

UNDER NEW OWNERSHIP



OFFICE/MEDICAL BUILDINGS FOR LEASE

POPLAR HILL PROFESSIONAL CENTER

4037-4057 TAYLOR ROAD, CHESAPEAKE, VA 23321



POPLAR HILL PROFESSIONAL CENTER

4037-4057 TAYLOR ROAD, CHESAPEAKE, VA 23321

PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF: 1,311 - 8,152 SF

Lease Rate: \$15.00 SF/yr (Net of Electric & Janitorial)

AVAILABLE SPACES

SF

Suite A	3,806 SF
Suite C	1,311 SF
Suite E	1,447 - 8,152 SF
Suite F/G	4,159 - 8,152 SF
Suite H	2,546 - 8,152 SF
Suite M/N	4,296 SF
Suite S	2,608 SF

PROPERTY HIGHLIGHTS

- Under new ownership with immediate plans for capital improvements including parking lot refresh, new landscaping & improved lighting
- Variety of medical & office suites available -- turn key improvements for suites H and S are currently under way.
- Generous Tenant Improvement package for qualified tenants & NEW monument sign for brand exposure.
- Close proximity to I-664 interchange in the heart of Churchland, and conveniently located near Harbour View & Bon Secours Maryview Medical Center.

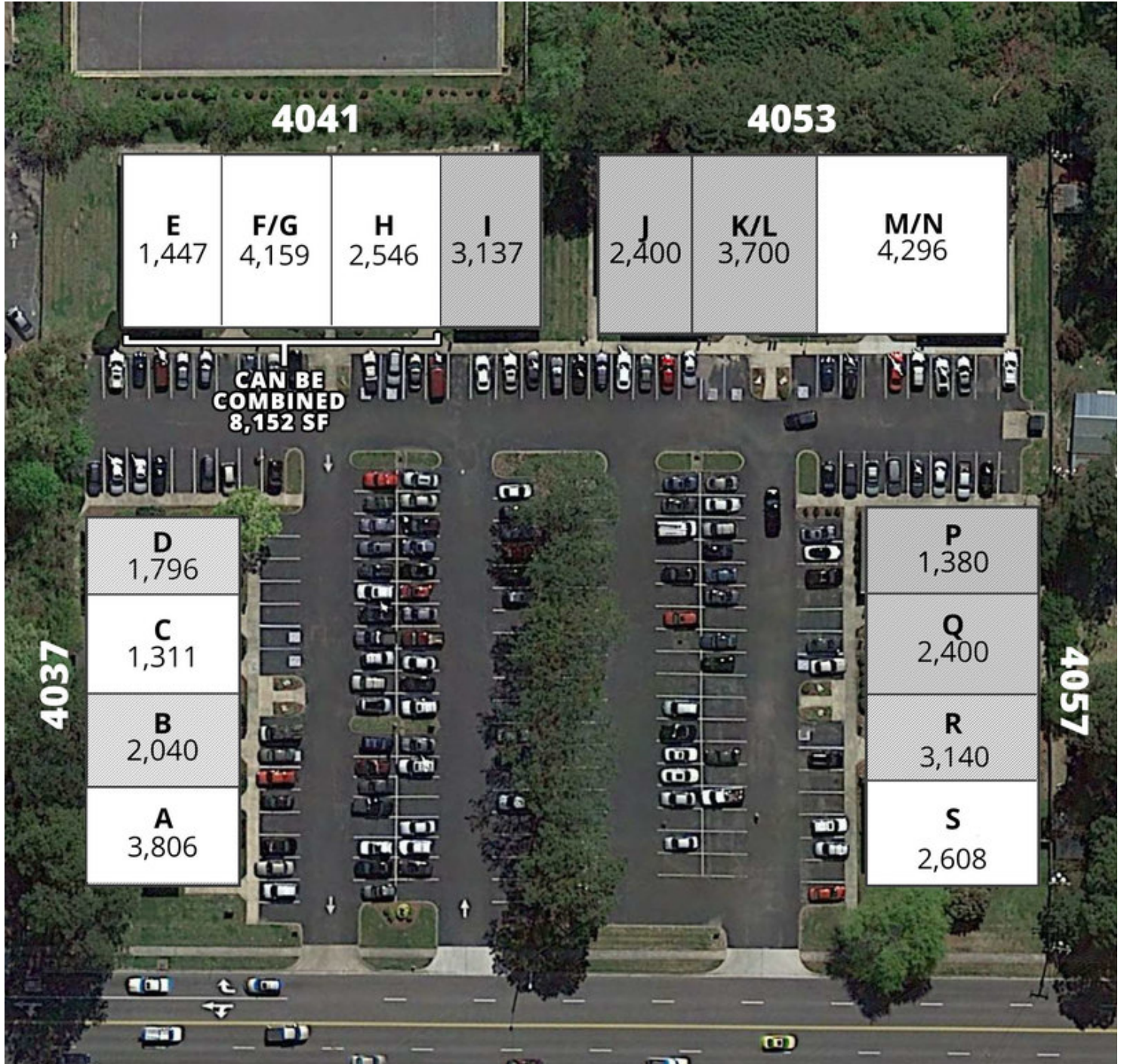
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	4,960	22,740	43,327
Total Population:	13,293	61,302	113,985
Average HH Income:	\$63,320	\$72,725	\$70,040

POPLAR HILL PROFESSIONAL CENTER

4037-4057 TAYLOR ROAD, CHESAPEAKE, VA 23321

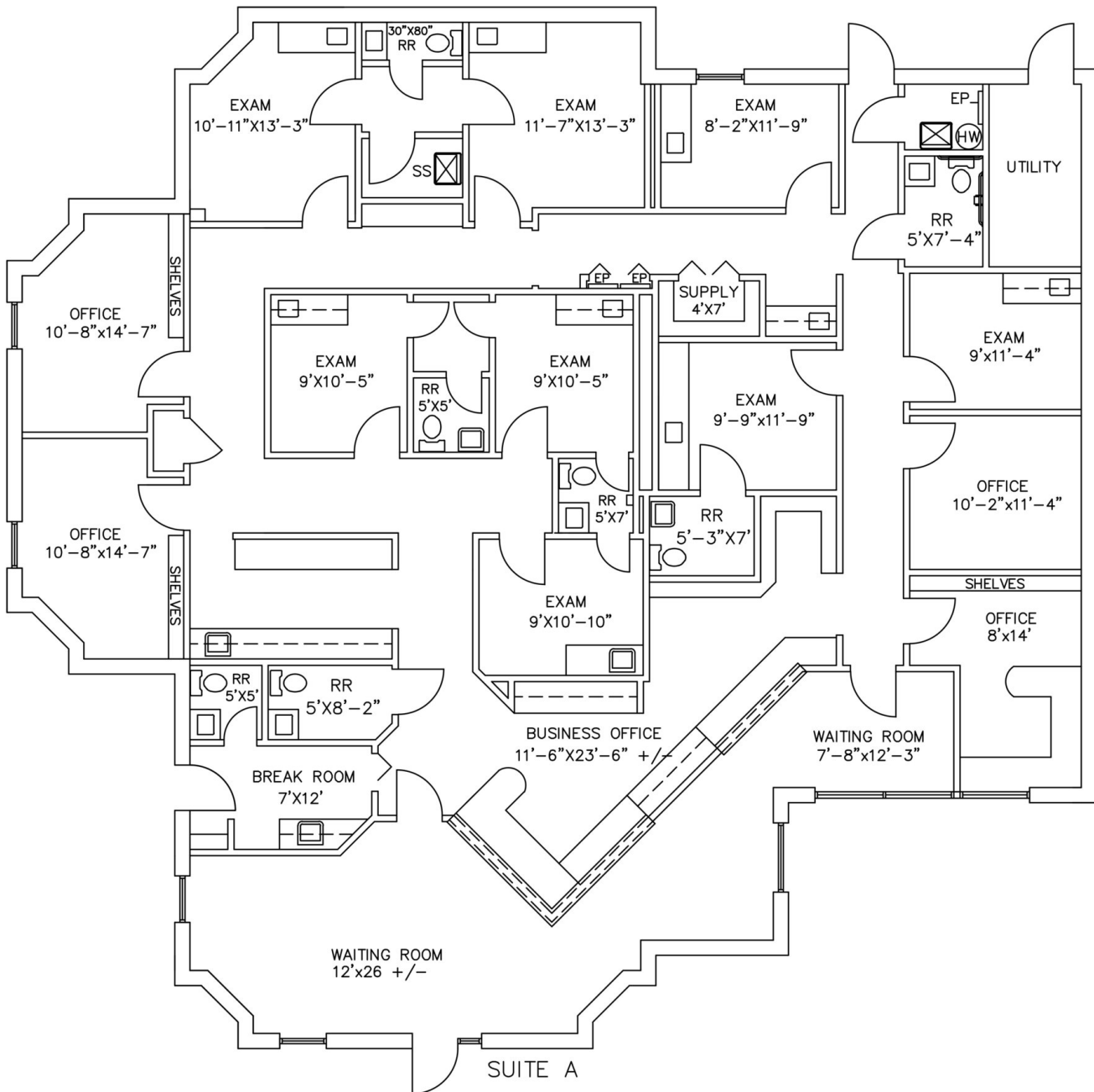
SITE PLAN



POPLAR HILL PROFESSIONAL CENTER

4037-4057 TAYLOR ROAD, CHESAPEAKE, VA 23321

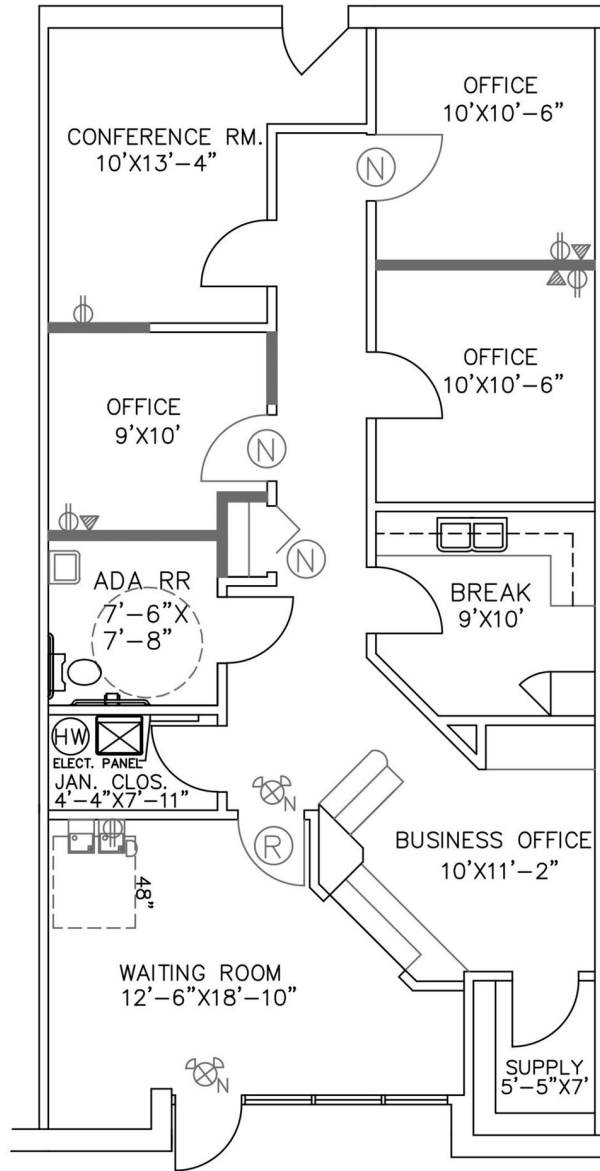
SUITE A | 3,806 SF



POPLAR HILL PROFESSIONAL CENTER

4037-4057 TAYLOR ROAD, CHESAPEAKE, VA 23321

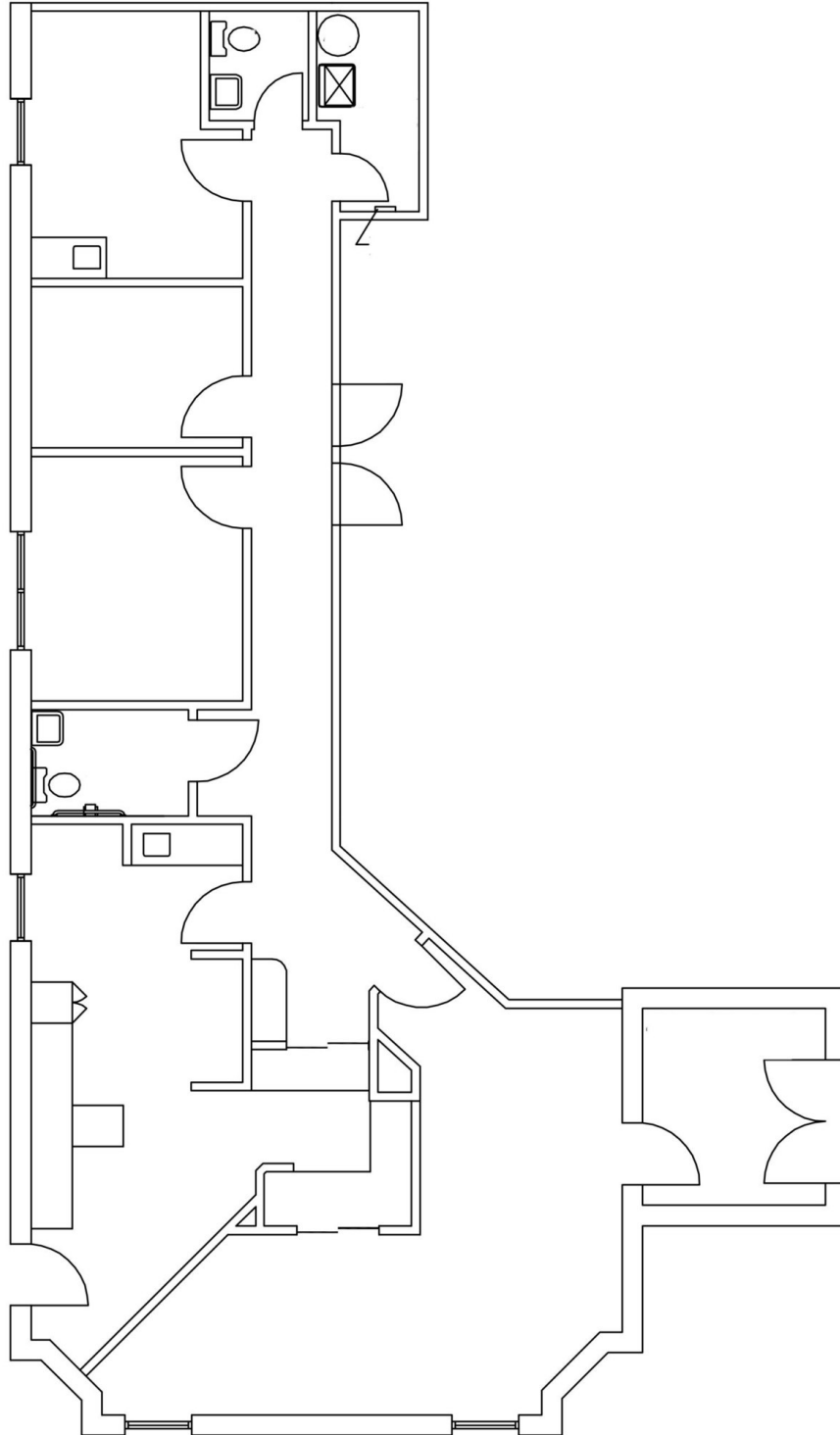
SUITE C | 1,311 SF



POPLAR HILL PROFESSIONAL CENTER

4037-4057 TAYLOR ROAD, CHESAPEAKE, VA 23321

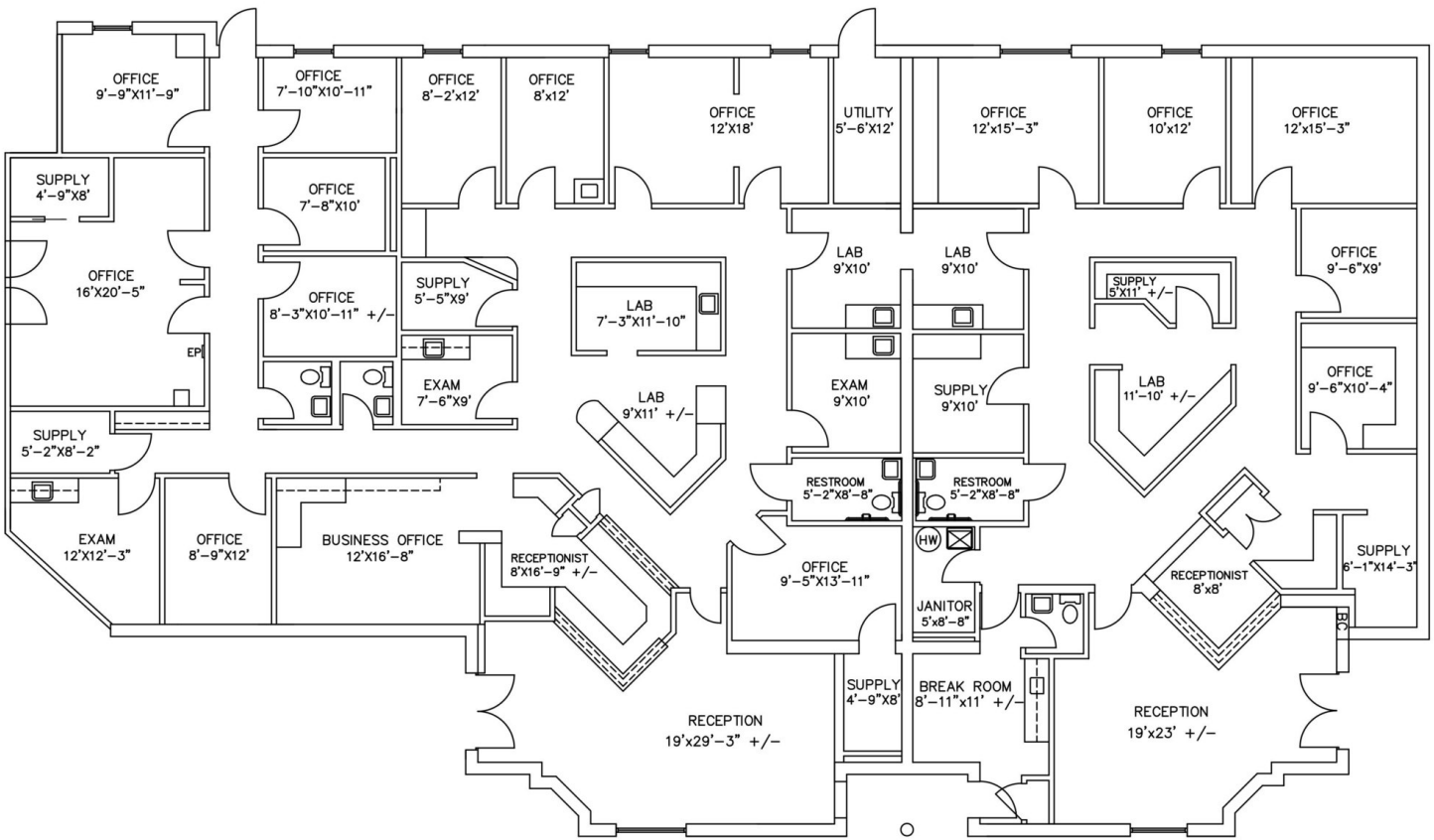
SUITE E | 1,447 SF



POPLAR HILL PROFESSIONAL CENTER

4037-4057 TAYLOR ROAD, CHESAPEAKE, VA 23321

SUITE F, G | 4,159 SF



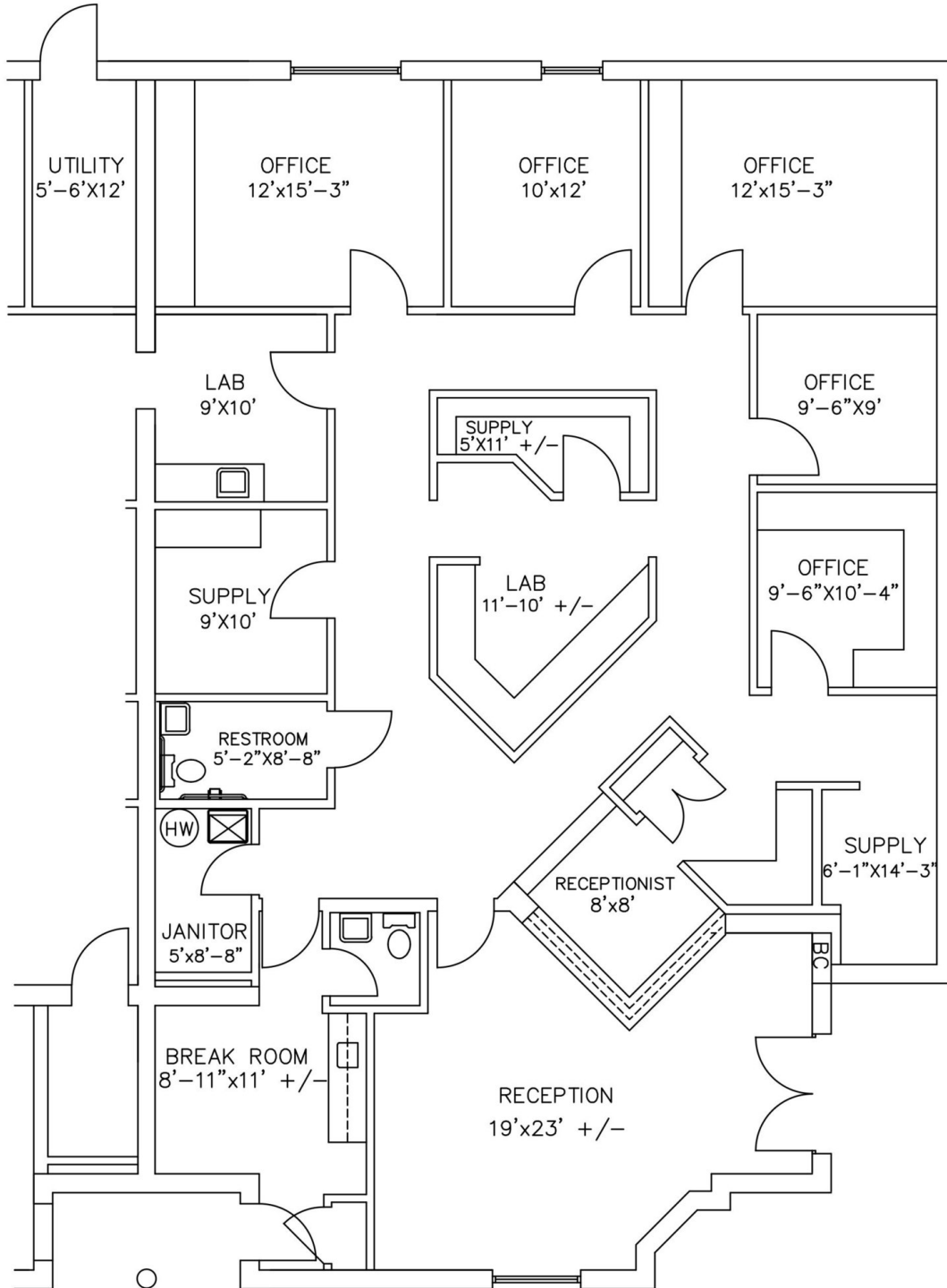
EXISTING FLOOR PLAN SUITE F/G
SCALE: NTS

EXISTING FLOOR PLAN SUITE H
SCALE: NTS

POPLAR HILL PROFESSIONAL CENTER

4037-4057 TAYLOR ROAD, CHESAPEAKE, VA 23321

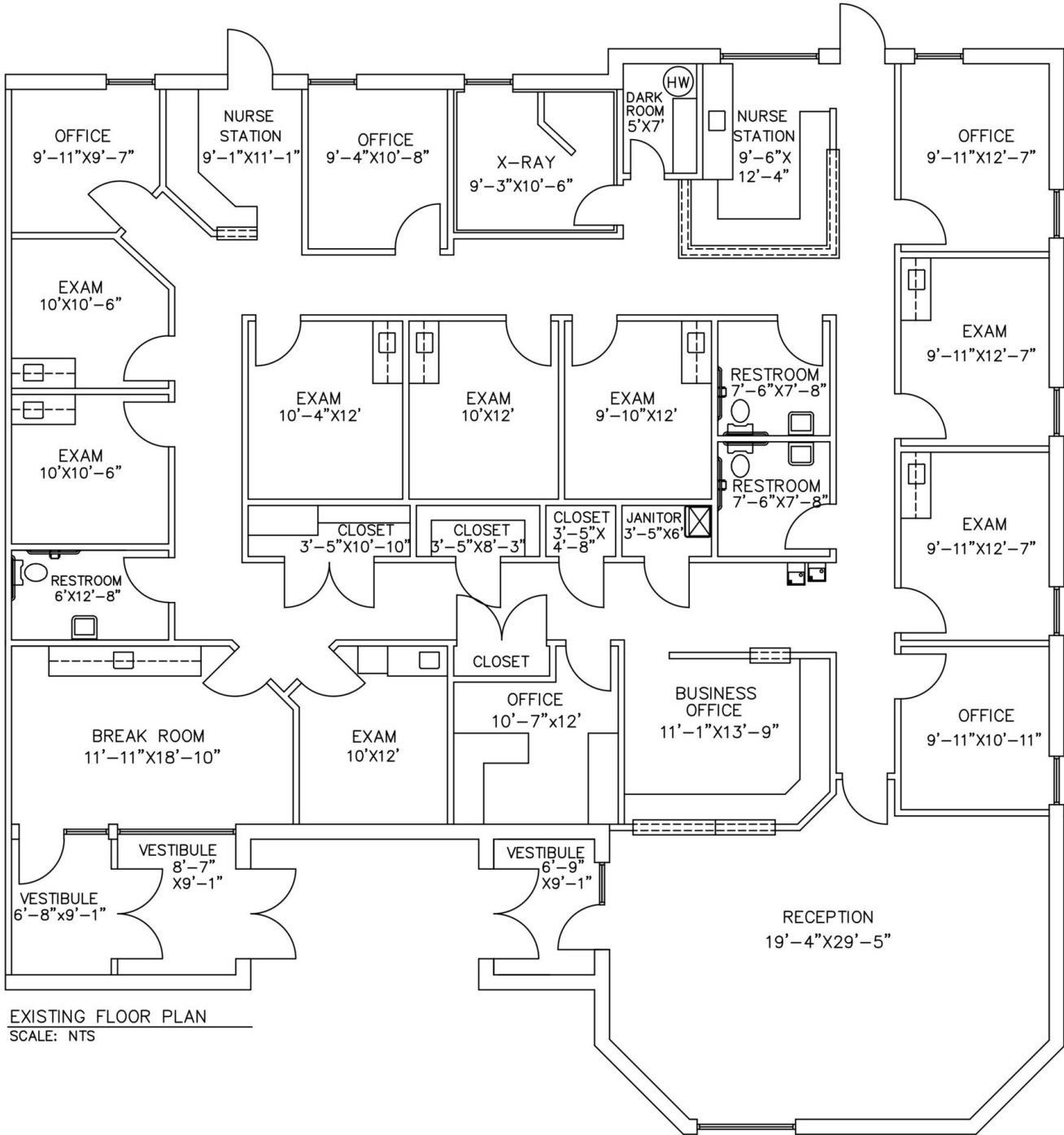
SUITE H | 2,546 SF



POPLAR HILL PROFESSIONAL CENTER

4037-4057 TAYLOR ROAD, CHESAPEAKE, VA 23321

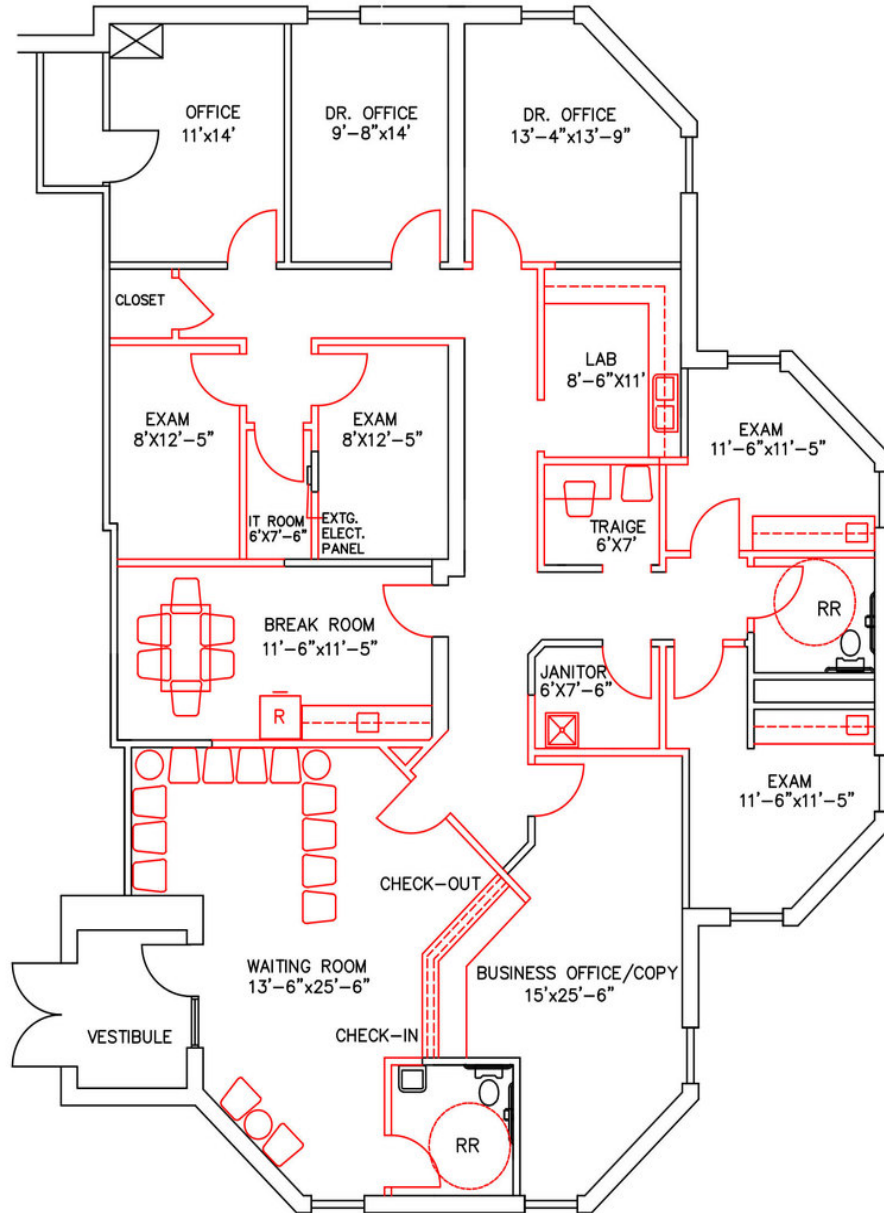
SUITE M, N | 4,296 SF



POPLAR HILL PROFESSIONAL CENTER

4037-4057 TAYLOR ROAD, CHESAPEAKE, VA 23321

SUITE S (PROPOSED PLAN) | 2,608 SF





Elizabeth Napolitano

Sales And Leasing
Associate

757.333.4331

Elizabeth.napolitano@divaris.com

Nicole Campbell

Sales And Leasing
Associate

757.333.4303

Nicole.campbell@divaris.com



The information contained herein should be considered confidential and remains the sole property of Divaris Real Estate, Inc. at all times. Although every effort has been made to ensure accuracy, no liability will be accepted for any errors or omissions. Disclosure of any information contained herein is prohibited except with the express written permission of Divaris Real Estate, Inc.