

# MEDICAL OFFICE CONDO

Oakbrooke Professional Center  
516 Innovation Drive, Suite 305  
Chesapeake, VA 23320

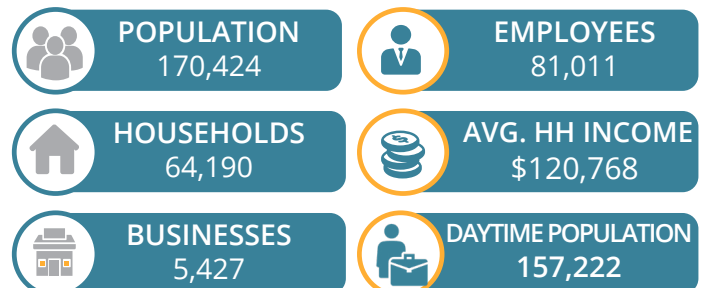


## FOR SALE OR LEASE

- Total: 4,059 ± SF medical office condo
- can be subdivided into 2 suites
  - Suite 1: 2,278 SF
  - Suite 2: 1,781 SF
- Excellent layout: Six (6) exam rooms
  - Six (6) exam rooms
  - Seven (7) private offices
  - Break area
  - Lab room
  - Reception/waiting area
- Located in the Greenbrier | Battlefield submarket

- Modern medical buildout with sinks and built-in upper & lower cabinets in every room
- BASE RENT:  
Combined: **\$22.50/SF + NNN**  
Individual Suites: **\$24/SF + NNN**
- SALE PRICE: **CONTACT BROKER**

### DEMOGRAPHICS WITHIN 5 MILES



For more information:  
**ROB SULT, CCIM**  
757.640.8205  
RobSult@HarveyLindsay.com

**MICHAEL ALLEN, CCIM**  
Call or Text 757.952.6660  
MichaelAllen@HarveyLindsay.com

**HARVEY LINDSAY**  
COMMERCIAL REAL ESTATE

[www.harveylindsay.com](http://www.harveylindsay.com)

# PROPERTY IMAGES | 516 Innovation Drive, Suite 305

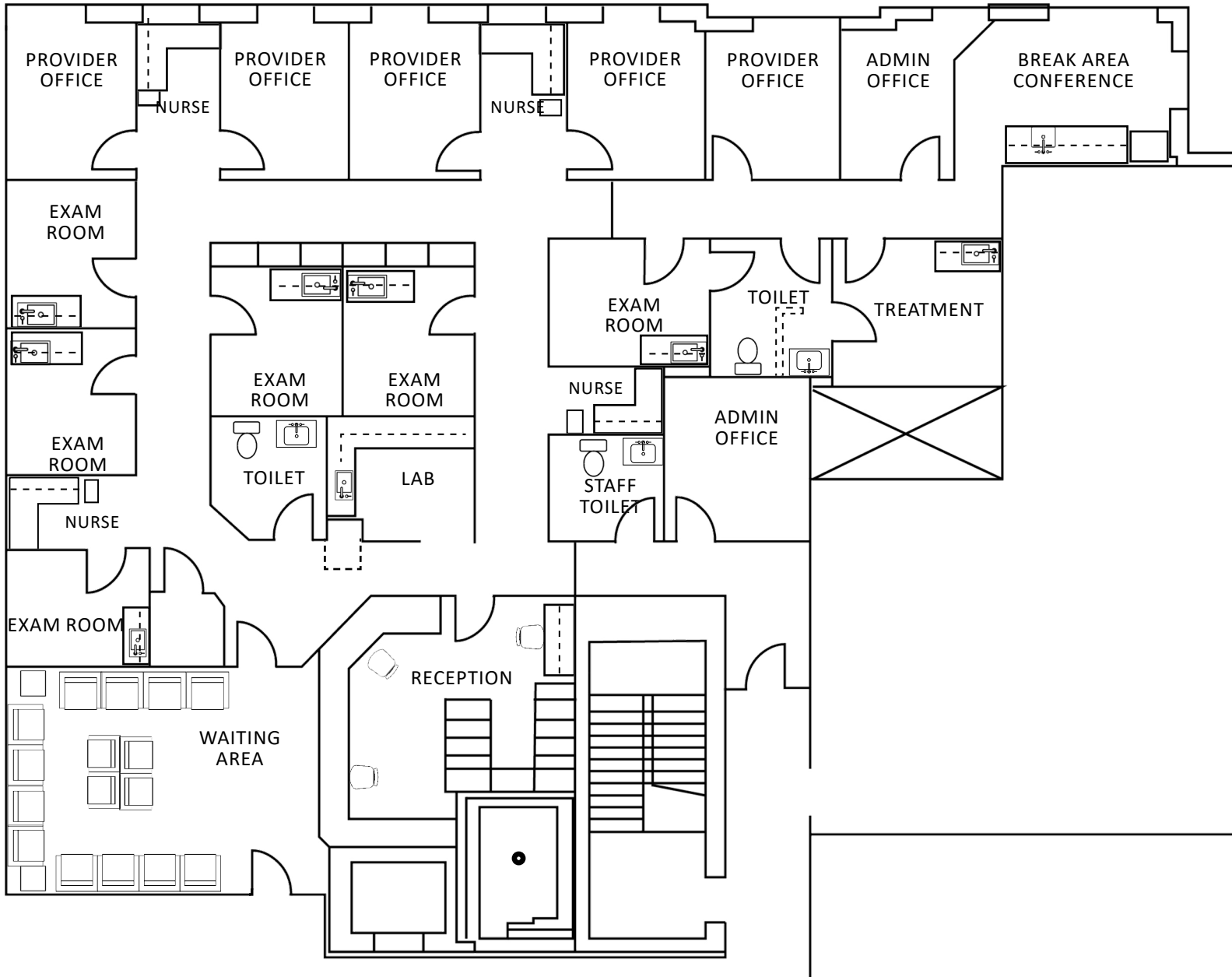


# PROPERTY IMAGES | 516 Innovation Drive, Suite 305

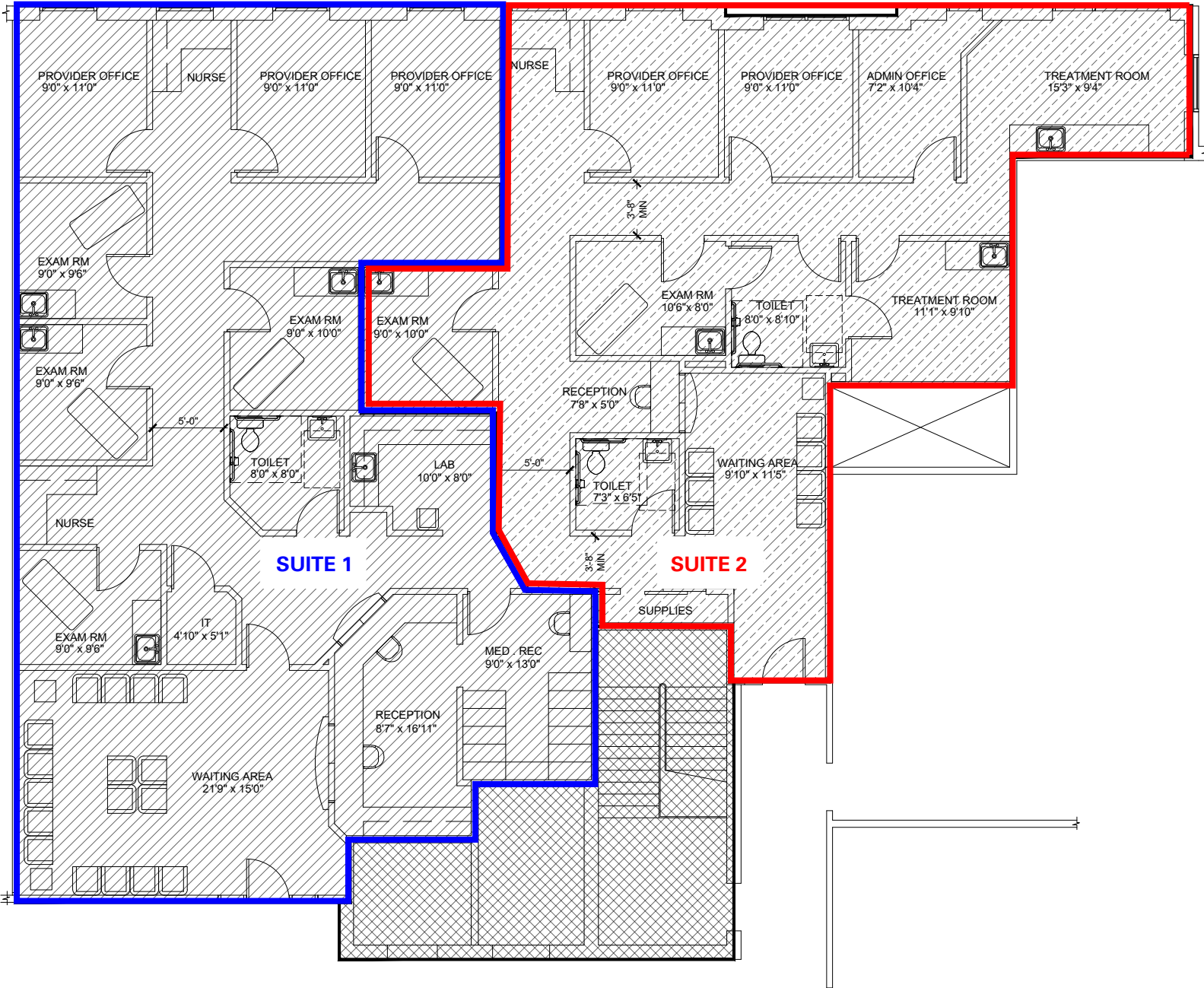


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# FLOOR PLAN | 516 Innovation Drive, Suite 305 | 4,059 SQ. FT.



# FLOOR PLAN | 516 Innovation Drive, Suite 305 | Subdivision



**RETAIL MAP | 516 Innovation Drive, Suite 305 | Chesapeake, VA**



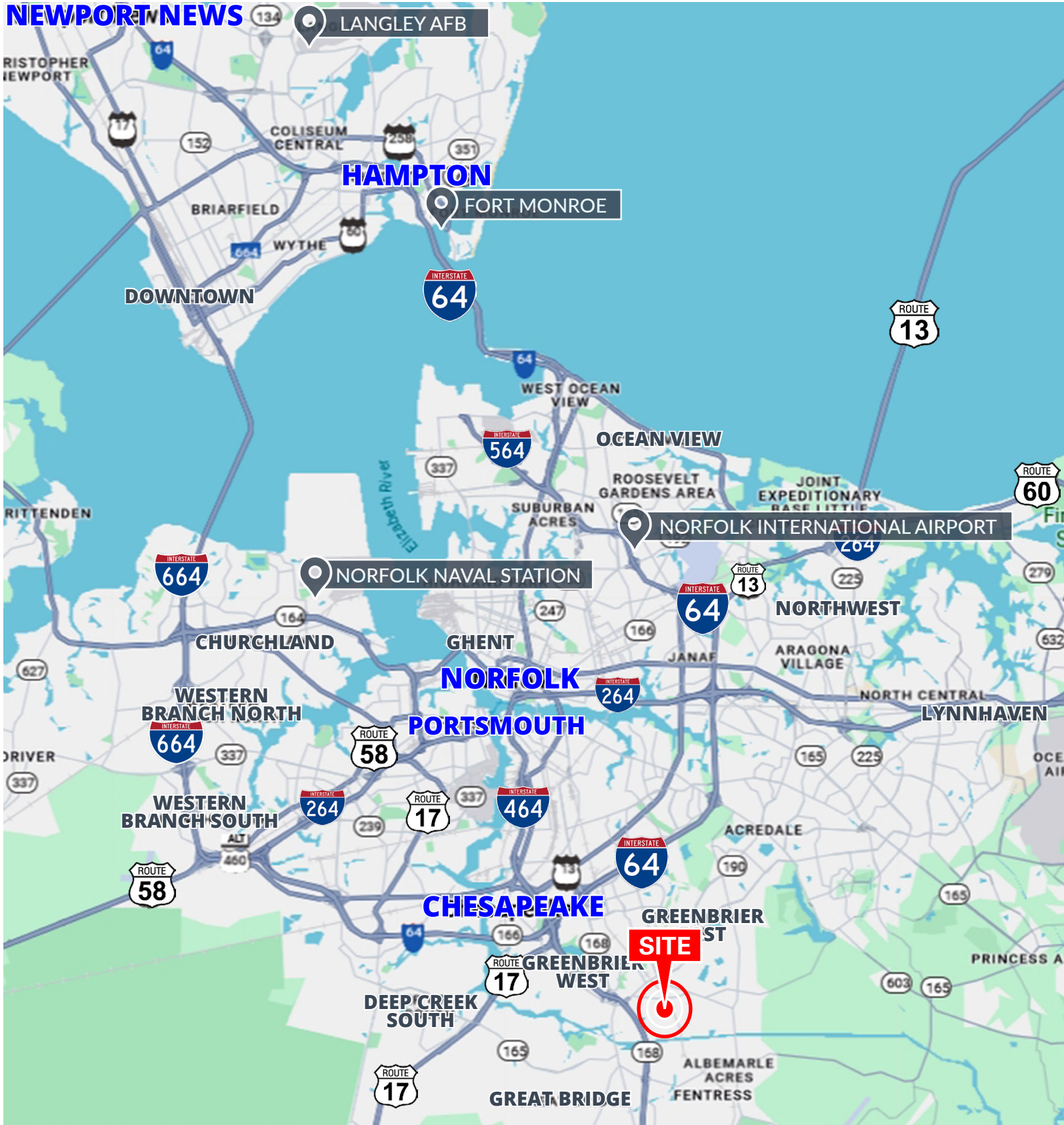
**CHESAPEAKE REGIONAL MEDICAL CENTER**

**GREENBIER CHRISTIAN ACADEMY**

**CHKD HEALTH CENTER at OAKBROOKE**

**MEDICAL OFFICE CONDO FOR SALE OR LEASE**

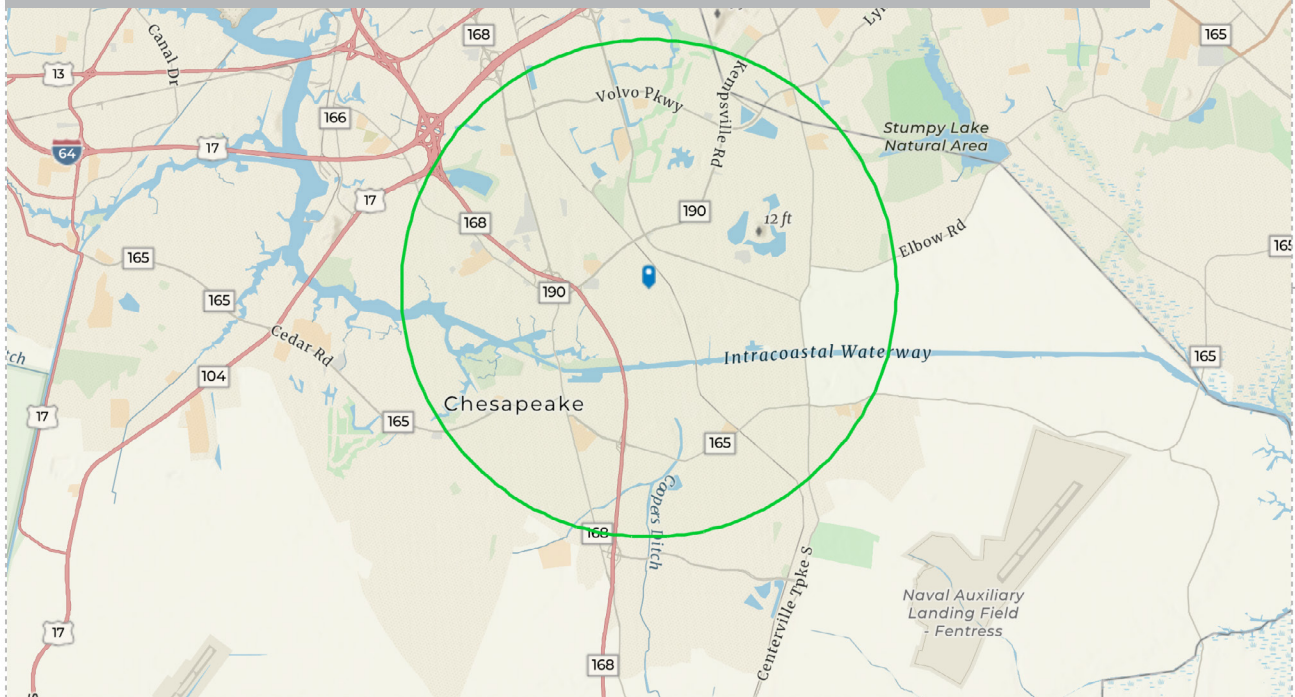
**SPORTS MEDICINE & ORTHO CENTER**



# OAKBROOKE PROFESSIONAL CENTER | 516 Innovation Drive, Suite 305

## DEMOGRAPHIC PROFILE

516 Innovation Drive, Chesapeake, Virginia, 23320  
Ring of 3 miles



### EDUCATION



No High School Diploma



19%

High School Graduate



43%

Bachelors/Grad/Prof Degree

### EMPLOYMENT



72%

White Collar



16%

Blue Collar



11%

Services



Unemployment Rate

### KEY FACTS



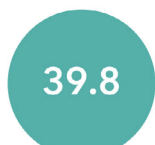
66,817

Total Population



26,183

Total Households



Median Age



\$120,675

Avg. HH Income

### BUSINESS



2,610

Total Businesses



39,174

Total Employees

### INCOME



\$77,438

Median Disposable Income



\$47,178

Per Capita Income



\$242,911

Median Net Worth