

FOR LEASE

SENTARA PRINCESS ANNE

2075 Glenn Mitchell Drive | Virginia Beach, VA 23456



S.L. NUSBAUM
REALTY CO.



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SENTARALEASING.COM

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$32.50 SF/yr (Full Service)
Building Size:	66,900 SF
Available SF:	2,000 - 6,572 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 304	\$32.50 SF/yr	2,000 SF
Suite 406	\$32.50 SF/yr	6,572 SF
Suite 510	\$32.50 SF/yr	2,757 SF

PROPERTY HIGHLIGHTS

- Five-story medical office building connected to Sentara Princess Anne Hospital, giving physicians and patients direct access to the hospital.
- Located in the Princess Anne Corridor, this medical campus serves Southern Virginia Beach, as well as neighboring Chesapeake and North Eastern North Carolina communities.
- Parking exceeds municipal requirements, including ample staff and handicap parking.
- HVAC comprised of variable air volume mechanical systems with separate common area and interior climate control zones and multiple thermostats.
- The appropriate number of high speed elevators service the upper floors.
- After-hours controlled security access.
- Generous landlord contribution to tenant's construction costs.
- Full service lease includes janitorial service, excluding infectious/regulated medical waste.

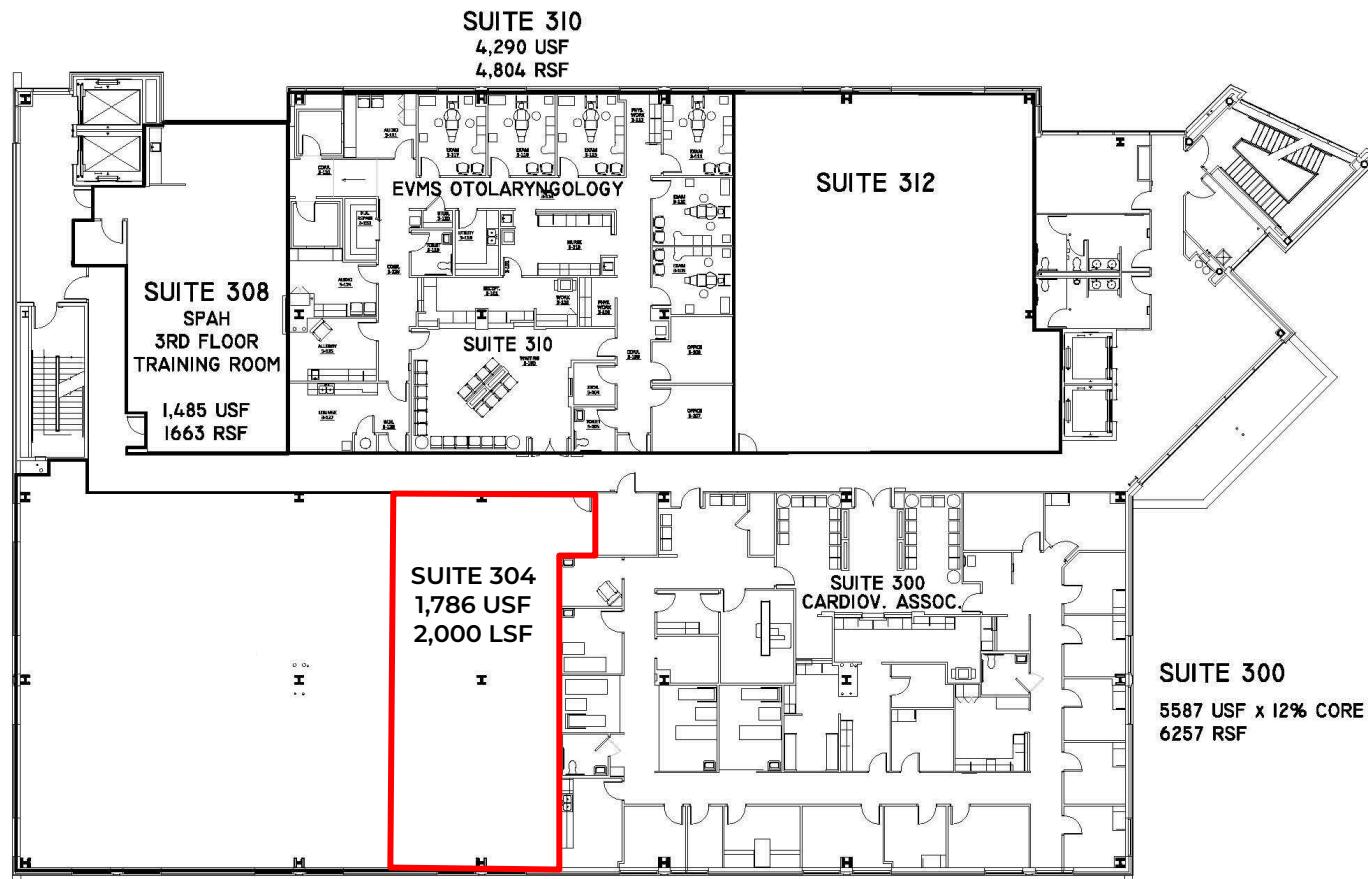
THIRD FLOOR PLAN

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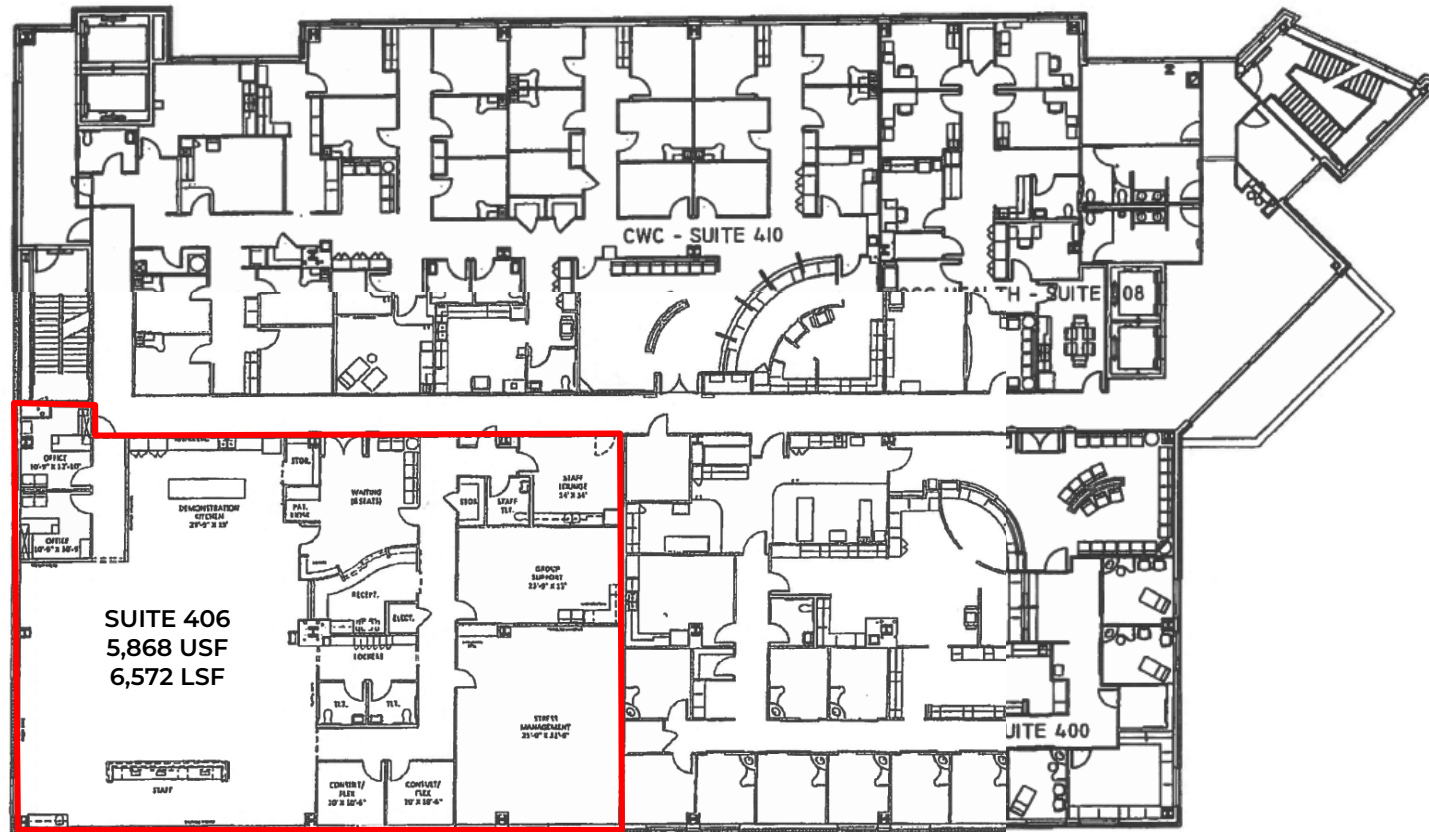
FOURTH FLOOR PLAN

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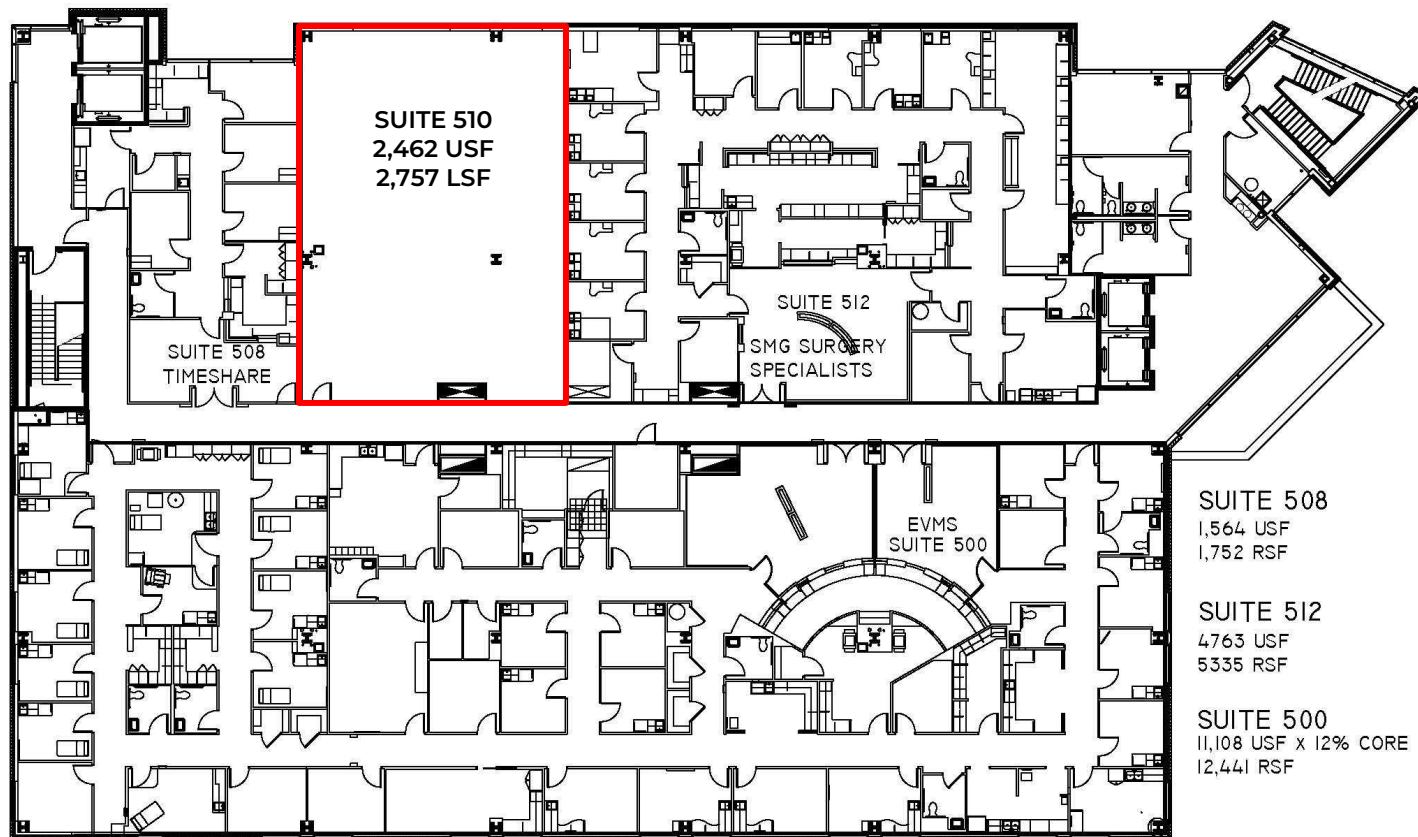
FIFTH FLOOR PLAN

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PRINCESS ANNE SUBMARKET

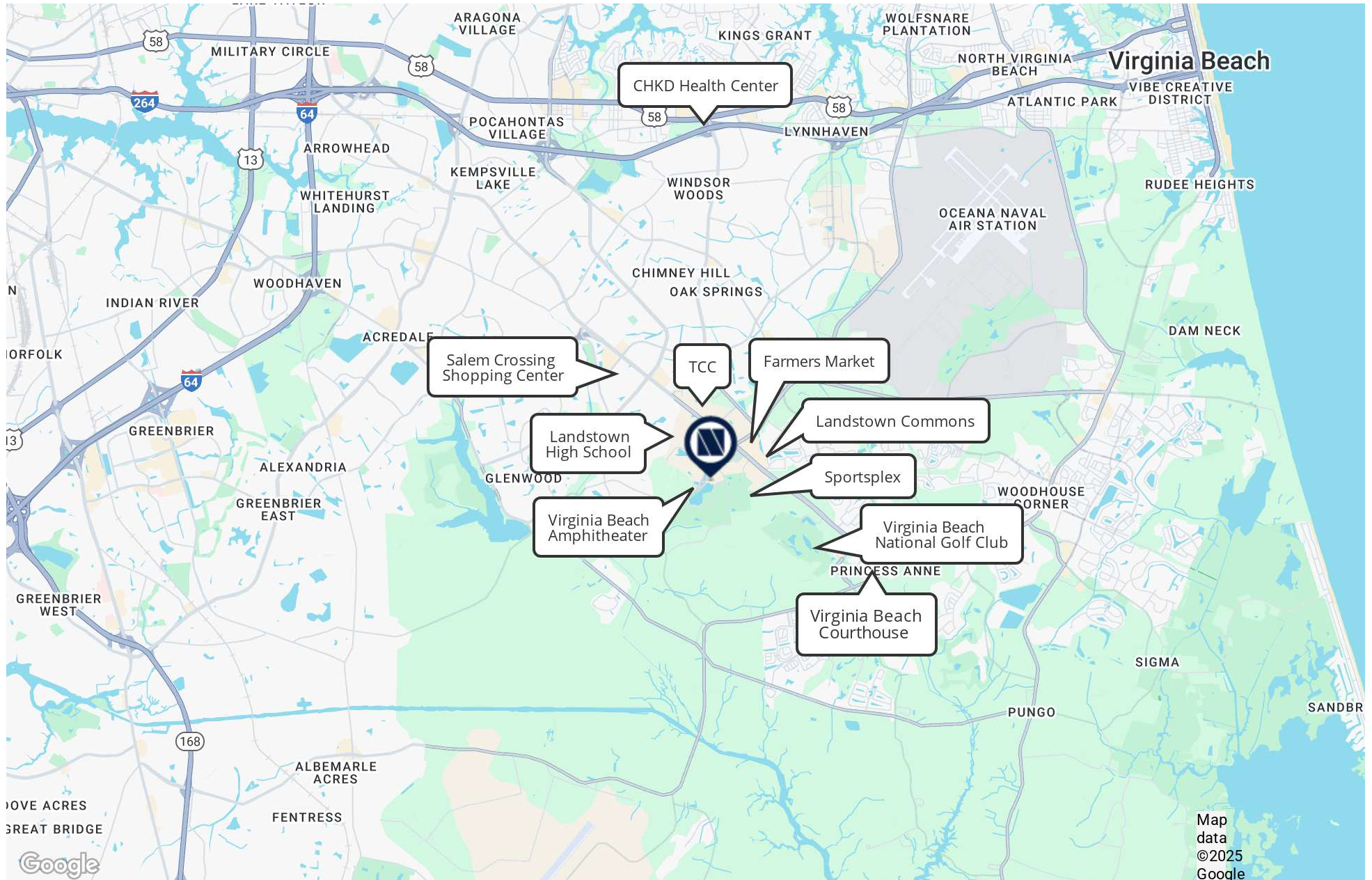
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DEMOGRAPHICS MAP & REPORT

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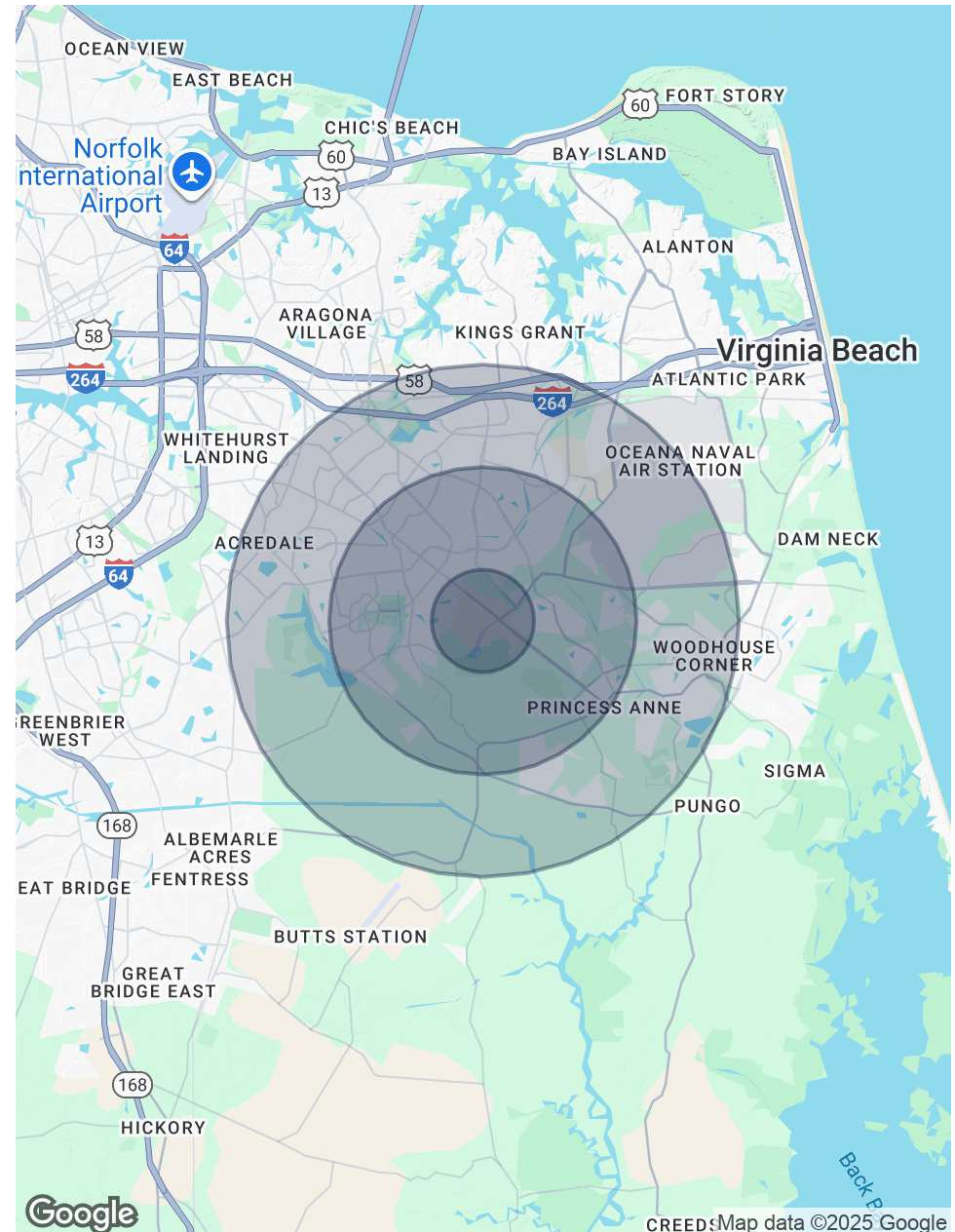
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,563	97,472	213,273
Average Age	31.3	32.4	33.8
Average Age (Male)	29.5	31.4	32.7
Average Age (Female)	33.8	33.4	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,253	33,094	75,549
# Of Persons Per HH	2.9	2.9	2.8
Average HH Income	\$71,848	\$76,109	\$75,944
Average House Value	\$272,087	\$285,567	\$290,924

2020 American Community Survey (ACS)



CONTACT INFORMATION

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