

FOR LEASE



BECO MEDICAL CENTER

5843 Harbour View Blvd, Suffolk, VA 23435

Offered For Lease By:



JEFF STONE, CPM®

Manager of Business Development

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Construction Commenced

May 2026

Available

Spring 2027

Property Highlights



24,643 RSF available for lease within this Class A two-story medical office building with flexible floor plates for multiple tenants.

Located off I-664 in Harbour View submarket, across from Bon Secours Medical Center and Children's Hospital of the King's Daughters and one mile from Sentara BelleHarbour.

Gurney-sized elevator and open lobby stairs provide easy vertical circulation for staff and visitors.

High-quality exterior finishes featuring dark bronze anodized storefront systems and brick accents.

Prominent location at Champions Way and Harbour View Boulevard with excellent visibility and building signage options.

Ample surface parking available on-site, providing a 5:1,000 RSF parking ratio.



Property Facts & Features

Building Type: Medical

LoopNet Rating: 4 Star

Building Class: A

Building Size: 24,643 RSF

Parking Ratio: 5:1,000 RSF

Height: 2 Stories

Access: 24-Hour Controlled Access

Signage: Monument Sign on Main Rd

Wheelchair Accessible: Yes

Internet: Fiber Optic

Fire Protection: Yes

Special Features: Skylights, Atrium

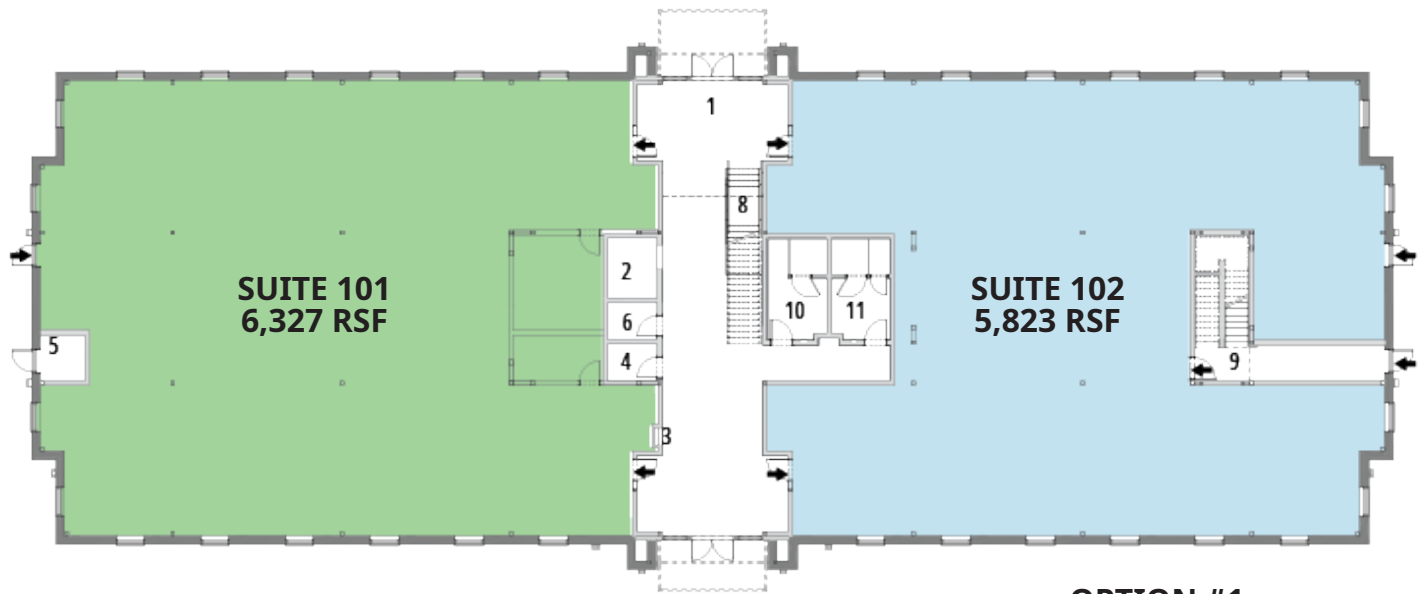
Offering Summary

Lease Rate:	\$34.00/RSF NNN
Building Size:	24,643 RSF
Available RSF:	2,735 - 24,643 RSF
Term:	10-15 Years

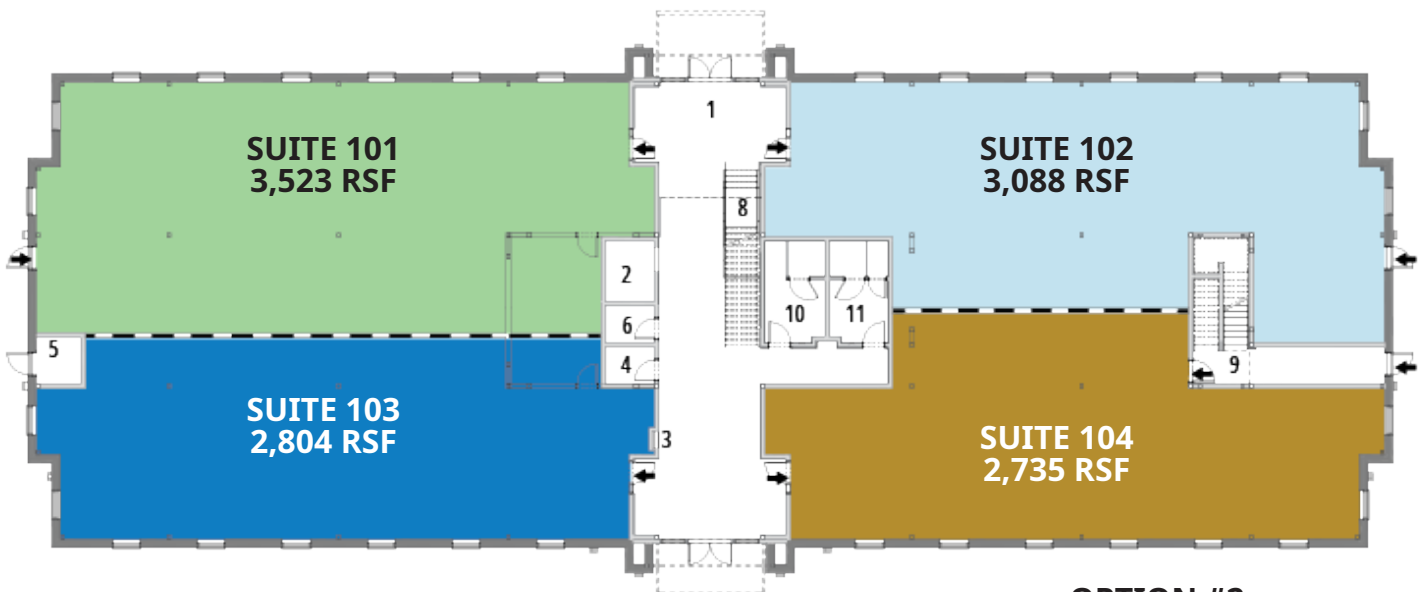
Available Spaces

Floor	Suite	Size	Rental Rate
1st	101	2,804 - 6,327	\$34.00/RSF NNN
1st	102	2,735 - 5,823	\$34.00/RSF NNN
2nd	201	2,786 - 12,493	\$34.00/RSF NNN

Floor Plan Options: First Floor



OPTION #1



OPTION #2

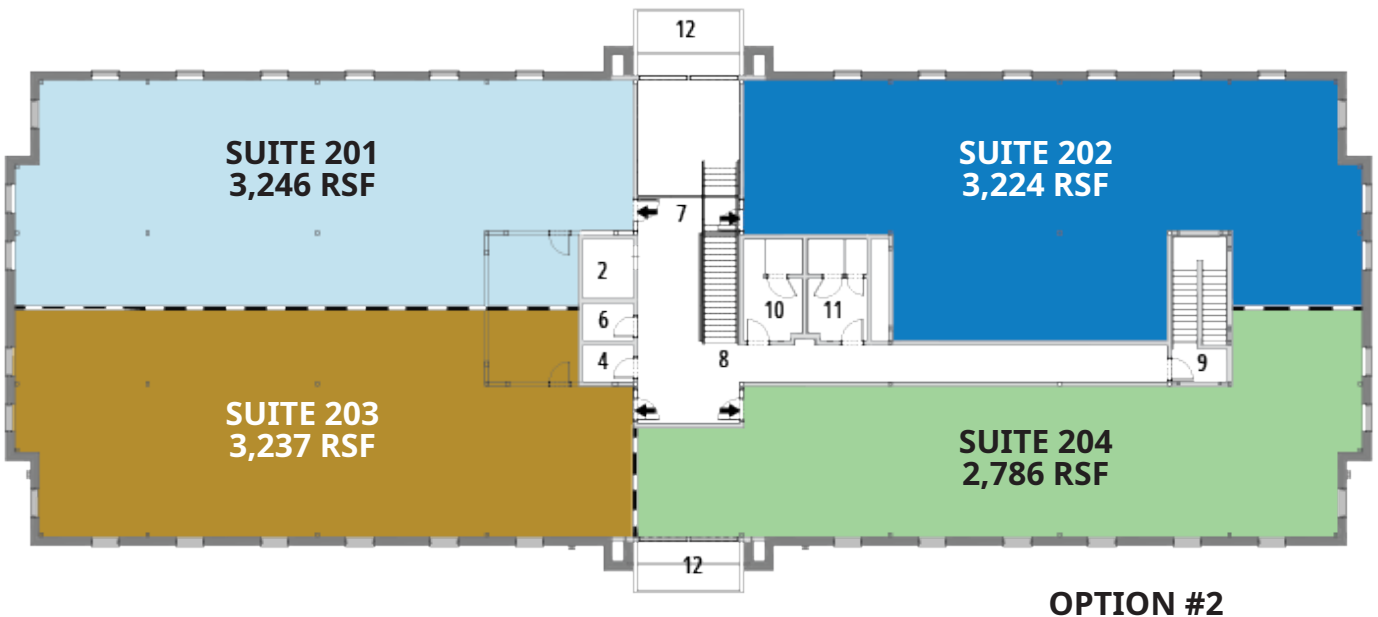
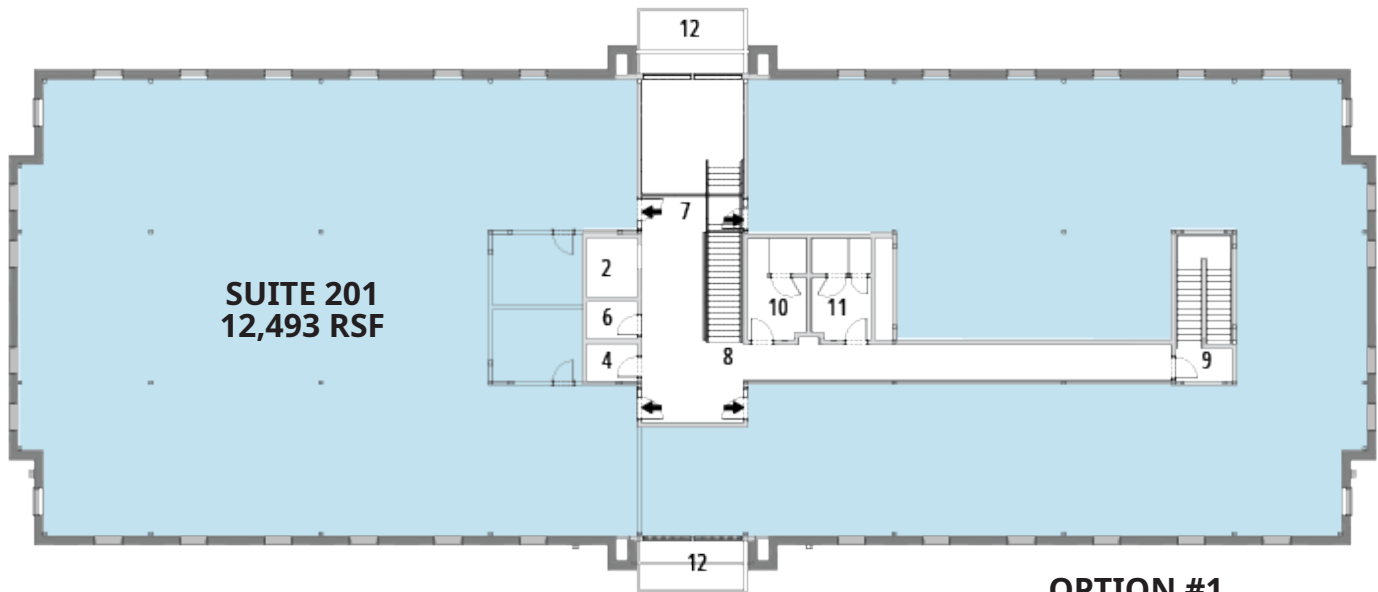
LEGEND

- | | |
|------------------------|--------------------------|
| 01 - ENTRY | 07 - LANDING / BRIDGE |
| 02 - ELEVATOR | 08 - OPEN LOBBY STAIR |
| 03 - MAILBOXES | 09 - ENCLOSED EXIT STAIR |
| 04 - JANITOR / TELECOM | 10 - MALE TOILET |
| 05 - FIRE SPRINKLER | 11 - FEMALE TOILET |
| 06 - ELECTRICAL | 12 - CANOPY |

OPTIONAL WALLS:

Dashed line demising walls are optional, adjoining suites can be combined.

➔ Arrows indicate suite entrance / exit doors.



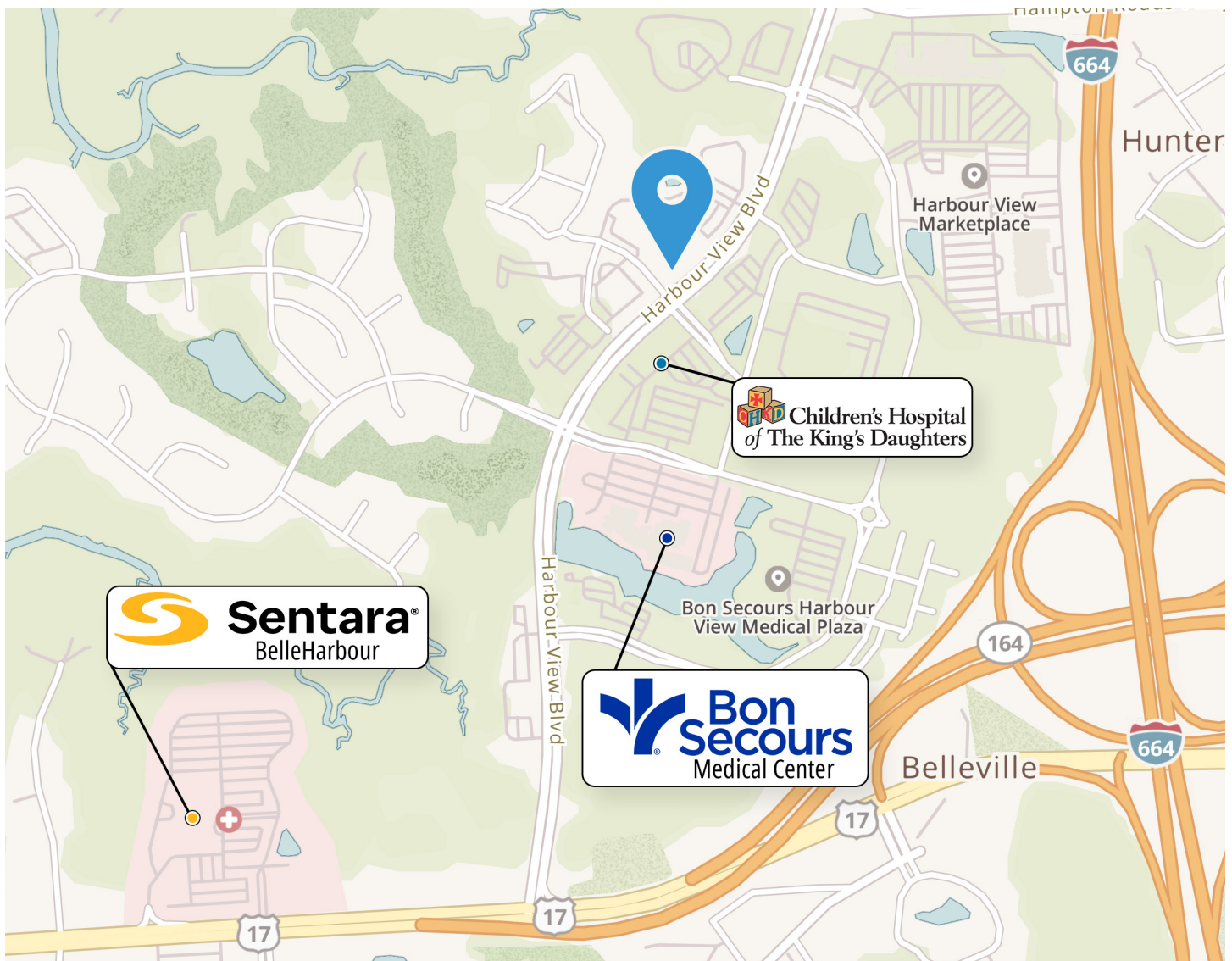
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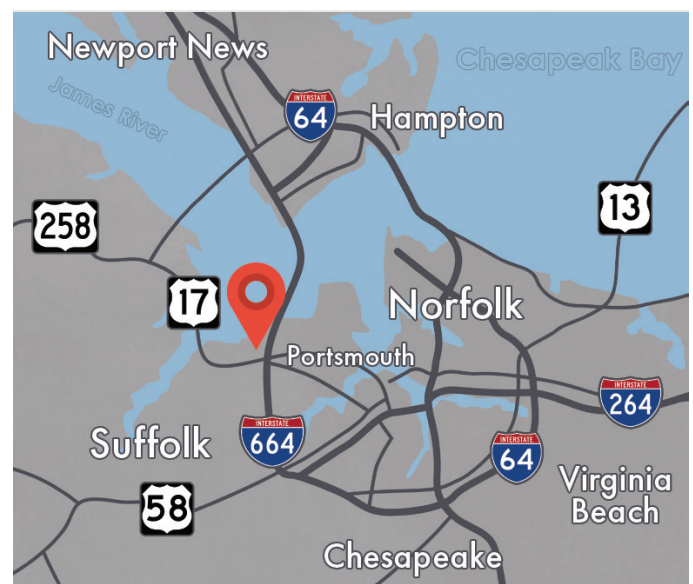
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Hampton Roads Beltway

On the I-664 "Outer Loop"

The Harbour View community in North Suffolk is positioned along the "outer loop" of the I-664 / I-64 interstate that provides access to both Southside and Peninsula Hampton Roads residents.





Medical District

Harbour View has become a medical office and facility district in North Suffolk.

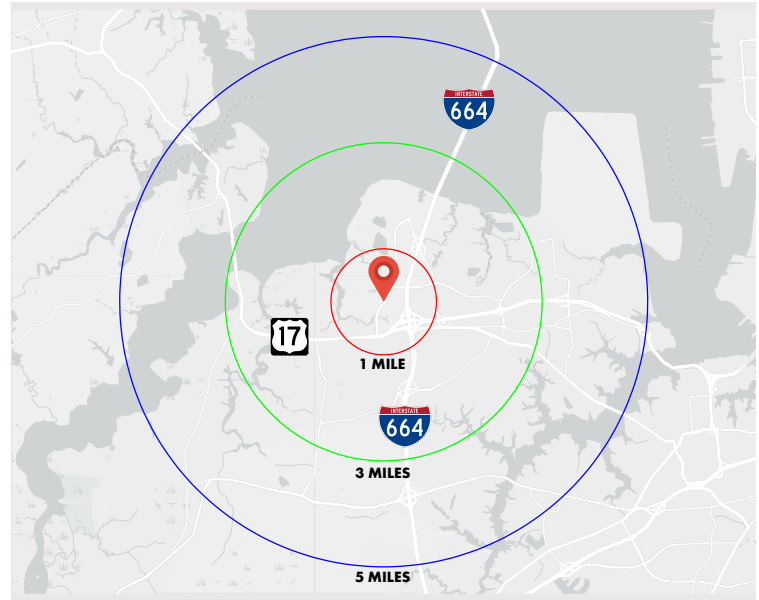


Demographics & Regional Map



2025 Population

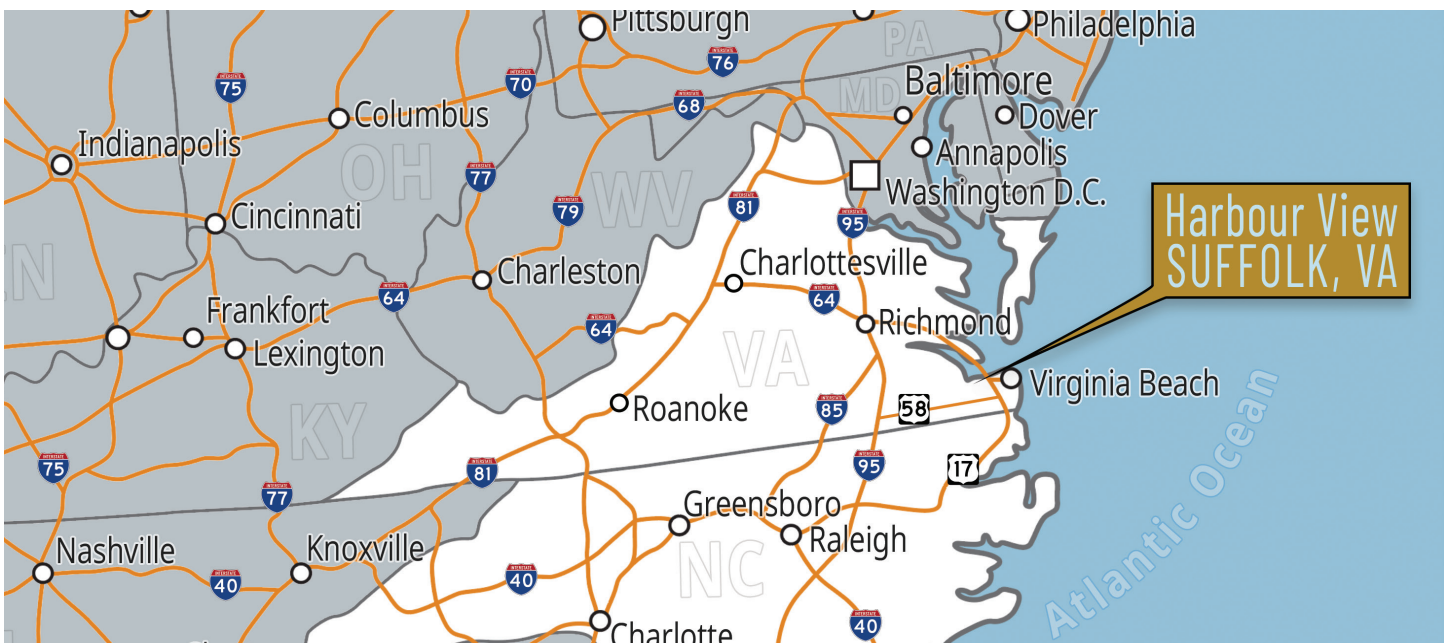
	1 MILE	3 MILES	5 MILES
Total	7,418	54,196	94,957
Females	3,890	28,253	48,881
Males	3,528	25,943	46,076
Average Age	41.1	37.5	39.5



Households & Income

	1 MILE	3 MILES	5 MILES
Total Households	2,970	20,892	37,092
Persons Per Households	2.46	2.58	2.55
Average Household Income	\$137,693	\$114,018	\$120,036
Median Home Value	\$521,208	\$371,648	\$371,380

Virginia MSAs	Population
01. Northern VA (Washington D.C.)	3.3 million
02. Hampton Roads	2 million
03. Richmond	1.2 million



Hampton Roads represents the largest metropolitan statistical area (MSA) in a 400 mile span between Charlotte, NC and Northern VA/D.C.