

OFFICE SPACE FOR LEASE

LITTLE NECK OFFICE PARK

397 LITTLE NECK RD, VIRGINIA BEACH, VA



de DIVARIS
REAL ESTATE, INC.

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PROPERTY Overview

397 LITTLE NECK RD | VIRGINIA BEACH, VA | 23452

The Little Neck Office Park in Virginia Beach consists of two three-story professional office buildings:

- **3300 North** Building with approximately 33,000 rentable square feet
 - Suites available for lease range from 944 SF to 9,286 SF of contiguous space
- **3300 South** Building with approximately 50,000 rentable square
 - Suites ranging from 1,464 SF to 8,268 SF of contiguous space
 - Move-in ready suites available
 - Full-Service rate of \$20.00/SF/yr, with immediate availability
 - The park's strong location enhances visibility and accessibility, with potential for building signage in both buildings.
 - Walkability to retail, banking, dining, and an HRT bus stop
 - Ample parking
 - 24/7 private health club on site
 - Situated less than a quarter mile from the Virginia Beach/Norfolk Expressway (I-264), the property provides seamless access to all of Hampton Roads.
 - Strong, stable ownership with on-site management and engineering team

The office park maintains a reputable, stable environment with existing tenants with general office, medical and various professional fields. Its well-maintained campus makes Little Neck Office Park an attractive option for a wide range of professional users.

PROPERTY Highlights

- ✖ The office park is located less than one-quarter mile away from the **Virginia Beach/Norfolk Expressway (I-264)**
- ✖ The property offers a building **signage opportunity** for a large user
- ✖ It is within **walking distance** of restaurants, banks, shopping areas, and an HRT bus stop
- ✖ There is **ample parking and access to a 24/7 private health club**
- ✖ **Current tenants** include general office, medical, and other professional users
- ✖ The property has **B2 Zoning**
- ✖ Traffic counts include Little Neck Road at **16,341 VPD**, Virginia Beach Boulevard at **43,138 VPD**, and I-264 at **143,241 VPD**
- ✖ Spaces are **available immediately** and **move-in ready**





North & South Buildings

North Building Availabilities

SUITE 200	1,871 RSF
SUITE 215	944 RSF
SUITE 220	952 RSF
SUITE 255	1,568 RSF
SUITE 300	6,319 RSF
SUITE 310	2,722 RSF
THIRD FLOOR	9,286 RSF Contiguous

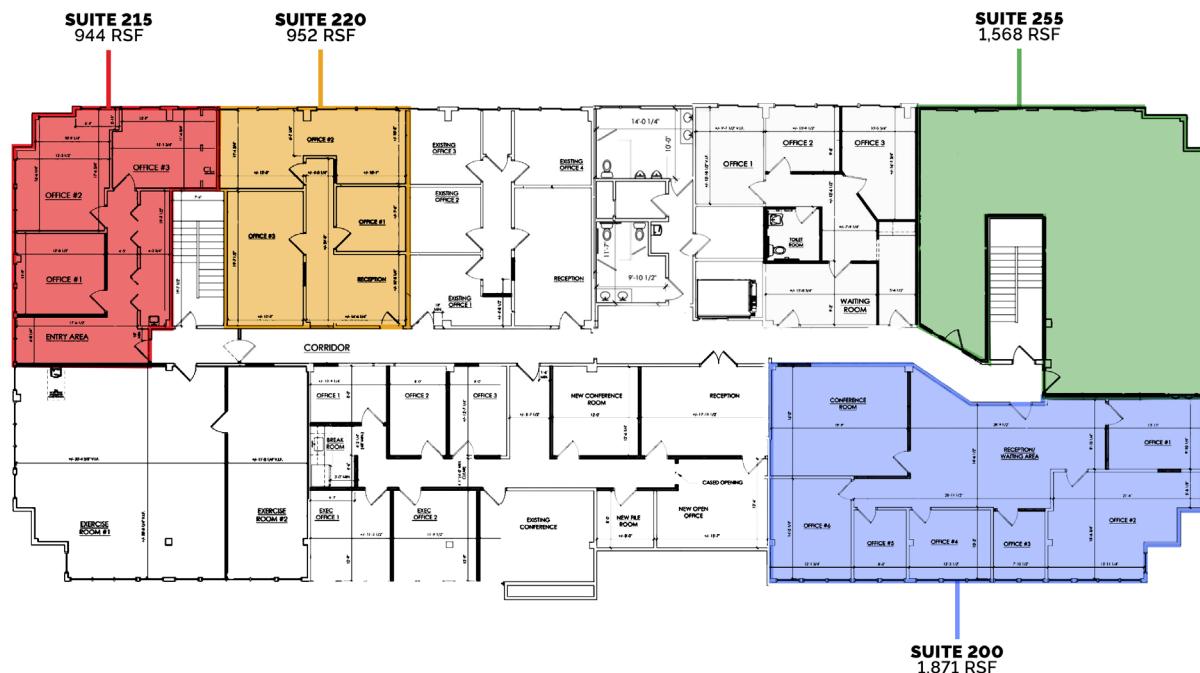
South Building Availabilities

SUITE 203	2,330 RSF
SUITE 204	1,464 RSF
SUITE 302	1,854 RSF
SUITE 304	4,539 RSF
SUITE 310	1,875 RSF

3300 NORTH OFFICE

2nd Floor

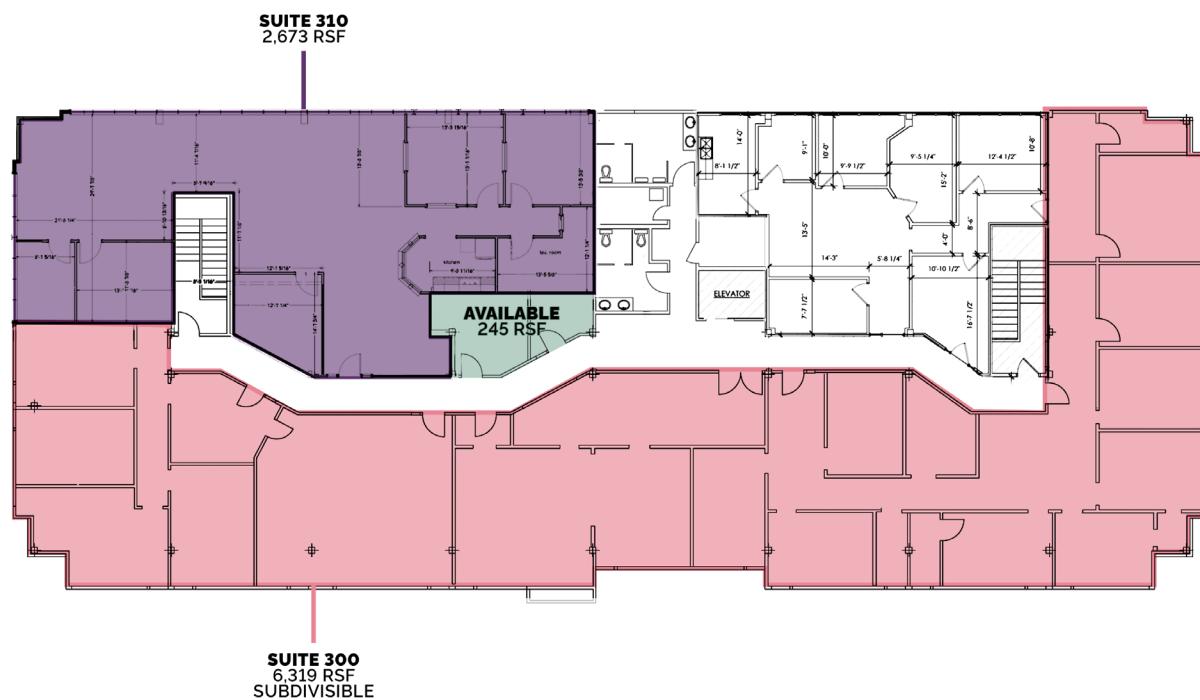
- Suite 200** | 1,871 RSF
- Suite 215** | 944 RSF
- Suite 220** | 952 RSF
- Suite 255** | 1,568 RSF



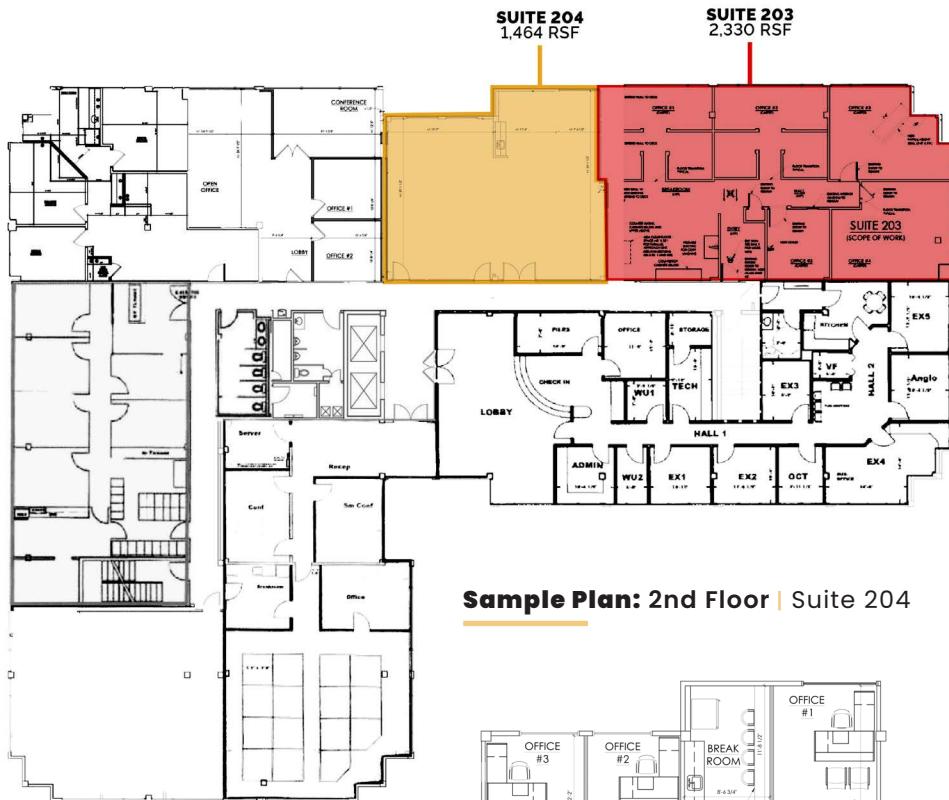
3rd Floor

- Suite 310** | 2,673 RSF
- Suite 300** | 6,319 RSF | Subdivisible
- 300, 310, and Available Space** | 9,286 RSF | Contiguous

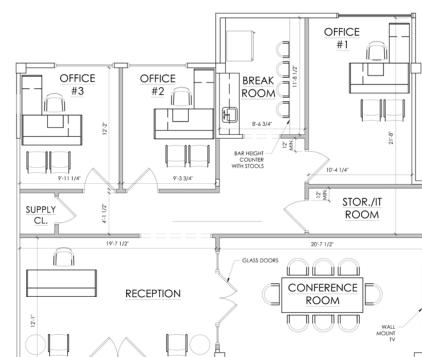
Sample Plan: 2nd Floor | Suite 255



3300 SOUTH OFFICE



Sample Plan: 2nd Floor | Suite 204



LOCAL AREA Demographics

5 MIN DRIVE

18,820
Population



2.5

Average
Household
Size

39.7
Median Age

\$80,810
Median
Household
Income

EDUCATION



36%
College
Degree



13%
2024 Pop Age 25+:
Grad/Professional Degree
(%)

BUSINESS



1,177

Total Businesses



10,515

Total Employees

10 MIN DRIVE

105,105
Population



2.4

Average
Household
Size

36.8
Median Age

\$78,984
Median
Household
Income

EDUCATION



36%
College
Degree



12%
2024 Pop Age 25+:
Grad/Professional Degree
(%)

BUSINESS



6,782

Total Businesses



73,957

Total Employees

15 MIN DRIVE

285,202
Population



2.4

Average
Household
Size

37.5
Median Age

\$82,694
Median
Household
Income

EDUCATION



38%
College
Degree



14%
2024 Pop Age 25+:
Grad/Professional Degree
(%)

BUSINESS



14,915

Total Businesses



167,178

Total Employees



Market

Overview

Little Neck is a premier affluent suburb within Virginia Beach. Known for its high quality of life and desirable residential community, Little Neck is home to 7,642 households with one of the highest median income levels in Hampton Roads at \$120,567.

Key Market Facts

- **2** Public Elementary Schools including Kingston Elementary School, which ranked **#12** in the state of VA in 2025
- **718** Businesses, many of which are weekly visited neighborhood shopping centers
- **76.8%** of employees commute to work alone, represented by the steady volume traffic counts on both Little Neck and Virginia Beach Boulevard
- Easy access to I-264 East & West directions with the centrally located Rosemont Exit or the Lynnhaven Exit just down the Boulevard

Little Neck's Median H.H. Income is 27% higher than Virginia Beach.

The Little Neck Neighborhood Tapestry Profile

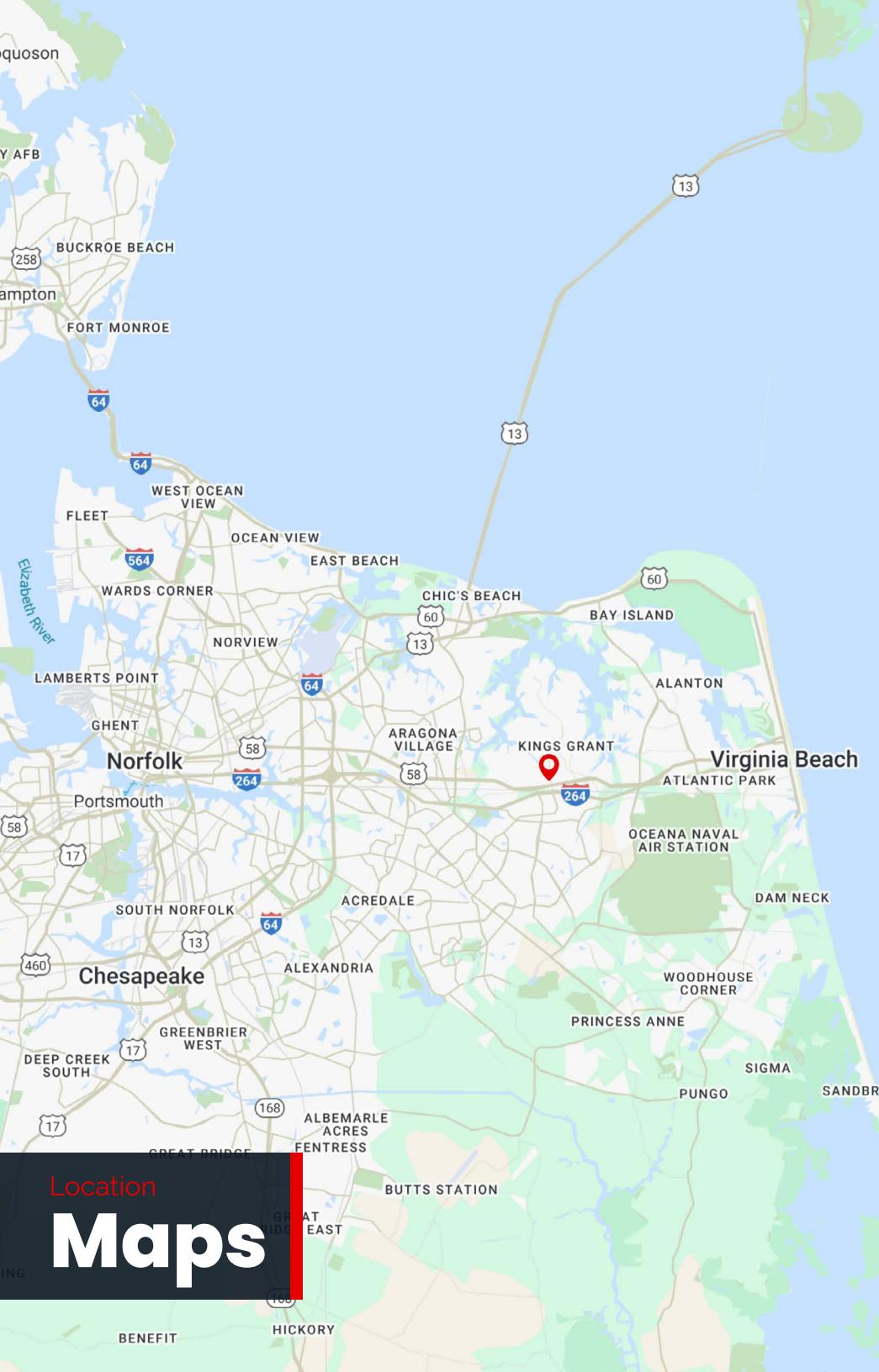
ArcGIS® Tapestry Segmentation is a demographic system that identifies distinctive markets to provide an accurate and detailed profile of communities including spending habits, consumer behaviors, media usage, and life stages.

79.4% of Little Neck's neighborhood communities are classified within two distinct segments: **Suburban Shine** and **Premier Estates**.

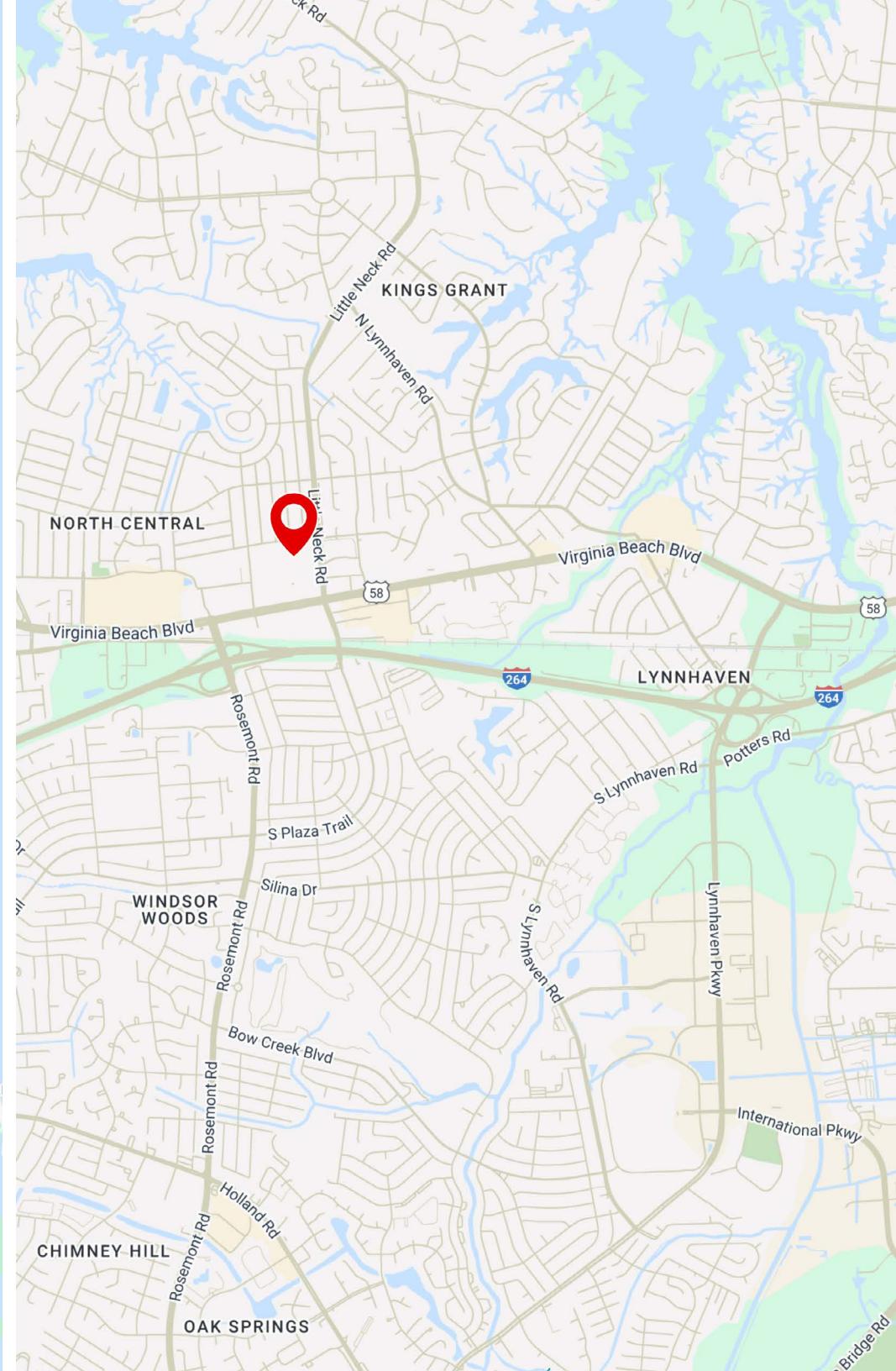
These segments are characterized by highly educated professionals in affluent suburbs. Households with these tapestry profiles are more likely to hire personal services, frequent upscale retailers, eat at exclusive restaurants, and work in white collar positions. These communities are looking to own homes where they can build families.

Demographic Information provided by: ArcGIS® Business Analyst; Esri 2025





**Location
Maps**





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