

OFFICE SUITES FOR LEASE



3300 NORTH BUILDING

397 LITTLE NECK ROAD, VIRGINIA BEACH



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	944 - 9,286 SF
Contiguous Space:	9,286 SF
Lease Rate:	\$20.00 SF/yr (Full Service)
Building Size:	32,636 SF

AVAILABLE SPACES

	SF
Suite 200	1,871 SF
Suite 215	944 SF
Suite 220	952 SF
Suite 255	1,568 SF
Suite 300 (Subdivisible)	6,319 SF
Suite 310	2,722 SF

PROPERTY OVERVIEW

The 3300 North Building contains approximately 33,000 rentable square feet over three floors in the 104,000 SF 397 Office Park. The office park's excellent location is one reason for the continued success and viability of the project.

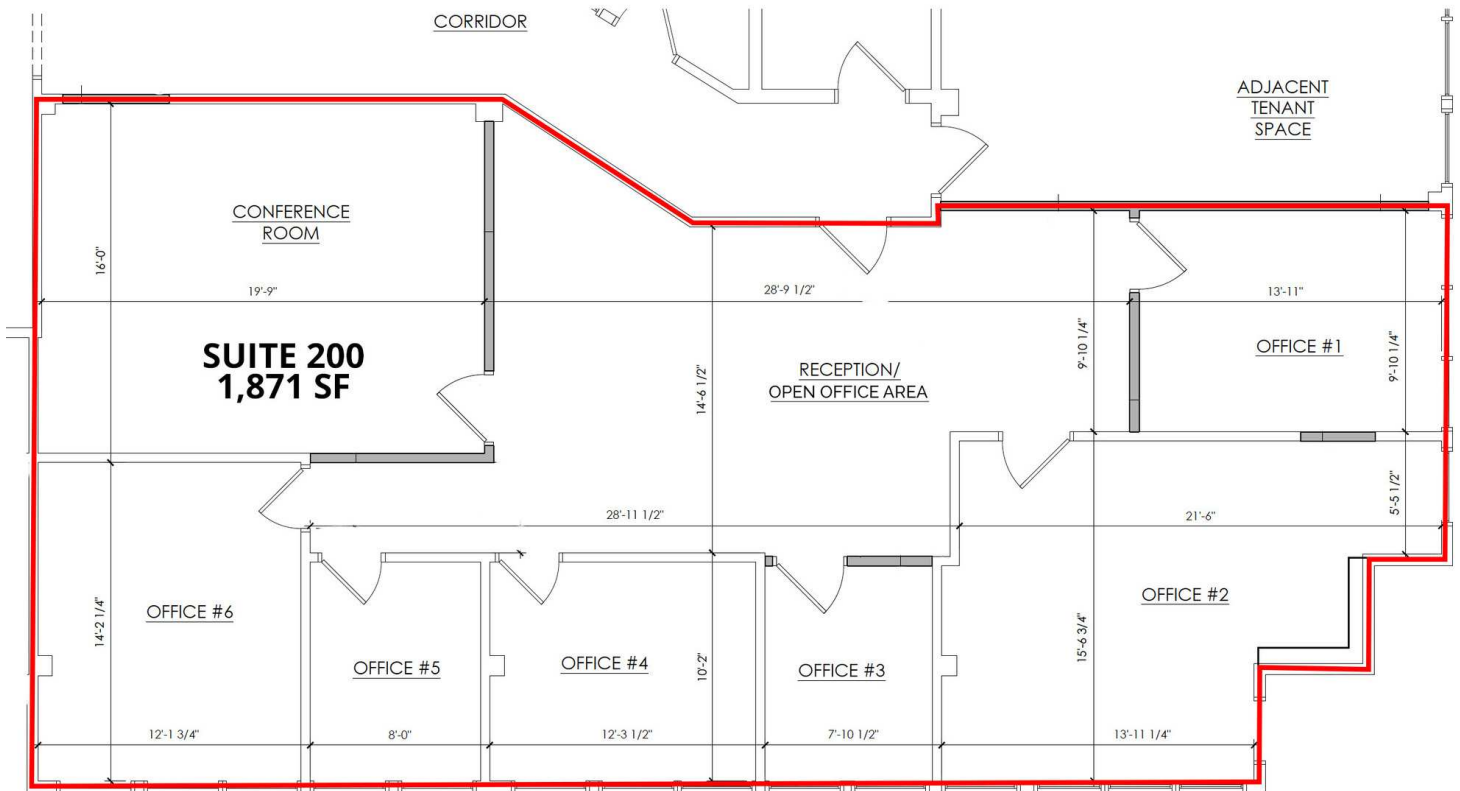
PROPERTY HIGHLIGHTS

- Building signage opportunity for large user
- The Virginia Beach/Norfolk Expressway, the link to all of Hampton Roads, is less than one-quarter mile away
- Walking distance from restaurants, banks and shopping areas and an HRT bus stop
- Ample parking and 24/7 private health club available
- Professional tenants include Medical, Accounting and Insurance businesses
- Spaces available immediately
- B2 Zoning

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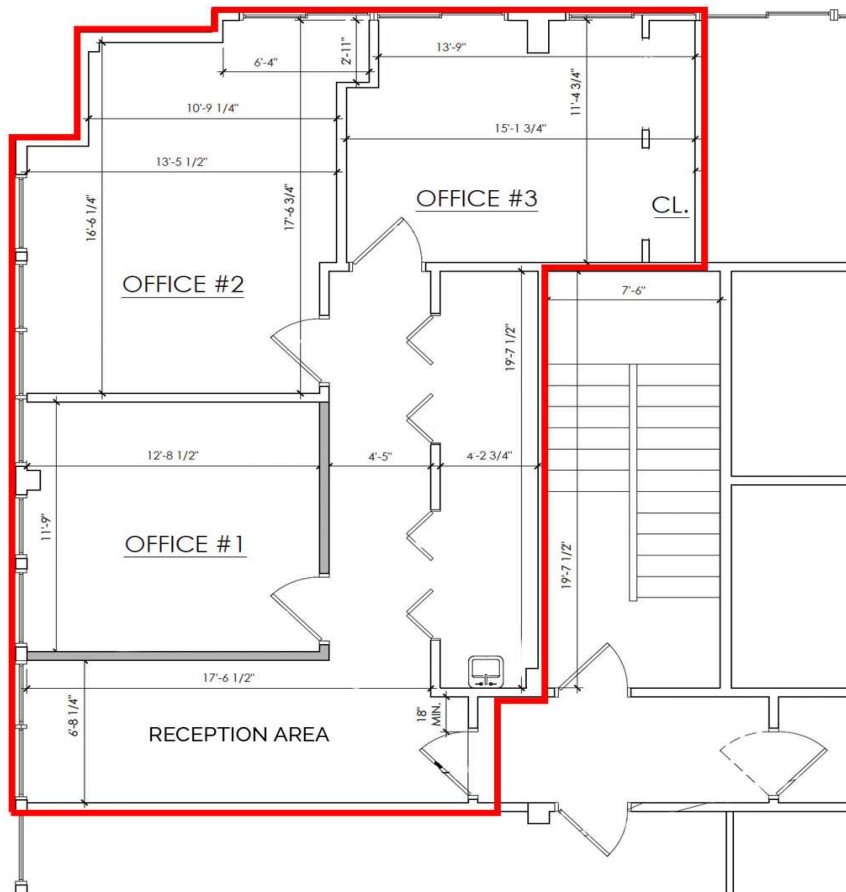
SUITE 200 | 1,871 SF AVAILABLE



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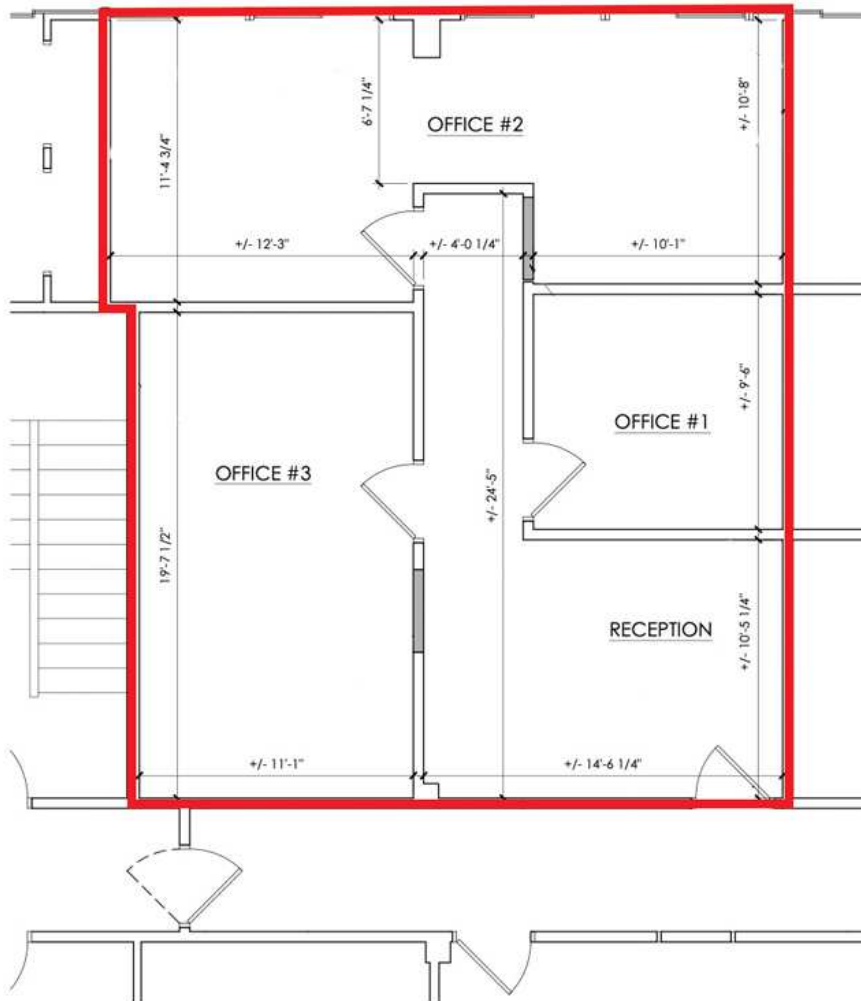
SUITE 215 | 944 SF AVAILABLE



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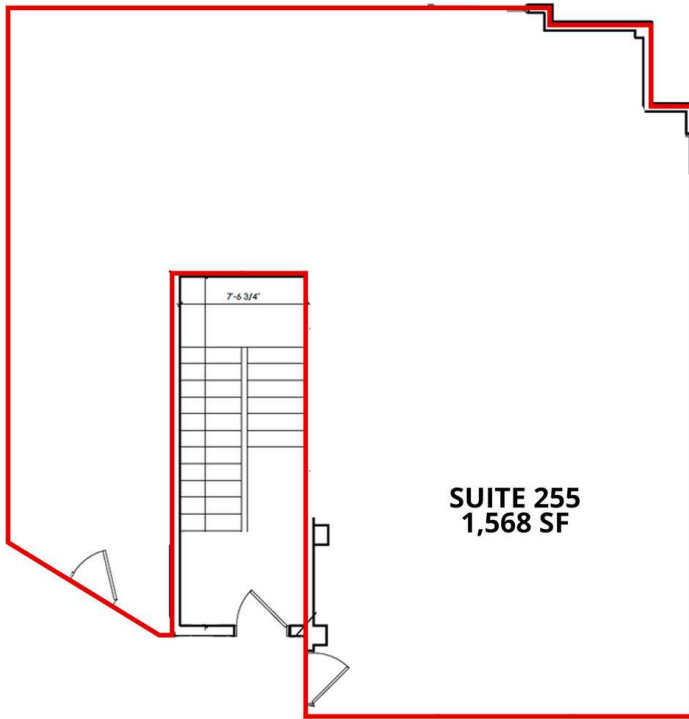
SUITE 220 | 952 SF AVAILABLE



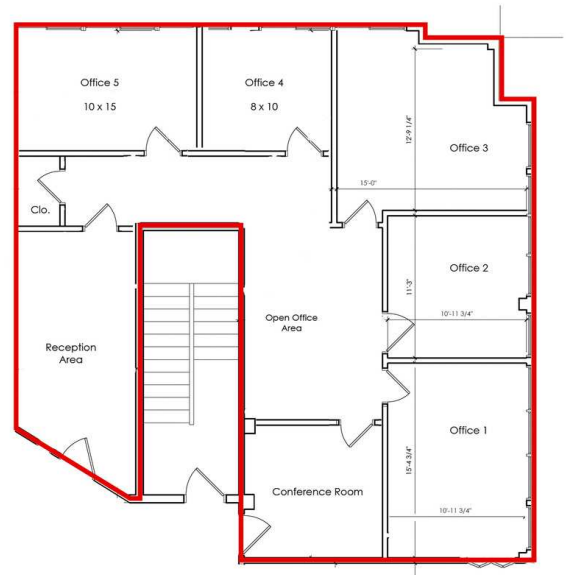
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SUITE 255 OFFICE | 1,568 SF AVAILABLE



SUITE 255 | SAMPLE FLOOR PLAN



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THIRD FLOOR | UP TO 9,286 SF CONTIGUOUS (SUBDIVISIBLE)



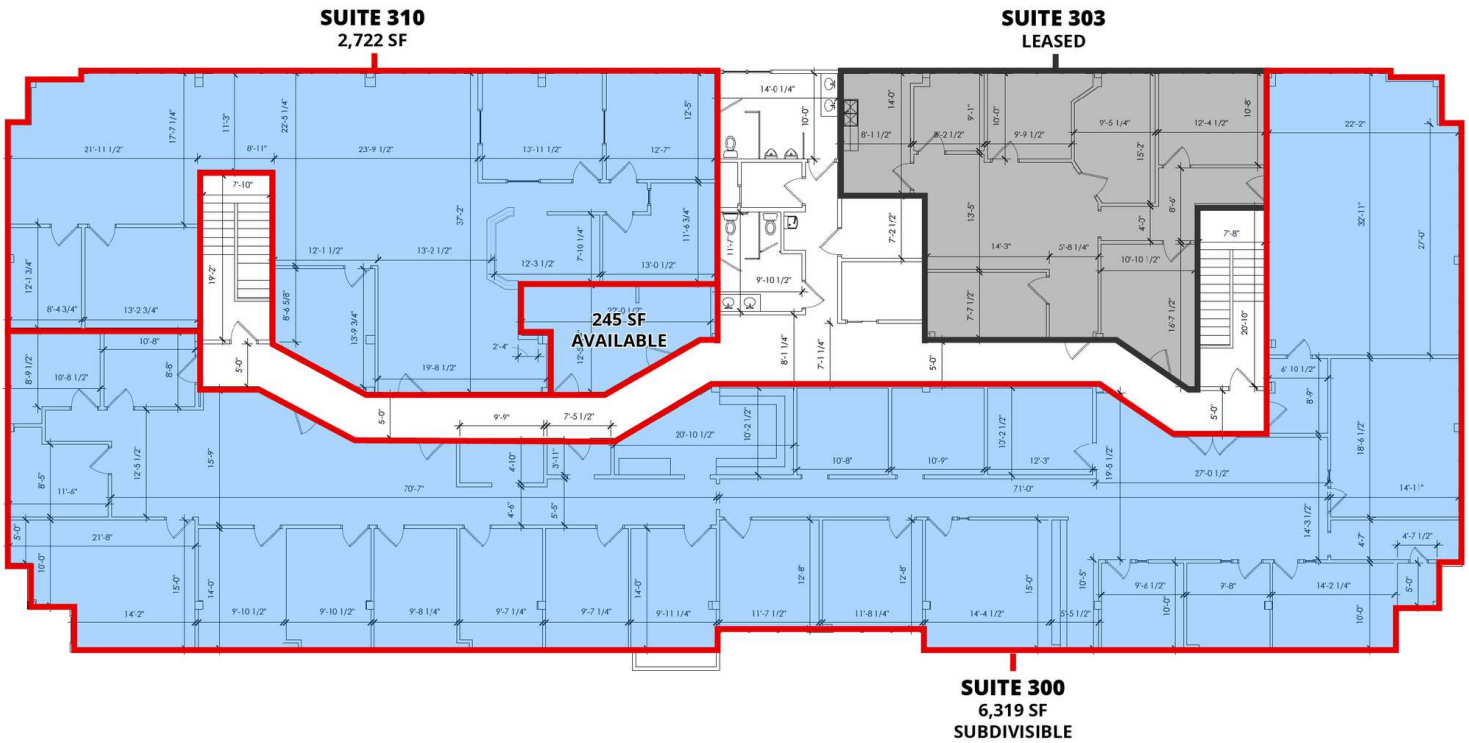
THIRD FLOOR

SUITE 300 | 6,319 SF | SUBDIVISIBLE

SUITE 310 | 2,722 SF

AVAILABLE SPACE | 245 SF

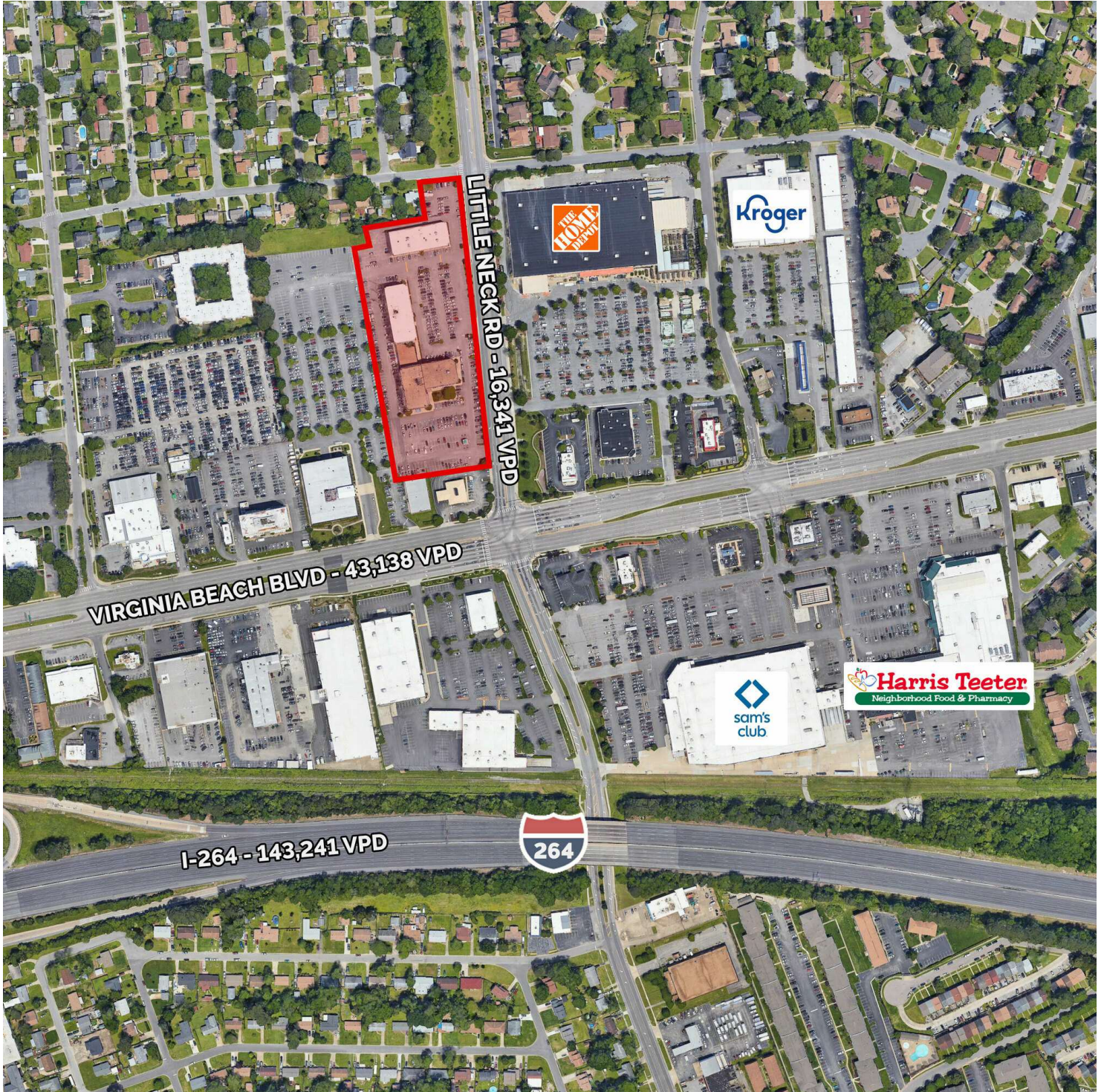
300, 310, AND AVAILABLE SPACE CAN BE COMBINED | 9,286 SF | CONTIGUOUS



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LOCAL AREA





MARCI PHILLIPS
SENIOR VICE PRESIDENT
MARCI.PHILLIPS@DIVARIS.COM
757.333.4389

ASHLEY BECK
ASSOCIATE
ASHLEY.BECK@DIVARIS.COM
757.333.4302