaces; Electric vehicle charging stations
- Signage: Monument and building signage available
- Features: Park-like setting among other office buildings; Walking distance to the Virginia Beach YMCA and Mt. Trashmore Park; Easy access to I-264
- Lease Rate: \$24.00 PSF, Net of janitorial



# SUITE 200

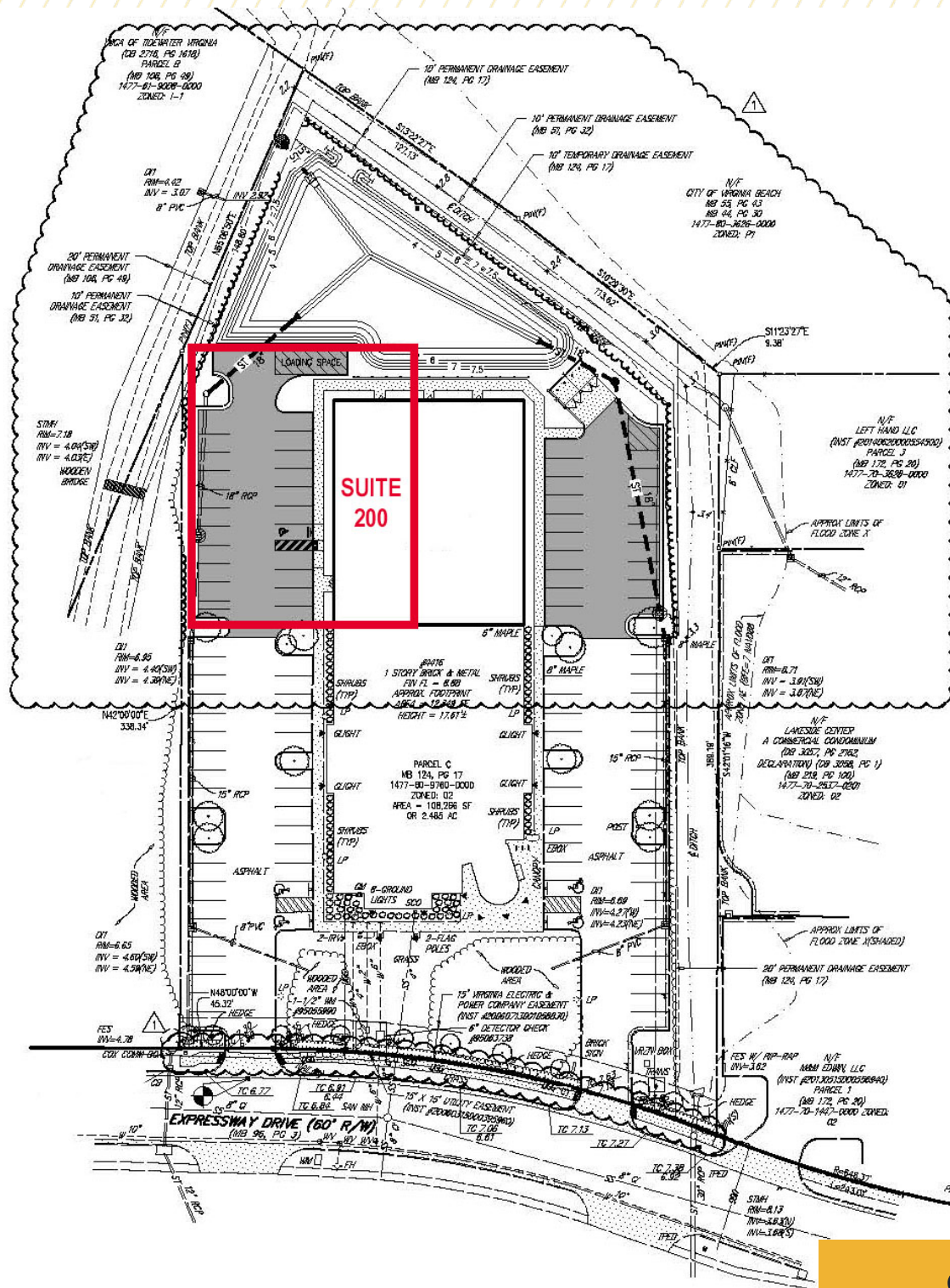


Actual: 28  
Capacity: 226

Travel Dist  
98.5'

Actual: 28  
Capacity: 533

# FLOOR PLAN



# SITE PLAN



## CONTACT INFORMATION

**CHRISTINE KAEMPFER, SIOR**  
Senior Vice President  
757 499 1384  
christine.kaempfer@thalhimer.com

**NICOLE CAMPBELL**  
Vice President  
757 499 0783  
nicole.campbell@thalhimer.com



**THALHIMER**

Town Center of Virginia Beach  
222 Central Park Avenue, Suite 1500  
Virginia Beach, VA 23462  
thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express 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.