

FOR LEASE

Lakeshore Medical & Dental Center
700 Independence Circle, Virginia Beach, VA 23455



WATERFRONT MEDICAL OFFICE BUILDING

- Available
Suite 2C & 2D combined - 2,827 square feet
Suite 2A - 1,712 RSF - Available 2/1/2026
Full Floor - 5,944 RSF - Available 2/1/2026
- 17,353 square foot medical office building on 1.43 acres
- All units in building offer a water view
- Monument signage
- Property located just moments away from the Virginia Beach and Pembroke Town Center
- Generous parking allocations
- LEASE RATE: \$24.00/SF FULL SERVICE (excluding janitorial)**



POPULATION
257,140



HOUSEHOLDS
104,838



BUSINESSES
11,960

DEMOGRAPHICS
5 MILES (ESRI, 2025)

EMPLOYEES
131,929



AVG. HH INCOME
\$115,033



DAYTIME POP.
262,367



For more information:
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HARVEY LINDSAY
COMMERCIAL REAL ESTATE

www.harveylindsay.com

INTERIOR PHOTOS

700 Independence Circle, Virginia Beach, VA



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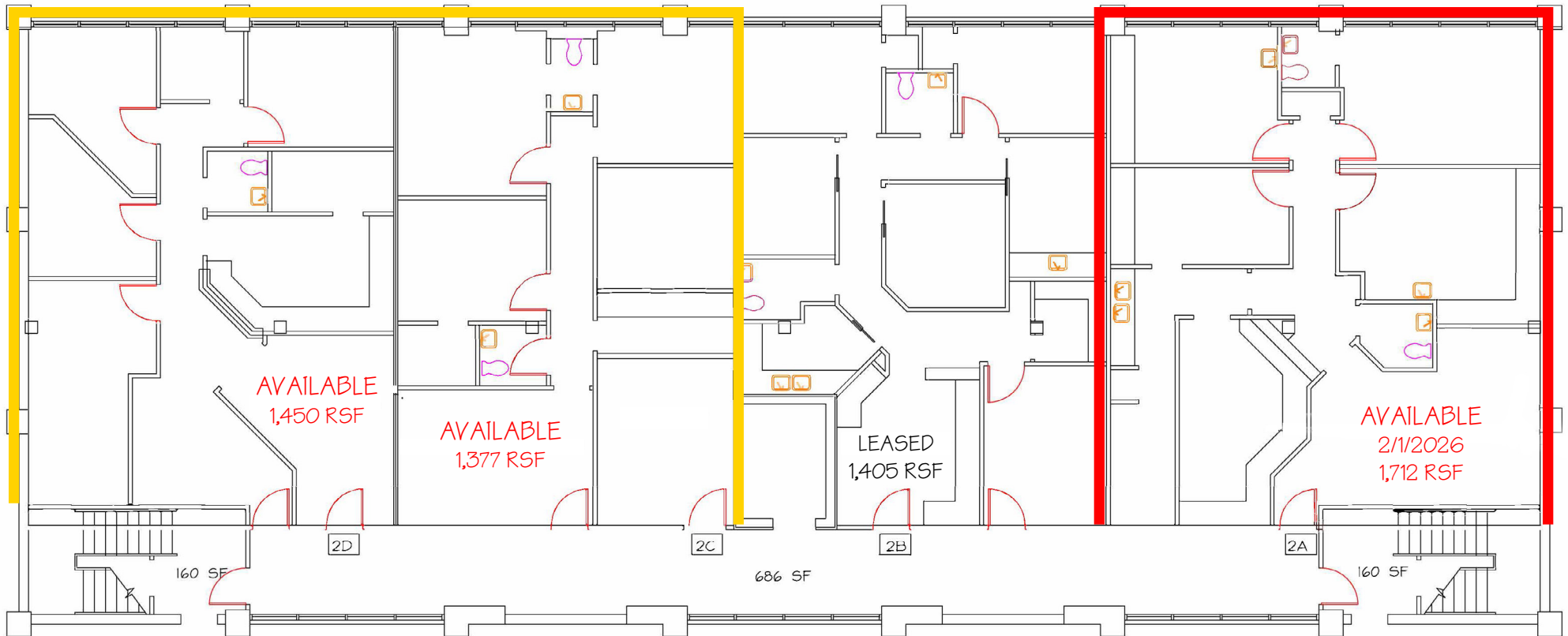
FLOOR PLAN

700 Independence Circle, Second Floor

5,944 SF - AVAILABLE 2-1-26

COMBINED: 2,827 RSF

SUITE 2A: 1,712 RSF

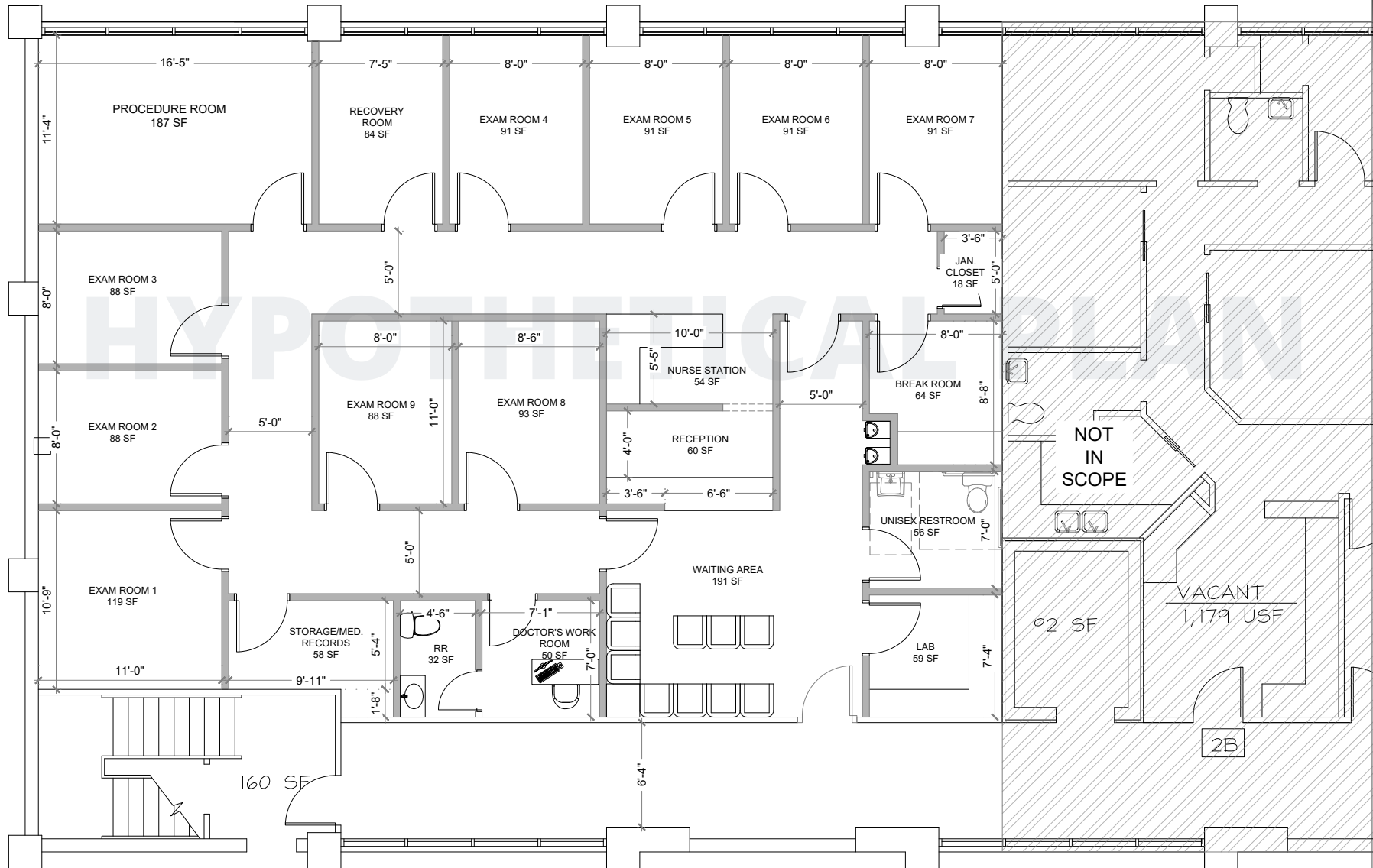


SECOND FLOOR PLAN

700 INDEPENDENCE BLVD., VIRGINIA BEACH, VA

FLOOR PLAN

700 Independence Circle, Suite 2C & 2D | 2,827 Sq. Ft.



SUITE 2C & 2D / HYPOTHETICAL LAYOUT

TOTAL PROPOSED
AREA - 2,827 RSF

LEGEND	
	EXISTING WALL
	NEW WALL



SEAL

RAM SURENDREN, ARCHITECT
LICENSE NUMBER: 040101009

05/29/25
DATE

05/29/25
PROJECT NUMBER

006-3025

700 INDEPENDENCE BLVD,
VIRGINIA BEACH, VA
SUITE 2C AND 2D

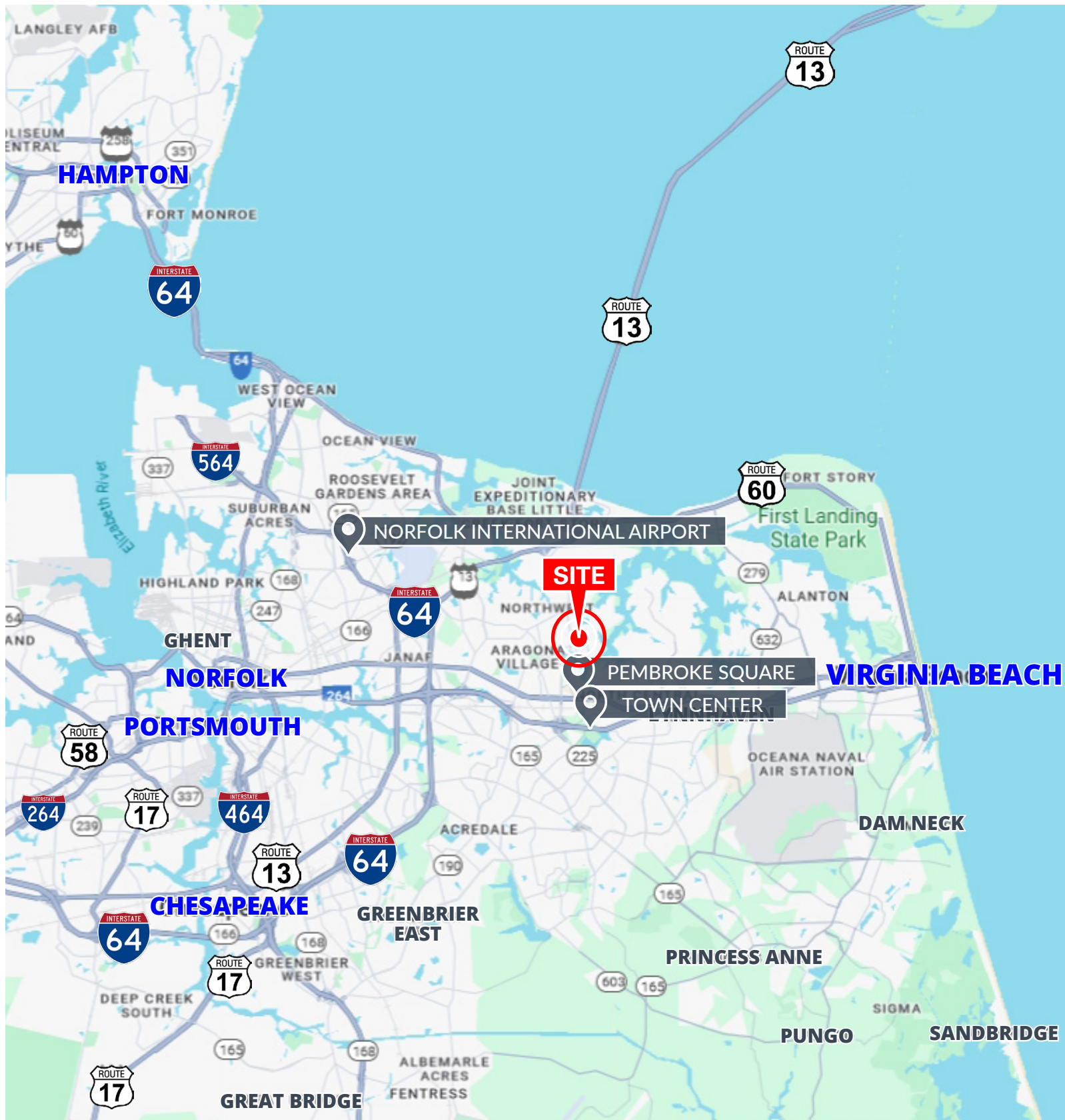
REVISIONS
DESCRIPTION

NO.	DATE
1	
2	
3	
4	
5	
6	

SCHEMATIC
LAYOUT

LOCAL AREA

700 Independence Circle, Virginia Beach, VA



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HARVEY LINDSAY

COMMERCIAL REAL ESTATE

RETAIL MAP

700 Independence Circle, Virginia Beach, VA

SENTARA
INDEPENDENCE
MEDICAL CENTER

MEDICAL OFFICE
BUILDING FOR LEASE

INDEPENDENCE BLVD

TARGET
KOHLS
FLOOR DECOR
THE FRESH MARKET
NORDSTROM
rack
LATITUDE
climbing + fitness

Walmart
Wegmans
Office DEPOT
Pet Paradise
SENTARA

PEMBROKE SQUARE

VIRGINIA BEACH BLVD

TOWN CENTER

RUTH'S CHRIS STEAK HOUSE
APEX ENTERTAINMENT
Hilton Garden Inn
The Cheesecake Factory
Funny Bone
BARNES & NOBLE

EXIT 17A

264

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COMMERCIAL REAL ESTATE

DEMOGRAPHICS

1-3-5 Mile Radius

700 Independence Cir. | Virginia Beach, VA 23452

2025 SUMMARY	1-Mile	3-Mile	5-Mile
Population	11,989	112,082	257,140
Households	4,804	46,480	104,838
Families	3,196	29,039	66,471
Average Household Size	2.49	2.38	2.42

2025 INCOME	1-Mile	3-Mile	5-Mile
Median HH Income	\$87,495	\$81,515	\$84,625
Average HH Income	\$115,038	\$113,174	\$115,033

2025 BUSINESSES	1-Mile	3-Mile	7-Mile
Total Businesses	469	5,350	11,960
Total Employees	4,842	57,317	131,929



POPULATION

257,140 (within 5 miles)



AVG. INCOME

\$115,033 (within 5 miles)

