



6,801 SF SUBLEASE

REFLECTIONS I

2809 S. LYNNHAVEN ROAD
Virginia Beach, Virginia 23452

NICOLE CAMPBELL

Vice President

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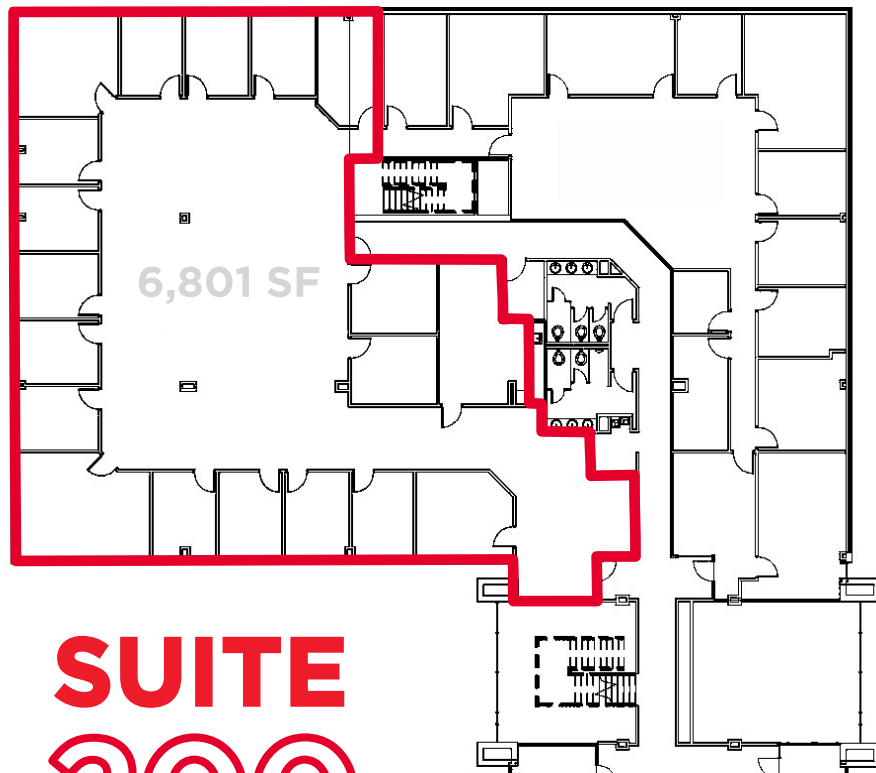


CUSHMAN &
WAKEFIELD

THALHIMER

Sublease Details

- Plug and play opportunity, furniture can remain
- Lease through 5/31/29
- \$20/SF full service
- Mix of open plan and private offices



**SUITE
200**

6,801 SF

2809 S. LYNNHAVEN ROAD

REFLECTIONS OFFICE PARK

Park Amenities



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



Energy Star Certified



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

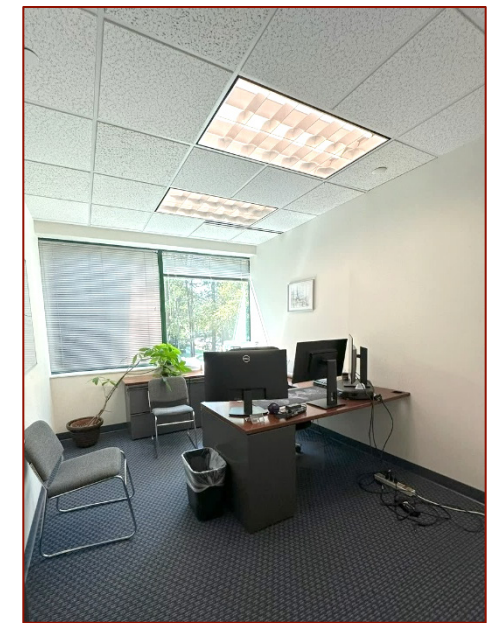
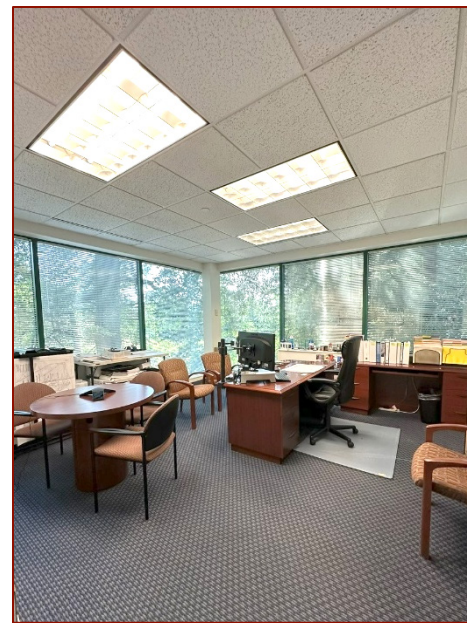
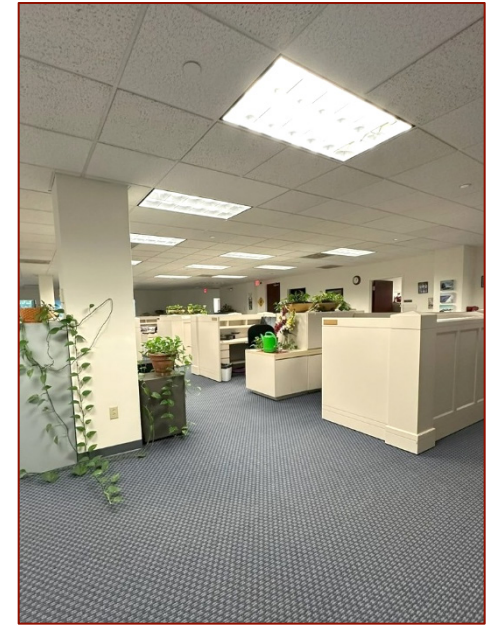


Abundant parking ratio of 5.0 spaces per 1,000 square feet with overflow parking throughout Reflections Office Park



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

SPACE PHOTOS



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

INTERSTATE
264

1600'

POTTERS ROAD

LYNNHAVEN PARKWAY

VIRGINIA BEACH TOWN CENTER
3 Miles West | 6 Minutes Drivetime

REFLECTIONS

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OFFICE PARK

REFLECTIONS
1-MILE
NATURE TRAIL

Lynnhaven Mall

FirstWatch

CAVA



COOPER'S HAWK
MEAT & RESTAURANT

Firehouse Subs

DAVE & BUSTER'S

CRACKER BARREL
OLD COUNTRY STORE

Panera



SURROUNDING AREA

HAMPTON ROADS
MSA 1.8 MILLION

Listing Agent

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