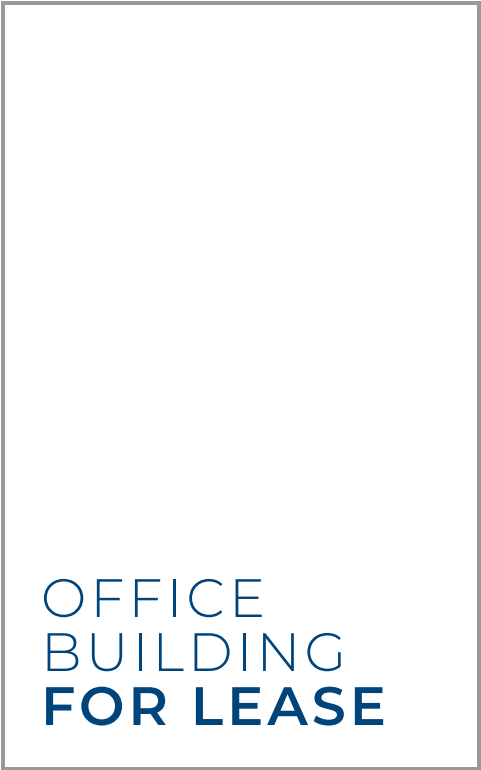




BUILDING I

101 Atlantic Center of Virginia
102
103
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BUILDING II

201 National Corporate Housing
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BUILDING III

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BUILDING IV

401
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BUILDING V

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509
510

**HAYGOOD
EXECUTIVE**

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Building Size:	36,595 SF
Available SF:	2,508 SF

PROPERTY OVERVIEW

From intimate workspaces for solo endeavors to larger suites designed for collaboration, find the ideal location at Haygood Executive Park. Offering suites ranging from 150 SF to 5,000 SF, with ample parking for employees and clients. Perfect opportunity for a first-time entrepreneur or established business. Conveniently located in the desirable Haygood neighborhood, just off Independence Boulevard near shopping and restaurants.

PROPERTY HIGHLIGHTS

- Convenient location just off Independence Blvd., three miles from I-264
- Ample parking
- Pylon sign available

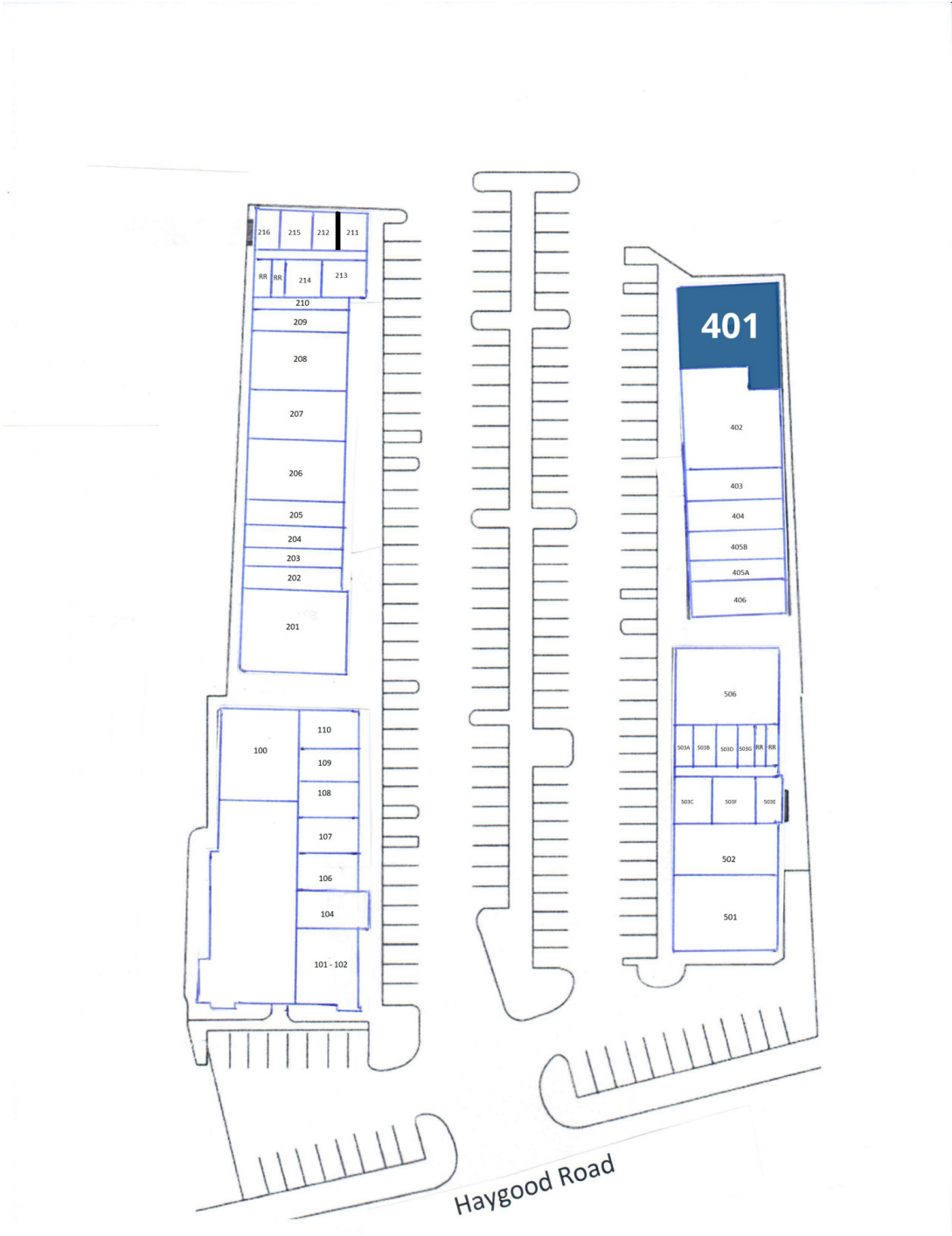


Owner/Agent
Managed and Leased by KPM LLC

SUSAN SPRINGER

757.560.3931
susans@kotarides.com

SITE PLAN



Owner/Agent
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LEASE SPACES

LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	2,508 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 401	Available	2,508 SF	Modified Gross	\$20.00 SF/yr	-

RETAILER MAP

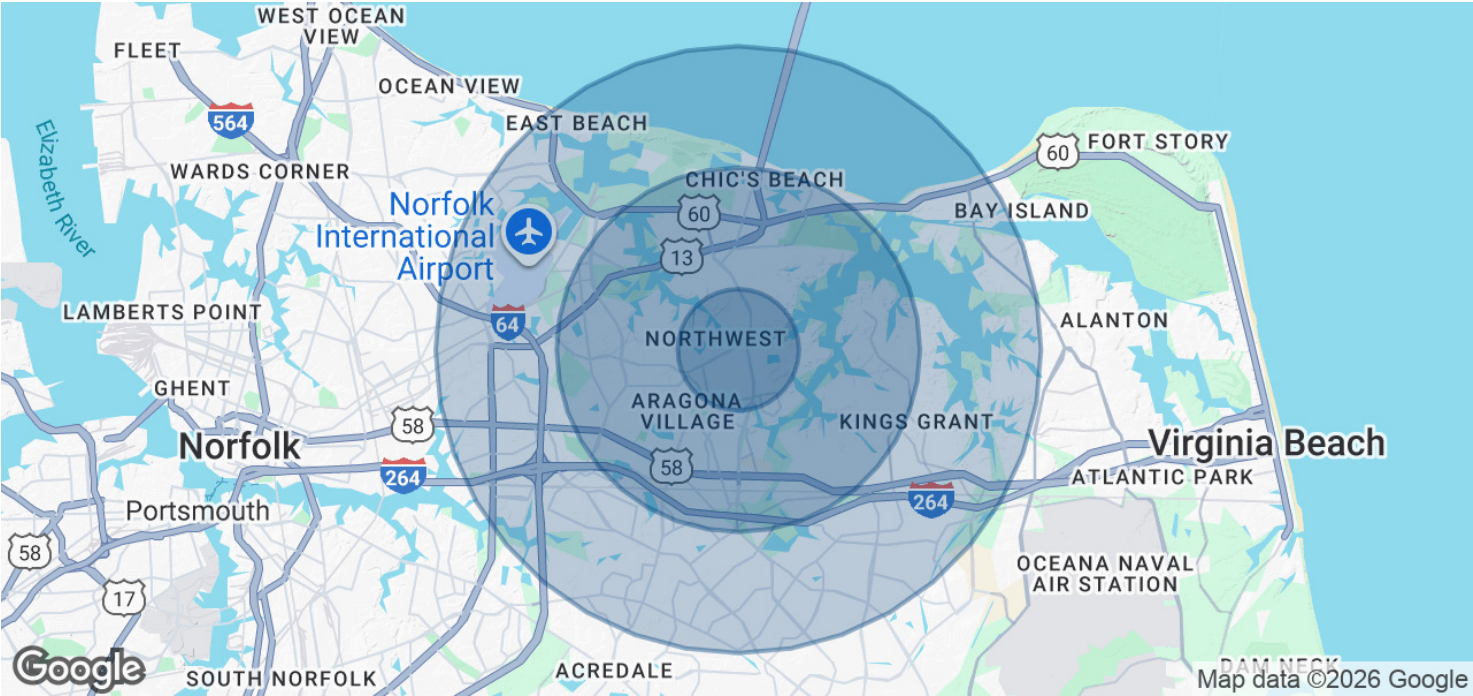


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,464	104,974	209,613
Average Age	43	39	40
Average Age (Male)	41	38	39
Average Age (Female)	45	40	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,747	42,777	85,524
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$112,406	\$103,061	\$105,017
Average House Value	\$454,552	\$402,744	\$408,792

Demographics data derived from AlphaMap