

OFFICE SUITES FOR LEASE



3300 SOUTH BUILDING

397 LITTLE NECK ROAD, VIRGINIA BEACH



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397 LITTLE NECK ROAD, VIRGINIA BEACH, VA 23452

PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,464 - 4,539 SF
3rd Floor	8,268 SF
Contiguous	
Lease Rate:	\$20.00 SF/yr (Full Service)
Building Size:	49,417 SF

AVAILABLE SPACES

SF

Suite 203	2,330 SF
Suite 204	1,464 SF
Suite 302	1,854 SF
Suite 304	4,539 SF
Suite 310	1,875 SF

PROPERTY OVERVIEW

The 3300 South Building contains approximately 50,000 rentable square feet over three floors in the 104,000 SF 397 Office Park. The office park's excellent location is one reason for the continued success and viability of the project.

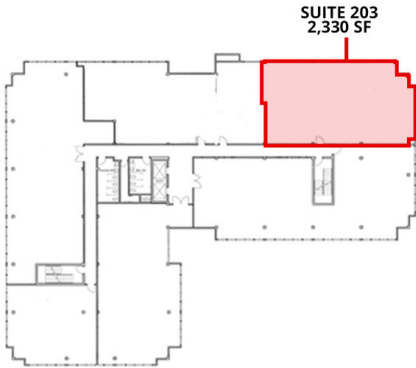
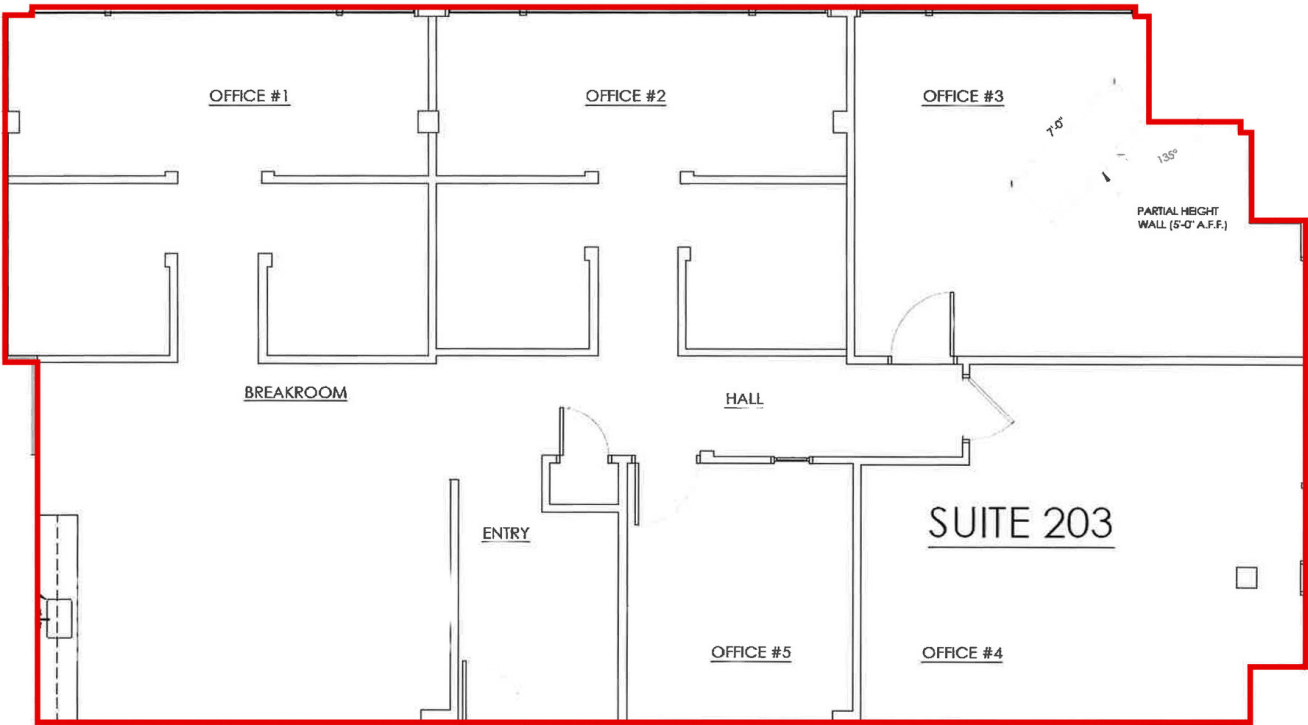
PROPERTY HIGHLIGHTS

- Building signage opportunity for large user
- The Virginia Beach/Norfolk Expressway, the link to all of Hampton Roads, is less than one-quarter mile away
- Walking distance from restaurants, banks and shopping areas and an HRT bus stop
- Ample parking and 24/7 private health club available
- Professional tenants include Medical, Accounting and Insurance businesses
- Spaces available immediately
- B2 Zoning

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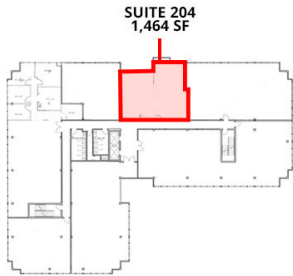
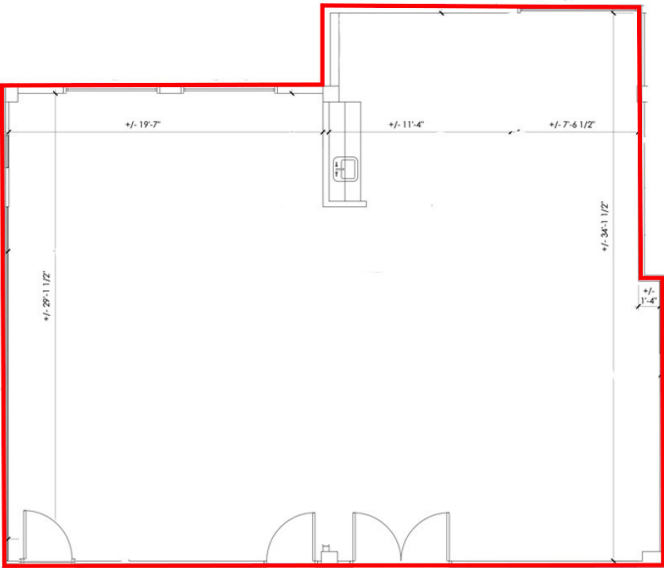
SUITE 203 | 2,330 SF AVAILABLE



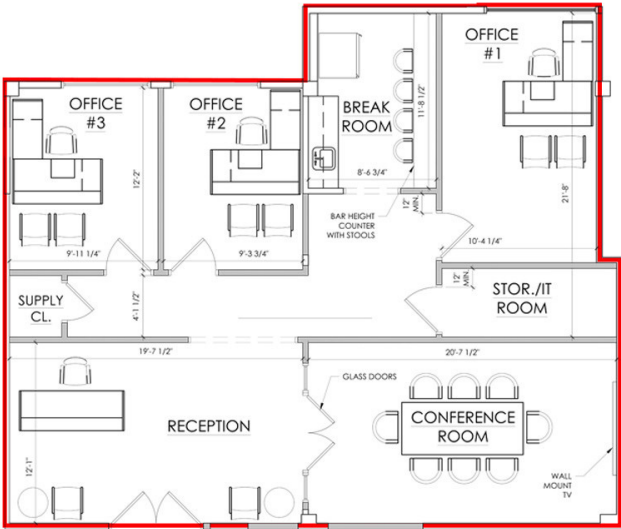
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SUITE 204 | 1,464 SF



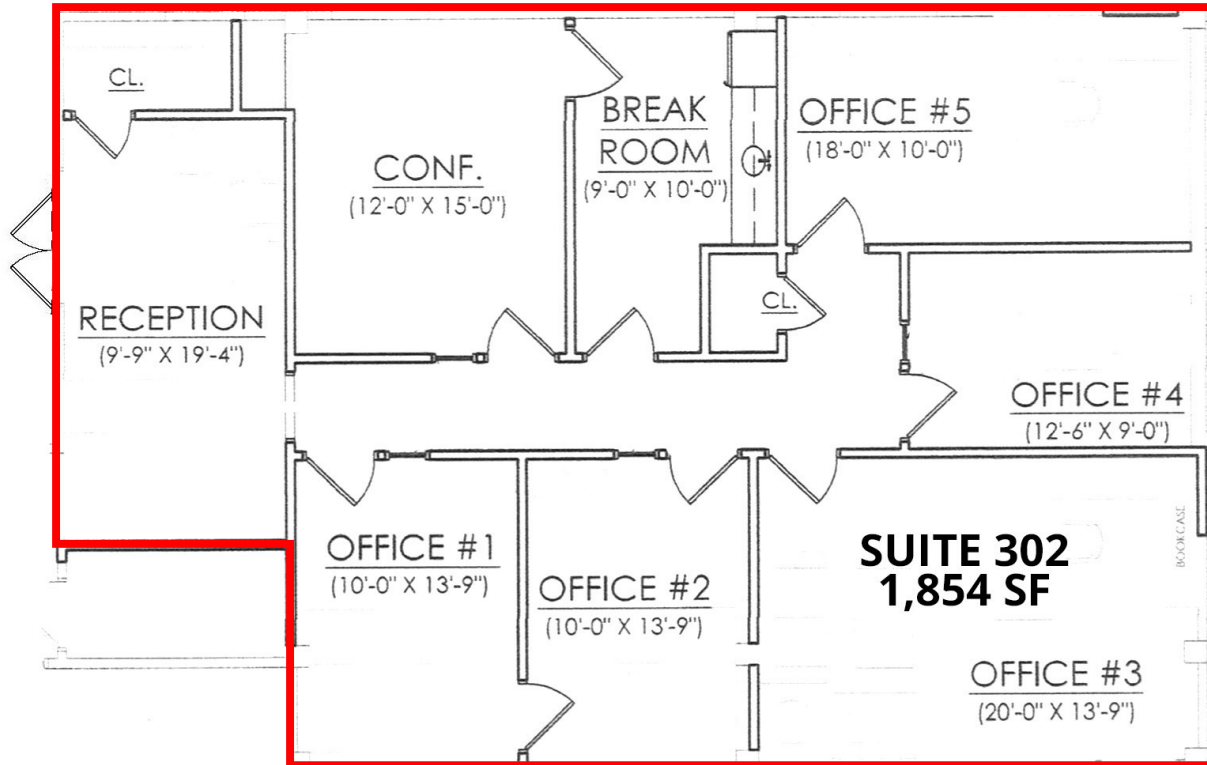
SUITE 204 | SAMPLE FLOOR PLAN



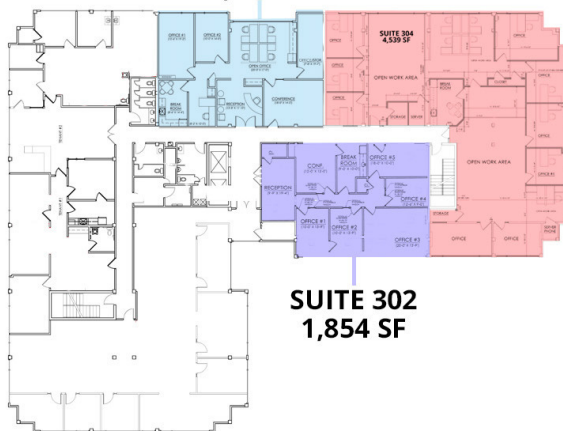
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SUITE 302 | 1,854 SF AVAILABLE



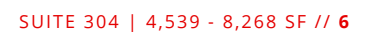
SUITE 310
1,875 SF



SUITE 304
4,539 SF

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REAL ESTATE, INC.

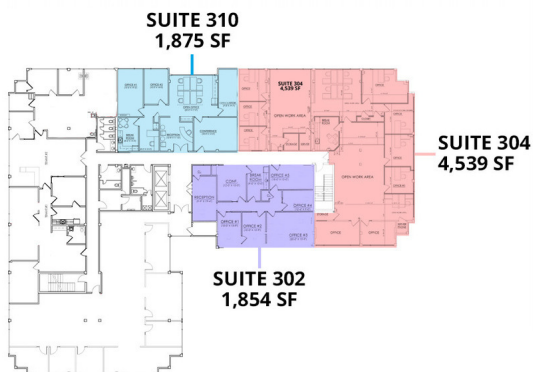
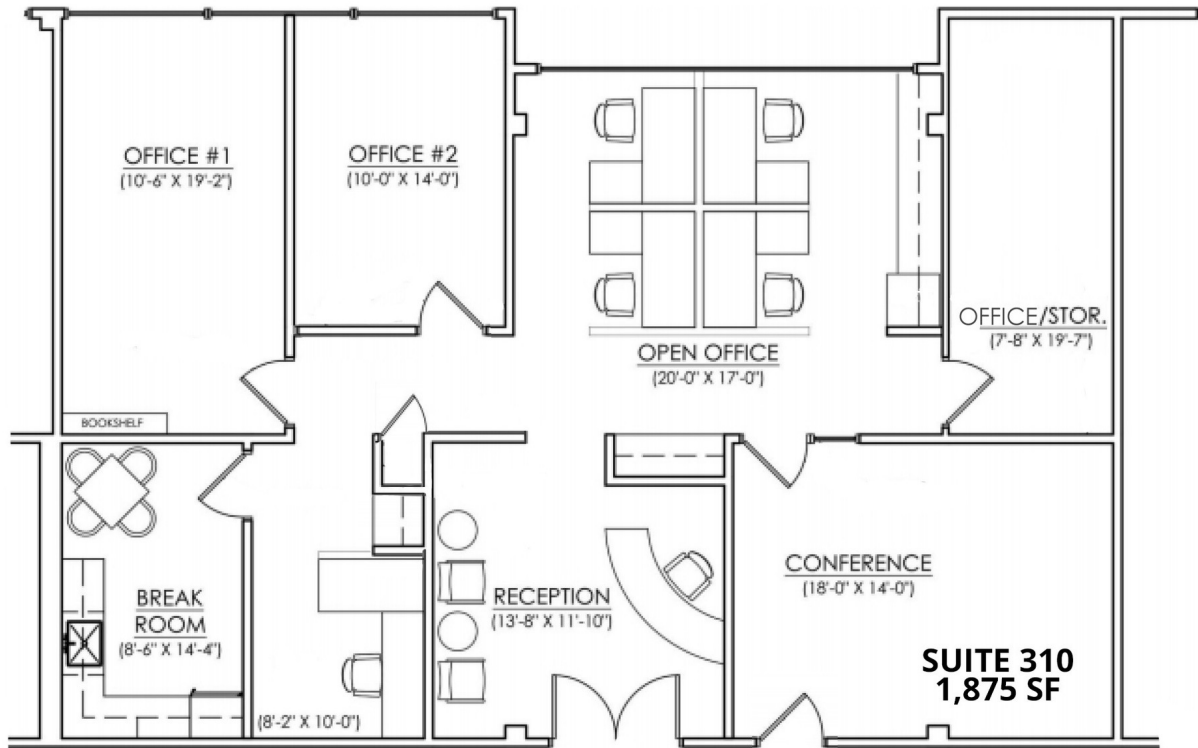


MARCI PHILLIPS
757.333.4389
MARCI.PHILLIPS@DIVARIS.COM

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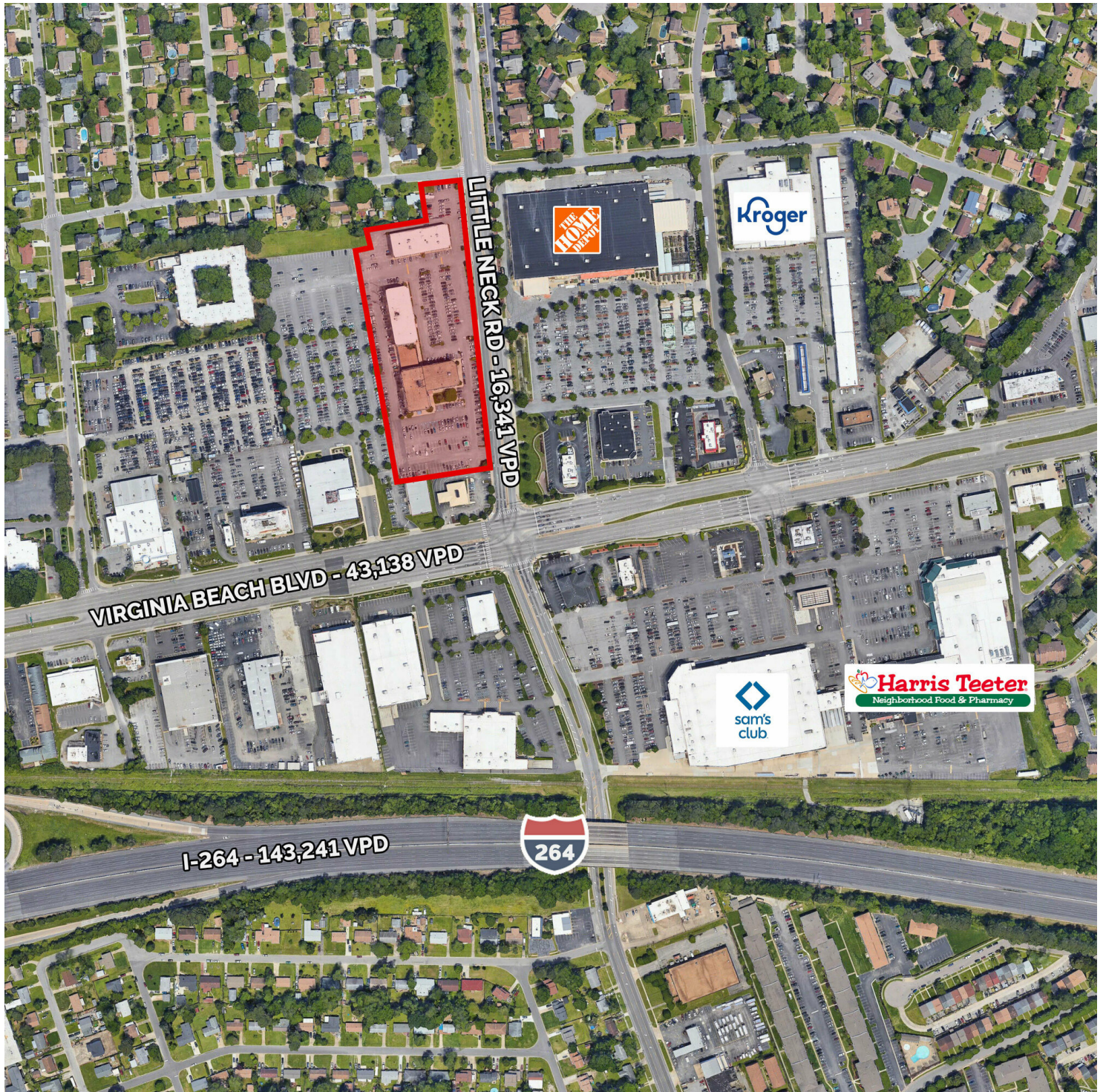
SUITE 310 | 1,875 SF AVAILABLE



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LOCAL AREA





MARCI PHILLIPS

SENIOR VICE PRESIDENT

MARCI.PHILLIPS@DIVARIS.COM

757.333.4389

ASHLEY BECK

ASSOCIATE

ASHLEY.BECK@DIVARIS.COM

757.333.4302