



MEDICAL OFFICE SPACE FOR LEASE

329 EDWIN DRIVE

VIRGINIA BEACH, VA 23452



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Two-story medical office building located at the corner of Edwin Drive and Expressway Drive overlooking Mount Trashmore Park, offering lake views and walking trails. Located 1.5 miles from Town Center of Virginia Beach and the Central Business District at Pembroke. Proximity to Lake Trashmore YMCA, dining, shopping, and hotels. Excellent access to I-264 at Independence/Pembroke exit.

Well-appointed, fully built out first floor medical and surgical office space available. Ideal for plastic surgeon, hand surgeon, pain management, or other physicians who perform procedures.

OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (Net of utilities and janitorial)
Date Available:	January 1, 2025
Available SF:	5,558 SF
Building Size:	11,321 SF
Year Built:	2014
Zoning:	02
Parking:	Surface Parking, 49 Spaces

SPACE HIGHLIGHTS

- Two waiting areas; evaluation with reception area and OR
- 6 exam rooms, 3 offices (doctor's, office manager and billing), nurse station with built-in workstations
- 2 large OR/procedure rooms. 1 with OR light. Separate HVAC to each room. Rooms are lead lined for x-ray and fluoroscopy, medical gases (oxygen and air) and suction piped into rooms
- Postoperative recovery area with wall oxygen
- Clean/dirty room with washer and dryer hookups 110v /220v
- 2-patient restrooms, and 1-private restroom
- Phase 3 electric
- Generac Natural Gas QuietSource Series Standby Generator 48 kw. Automatic Isochronous Electronic Governor
- Monument signage available
- Furniture, electronics (computers, printers, scanners, BP machines. etc.) and washer/dryer available price(s) negotiable

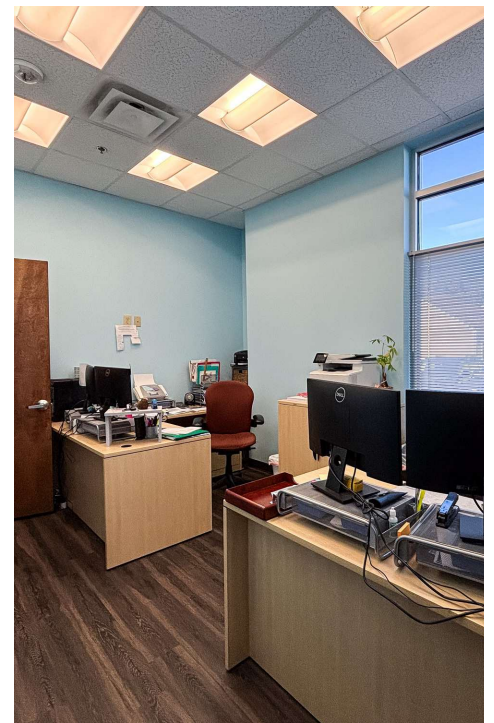
PROXIMITY TO LOCAL HOSPITALS

- See map on brochure back cover

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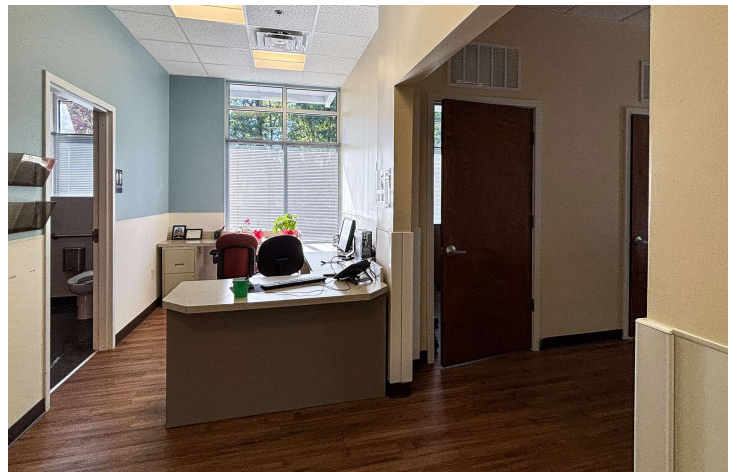
RECEPTION AND OFFICE SPACE



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OPERATING ROOM AND POSTOPERATIVE RECOVERY

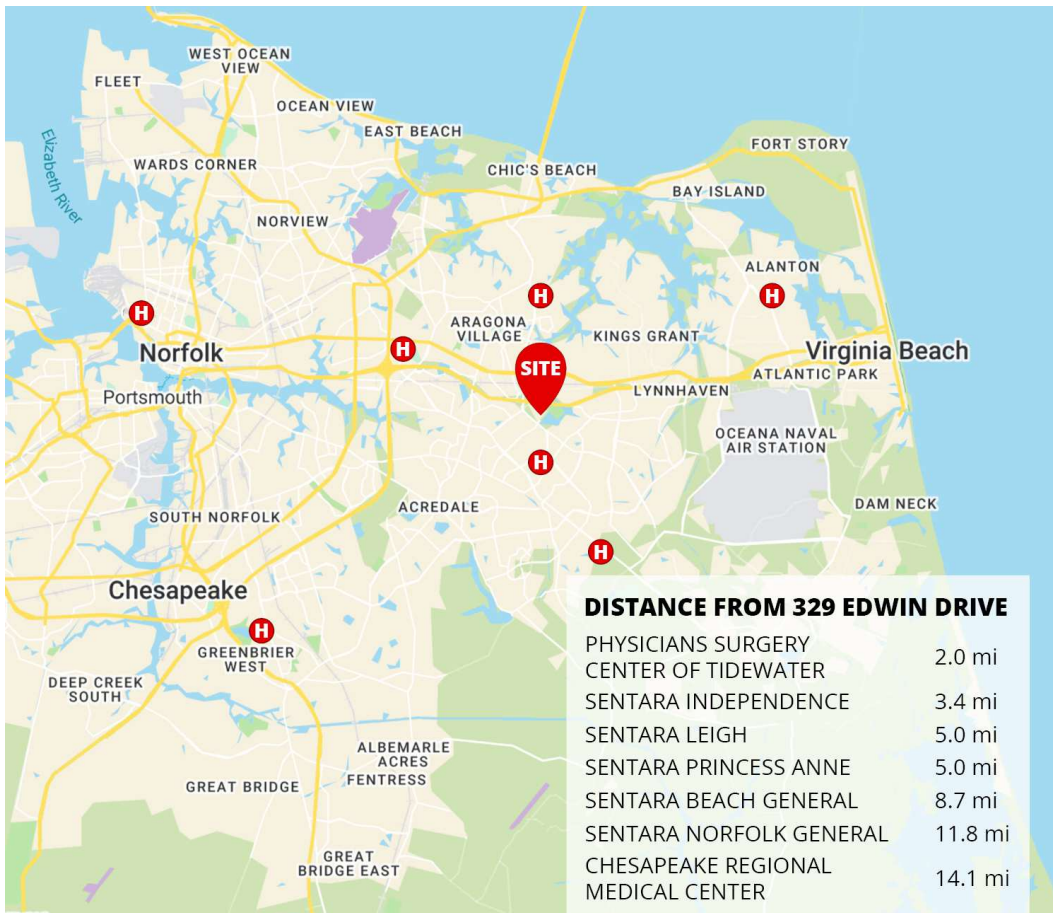


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