

MEDICAL OFFICE BUILDING FOR LEASE

MEDICAL ARTS CENTER

1101 FIRST COLONIAL ROAD, VIRGINIA BEACH, VA 23454



Presented By:

John Katsias

President

757.490.3585

jk@katsias.com

MEDICAL ARTS CENTER

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EXECUTIVE SUMMARY



OFFERING SUMMARY

1st Floor SF: 6,505 RSF
Available Now

2nd Floor SF: 6,505 RSF
Available Now

4th Floor SF: 6,505 RSF
Available Now

Lease Rate: \$30.00 SF/yr Net of Janitorial

PROPERTY HIGHLIGHTS

- Multi-Tenant 4 Story Medical Office Building
- Hospital-Sized Elevator Cab
- Newly Renovated Common Areas
- Adjacent to Sentara Virginia Beach General Hospital
- Ample Parking
- Convenient access to retail, restaurants, and highways
- Full Service, Net of Janitorial (no passthroughs towards OPEX)
- 24/7 Access

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	3,961	25,640	53,351
Total Population:	9,969	60,498	126,342
Average HH Income:	\$86,454	\$86,634	\$88,109



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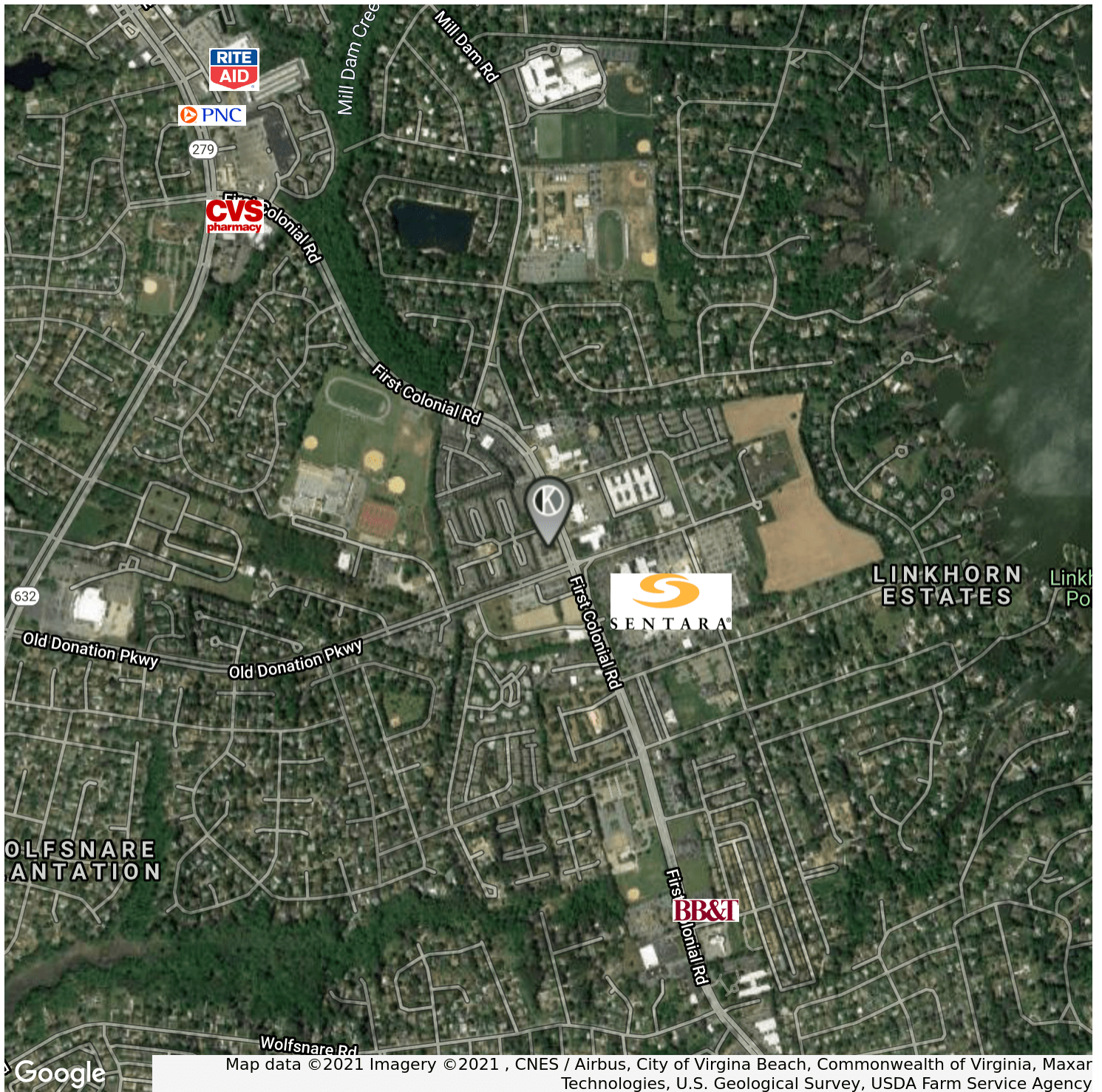
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RETAILER MAP



 **The KATSIAS COMPANY**
Brokerage with vision. Real estate with results.

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ADDITIONAL PHOTOS



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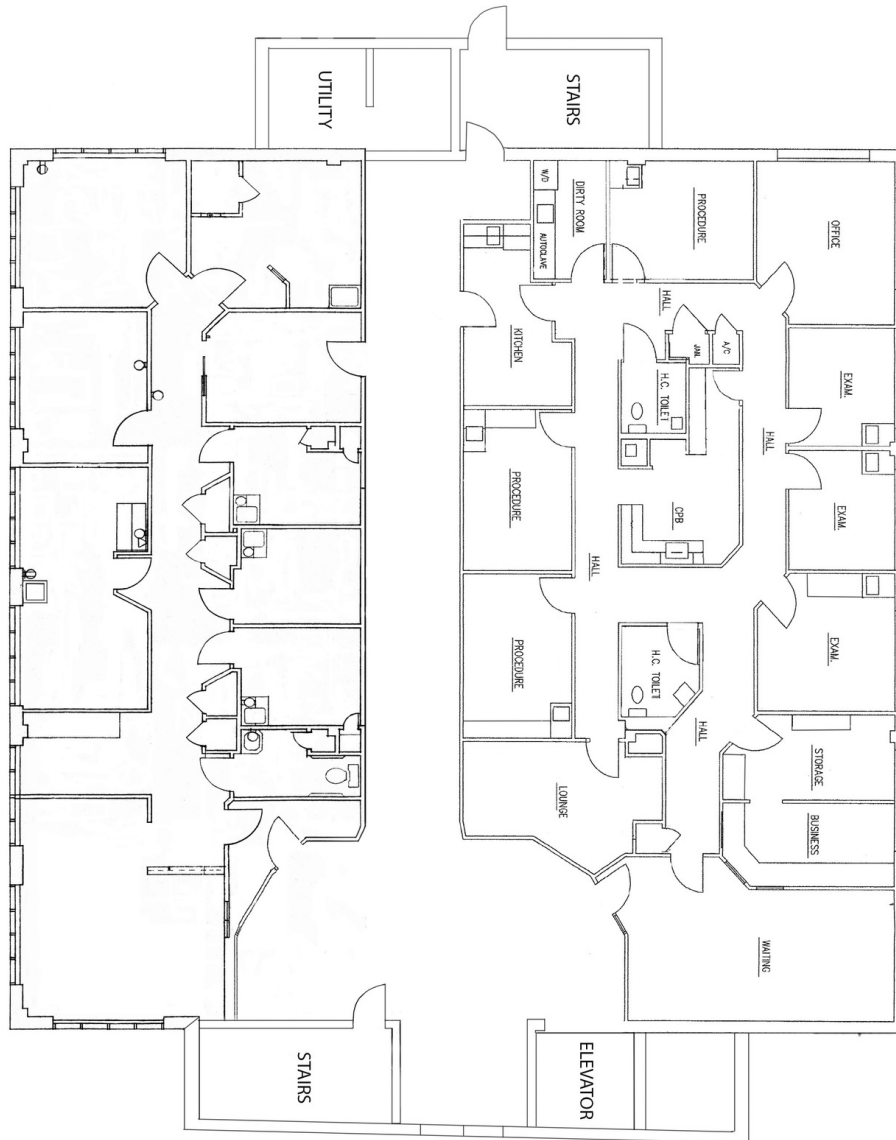
OFFICE BUILDING FOR LEASE

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1101 FIRST COLONIAL ROAD, VIRGINIA BEACH, VA 23454

FLOOR PLANS

PARKING



FIRST COLONIAL ROAD

FIRST FLOOR PLANS



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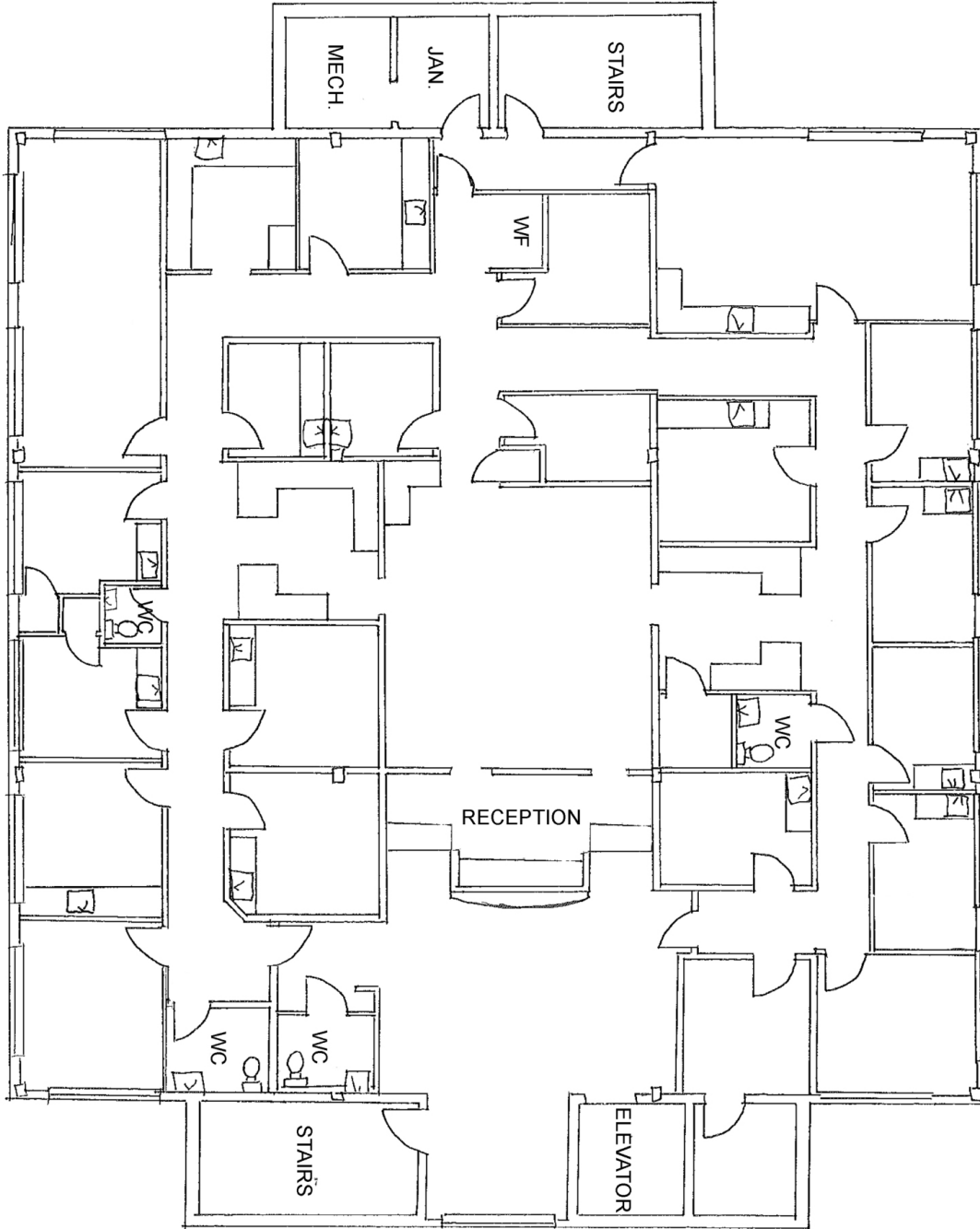
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FLOOR PLANS



FIRST COLONIAL ROAD

SECOND FLOOR PLANS



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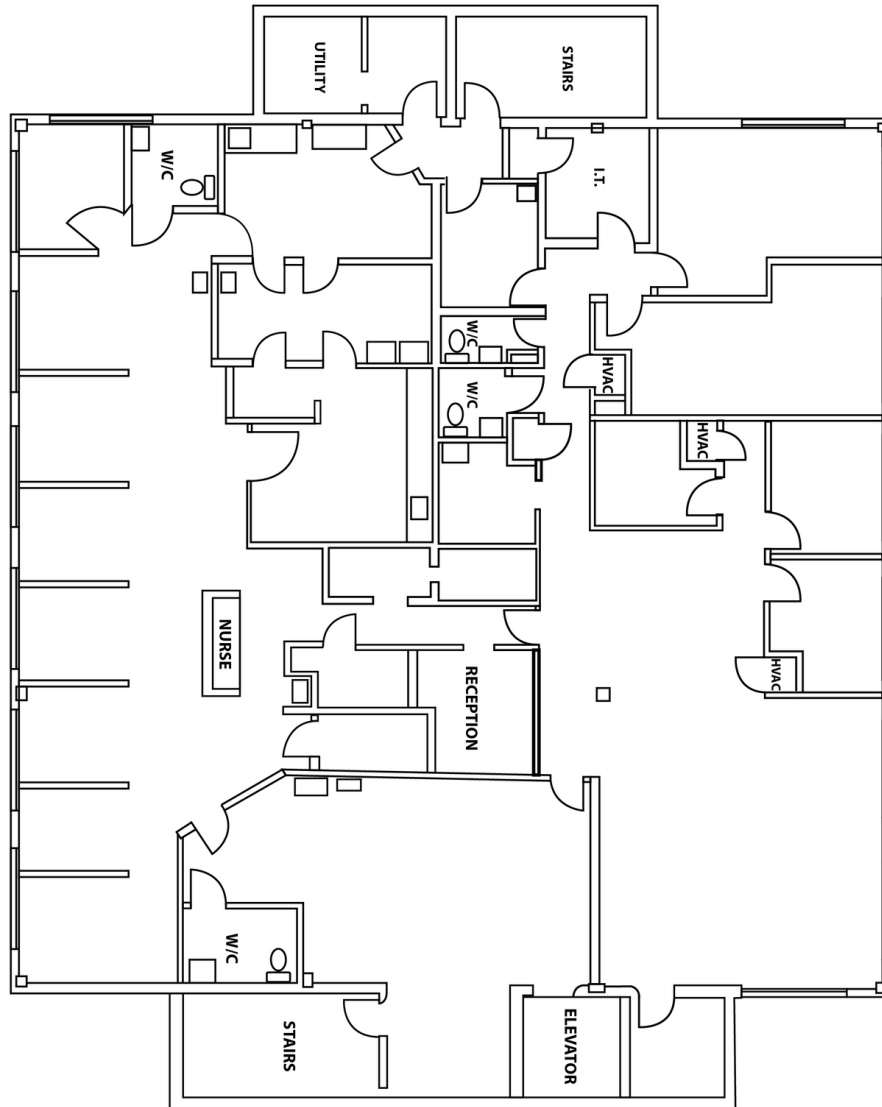
MEDICAL OFFICE BUILDING FOR LEASE

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FLOOR PLANS

PARKING



FIRST COLONIAL ROAD

FOURTH FLOOR PLANS



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