

REFLECTIONS I

2809 S LYNNHAVEN ROAD

VIRGINIA BEACH, VA 23452

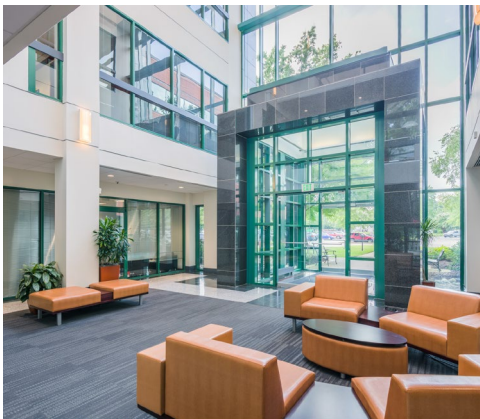
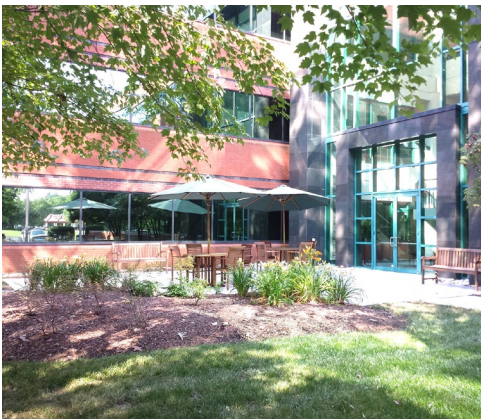
NEW OWNERSHIP

DSC Partners

A Donatelli | Smith Capital Company

**CLASS A OFFICE
FOR LEASE**

 **CUSHMAN &
WAKEFIELD**
THALHIMER



// PROPERTY SUMMARY

ADDRESS 2809 S. Lynnhaven Road, Virginia Beach VA 23452

YEAR BUILT 1987; 2013 renovation

BUILDING SF 63,508 RSF - Three (3) stories

LAND AREA / ZONING ± 5.43 Acres / O2 (Office District)

PARKING 318 Free surface spaces (5.0/1,000 SF)

CONSTRUCTION Class A, three story atrium lobby; Brick, glass and masonry components

ELEVATOR Two (2) electric hydraulic Otis passenger elevators

LIFE SAFETY Fully equipped with wet sprinkler system, hard-wired smoke detectors, portable fire extinguishers

HVAC Four 50-ton Daiken rooftop units (RTUs) and 30-VAV boxes per floor - Energy Star Certified

ACCESS 24/7 RFID key card access

UTILITIES Dominion Power; City of Virginia Beach; Cox and Verizon

// HIGHLIGHTS



Located in the Class A Reflections Office Park overlooking West Neck Creek immediately off of I-264 / Lynnhaven Interchange



Energy Star Certified



Amenities include on-site day porter, fitness facilities, common conference room, café and one-mile nature trail within Reflections Office Park

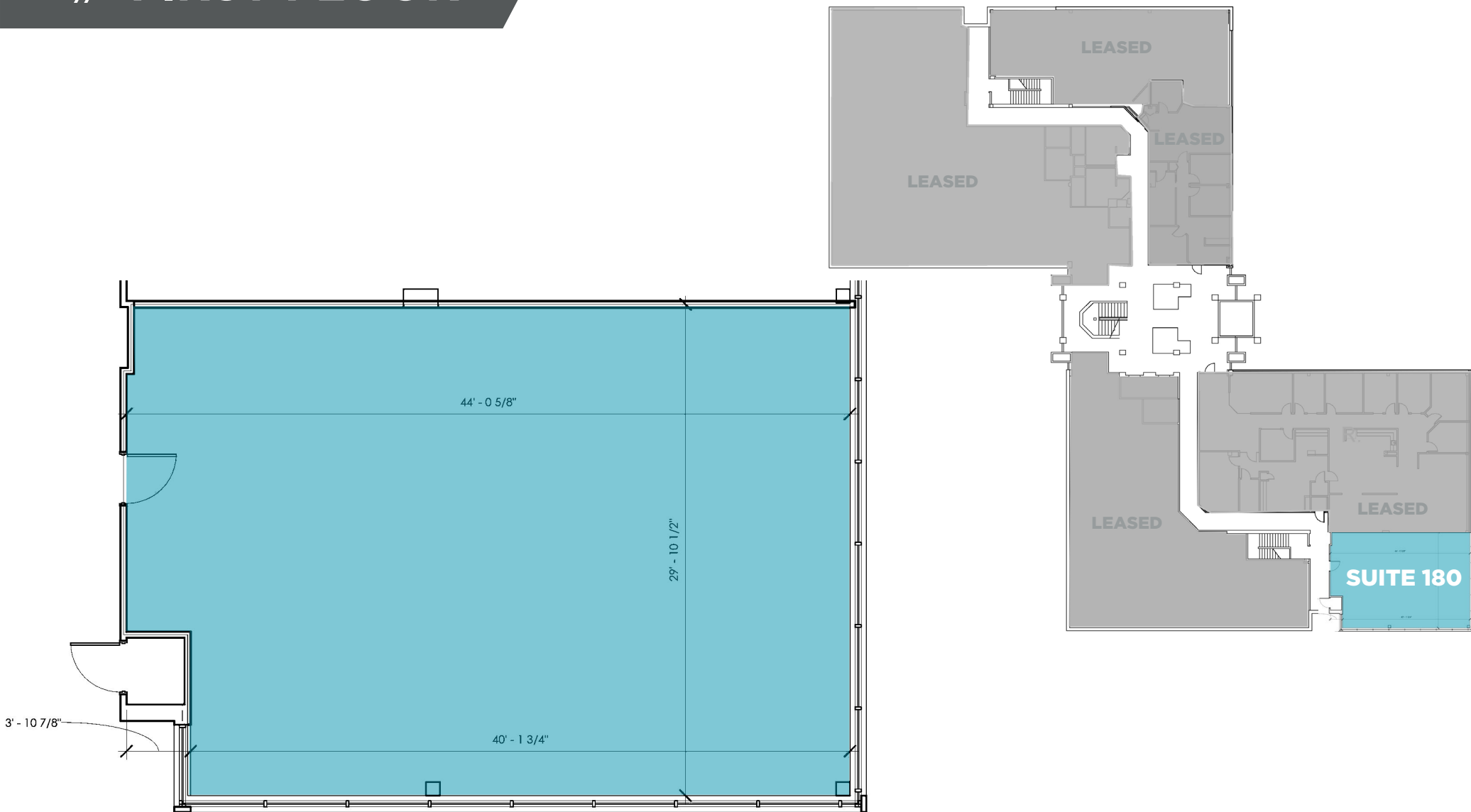


Abundant parking ratio of 5.0 spaces per 1,000 square feet with overflow parking throughout Reflections Office Park



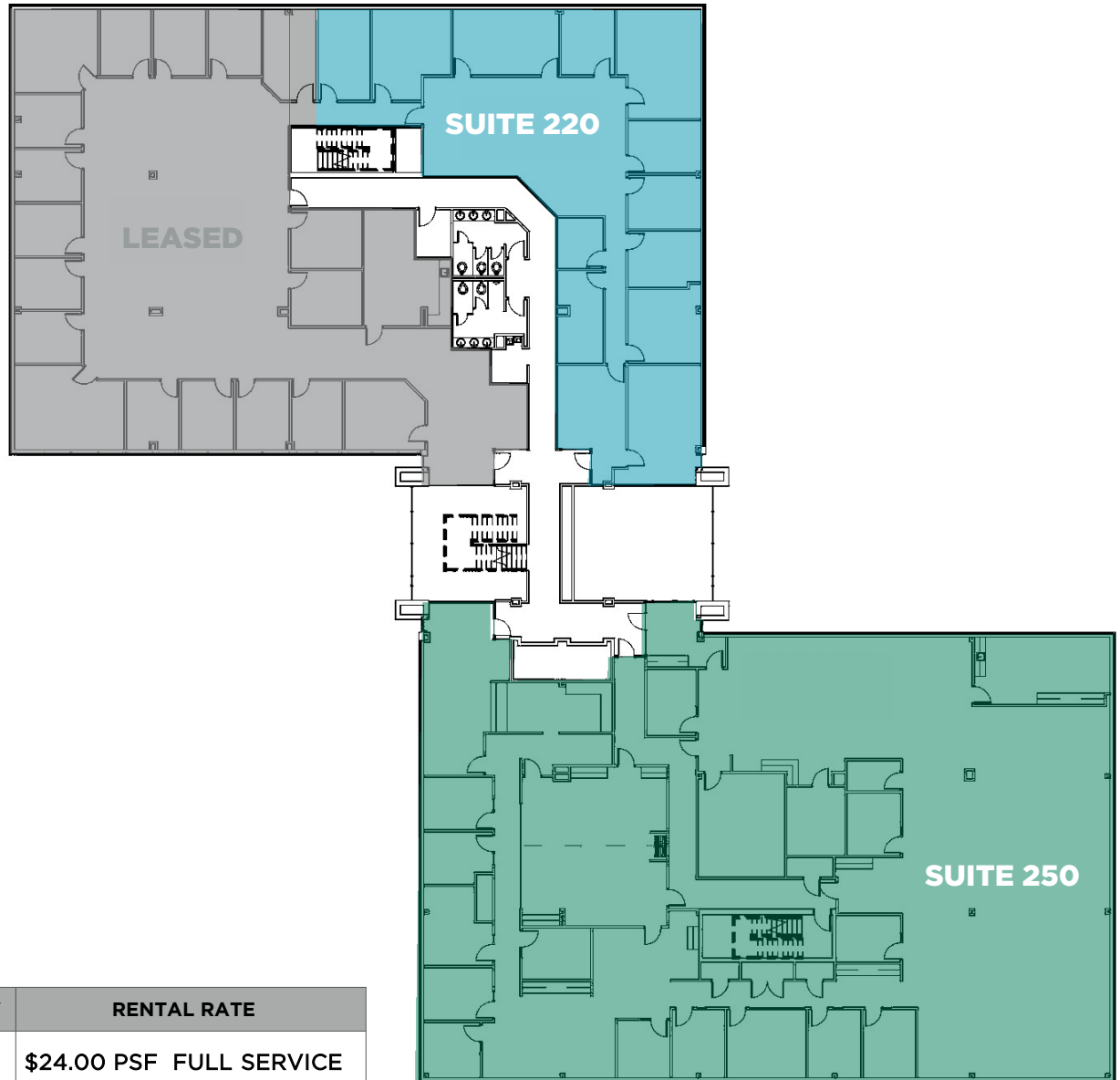
Entrance to the Reflections Office Park is 1,600' from I-264 which shortens commute time from points further west in the region

// FIRST FLOOR



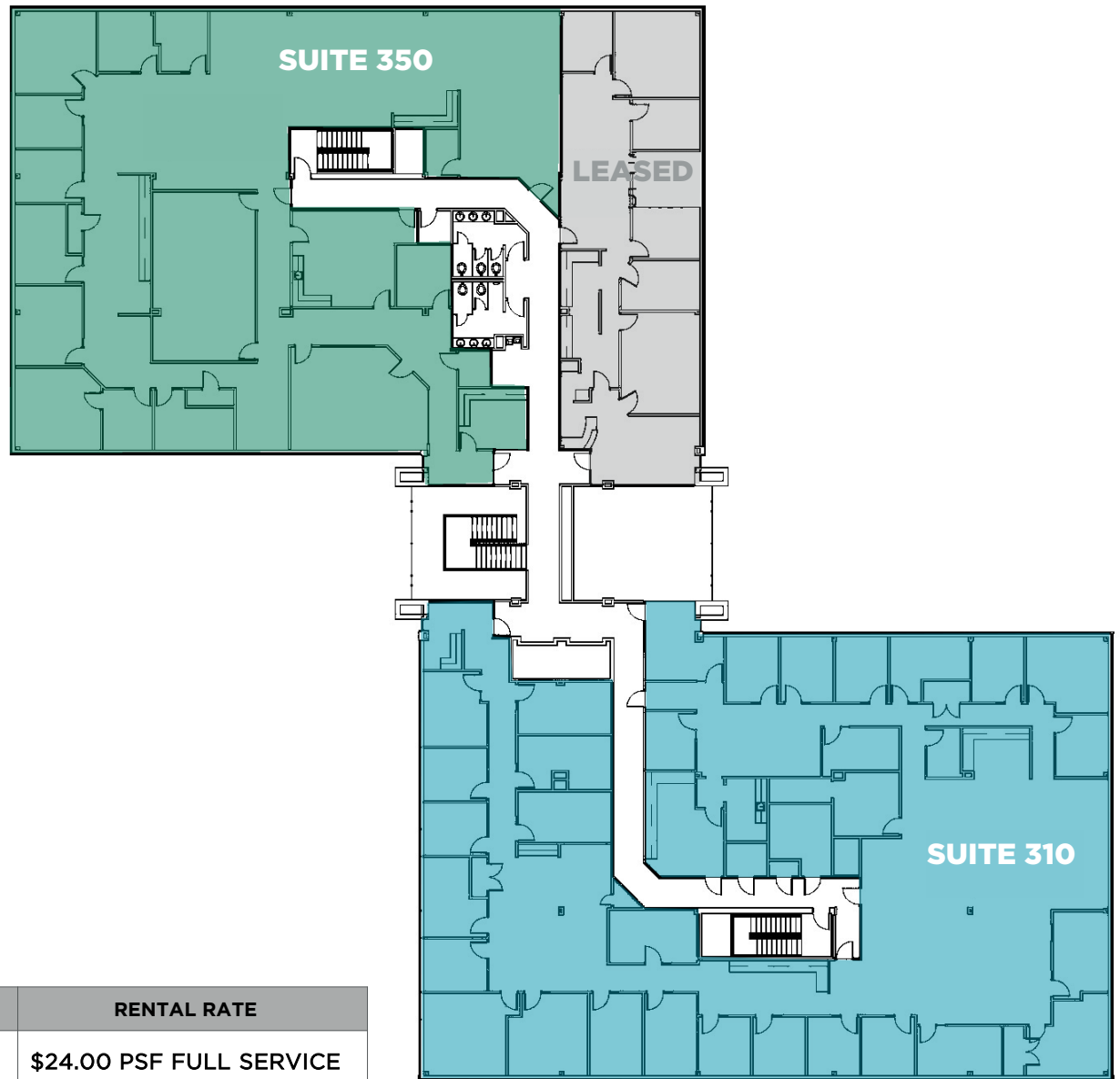
SUITE	AVAILABLE RSF	MIN < MAX RSF	AVAILABILITY	RENTAL RATE
180	1,467	1,467 RSF	IMMEDIATE	\$24.00 PSF FULL SERVICE

// SECOND FLOOR



SUITE	AVAILABLE RSF	MIN < MAX RSF	AVAILABILITY	RENTAL RATE
220	3,824 RSF	990 - 3,824 RSF Can Be Sub-divided	IMMEDIATE	\$24.00 PSF FULL SERVICE
250	10,840 RSF	< 29,594 RSF 2nd and 3rd Floor	8/1/2025	\$24.00 PSF FULL SERVICE

// THIRD FLOOR



SUITE	AVAILABLE RSF	MIN < MAX RSF	AVAILABILITY	RENTAL RATE
310	10,743 RSF	< 29,594 RSF 2nd and 3rd Floor	8/1/2025	\$24.00 PSF FULL SERVICE
350	8,011 RSF	< 18,754 RSF 3rd Floor	8/1/2025	\$24.00 PSF FULL SERVICE

THE 3 PILLARS OF THE VIRGINIA BEACH ECONOMY

Atlantic Ocean

TOURISM



VIRGINIA BEACH OCEANFRONT

20.2 Million Annual Visitors
\$2.4B Visitor Spending
5 Miles East | 8 Minutes Drivetime

DEFENSE



NAVAL AIR STATION OCEANA

10,500 Active Navy Personnel
4,500 Civilian Personnel at Oceana
Defense Spending 40% of Local GDP

PORTS



FULLFILLMENT CENTER

3rd Largest East Coast Port
and Fastest Growing

amazon



1600'

POTTERS ROAD

LYNNHAVEN PARKWAY

VIRGINIA BEACH TOWN CENTER

3 Miles West | 6 Minutes Drivetime

REFLECTIONS I

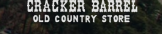
REFLECTIONS
OFFICE PARK

S. LYNNHAVEN RD

Lynnhaven Mall



CAVA



REFLECTIONS
1-MILE
NATURE TRAIL

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HAMPTON ROADS

MSA 1.8 MILLION

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THALHIMER