



OFFICE BUILDING FOR LEASE

LIBERTY IV

1313 EXECUTIVE BLVD , CHESAPEAKE, VA 23320



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	49,870 SF
Lease Rate:	Negotiable
Year Built:	2002
Building Size:	49,870 SF
Parking Ratio:	6/1,000 RSF

AVAILABLE SPACES

SF

Entire Building	49,870 SF
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PROPERTY OVERVIEW

Liberty Executive Park is conveniently located in the center of Chesapeake's prosperous Business District in between Greenbrier Parkway and Battlefield Boulevard. This essential corridor gives tenants access to a variety of restaurants, hotels, shops, and other amenities. With its close proximity to Interstate 64, Norfolk International Airport is just 22 minutes by car. Liberty IV is one of five buildings in this distinguished office park surrounding a central lake and located adjacent to the new Summit Pointe mixed use development and the Towne Place at Greenbrier.

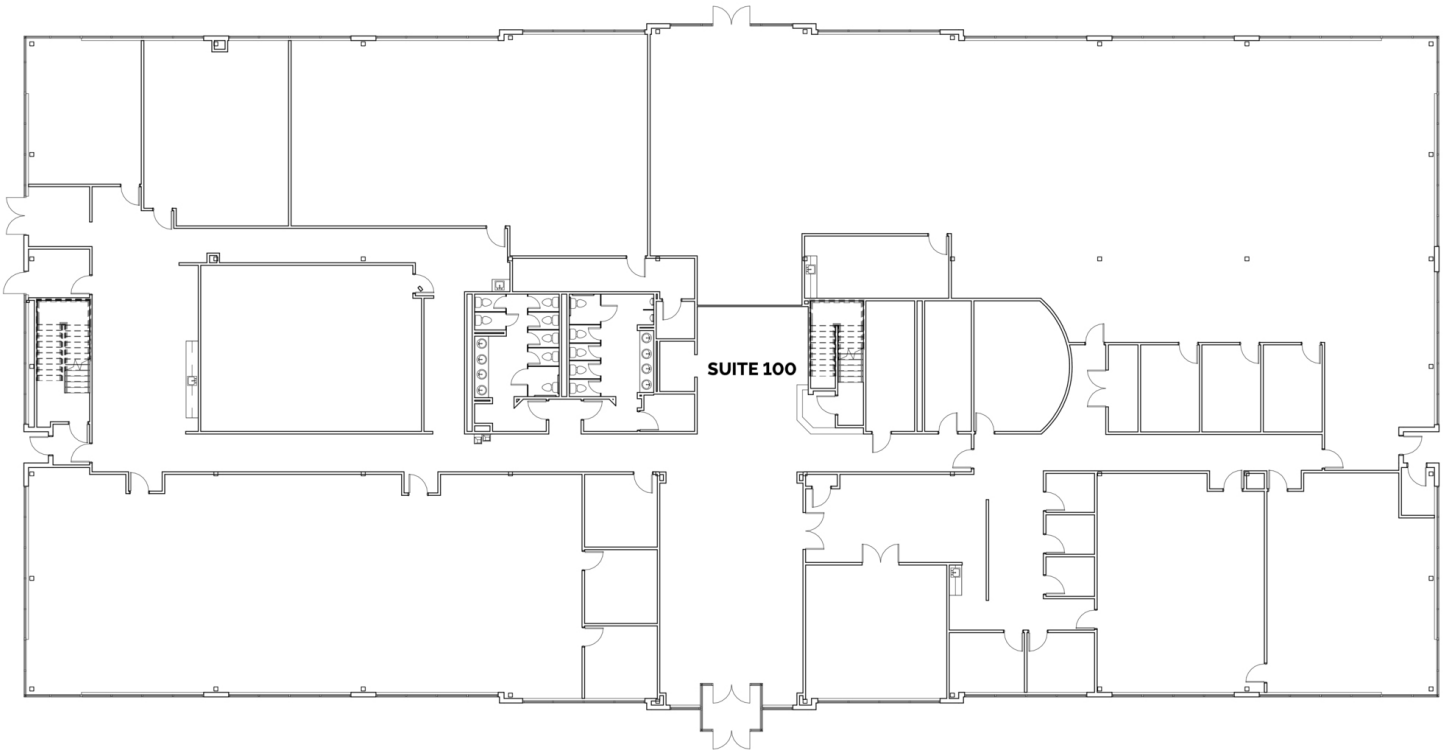
PROPERTY HIGHLIGHTS

- Entire building available - Can be subdivided
- 24-Hour controlled access
- Full building generator
- Walkable to surrounding retail and hotel amenities at Towne Place at Greenbrier and Summit Pointe
- Existing plug and play full floor options with 200 workstations in place
- Continuous window line with lakefront views and abundant natural light

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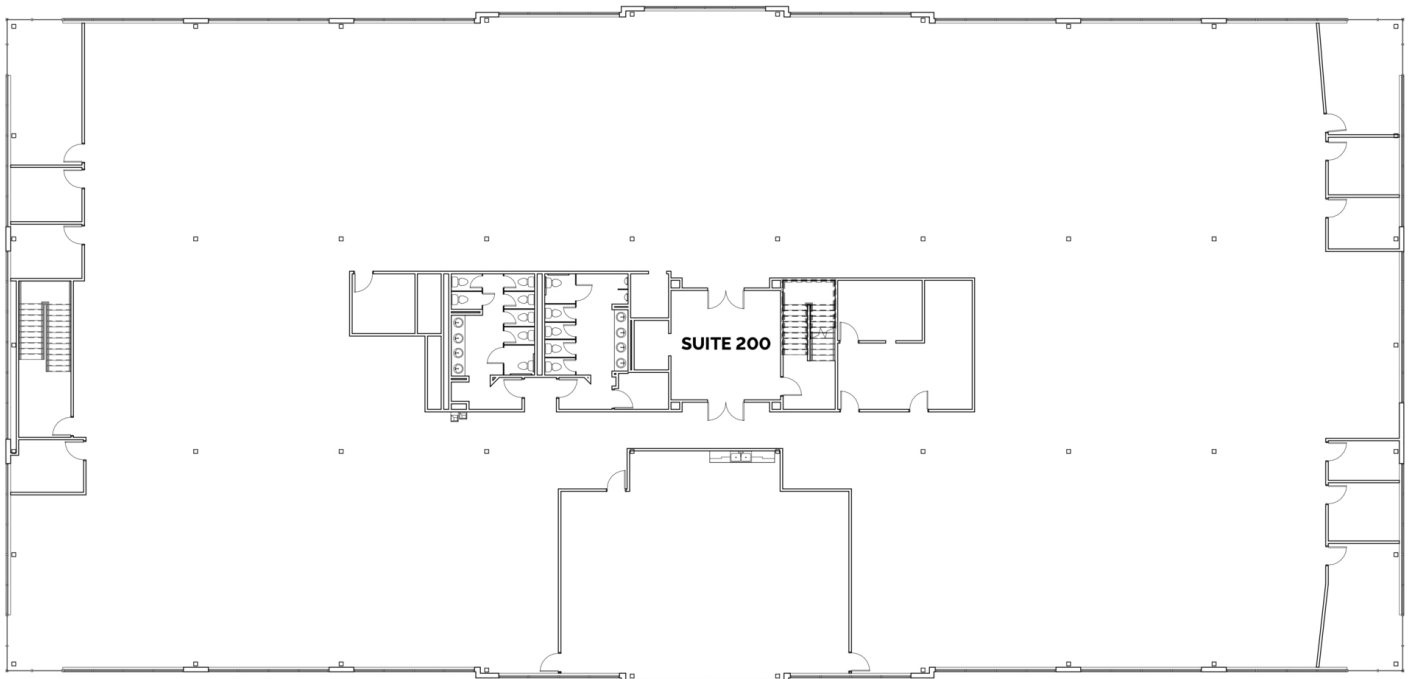
FIRST FLOOR | EXISTING



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SECOND FLOOR | EXISTING



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LOCAL AREA



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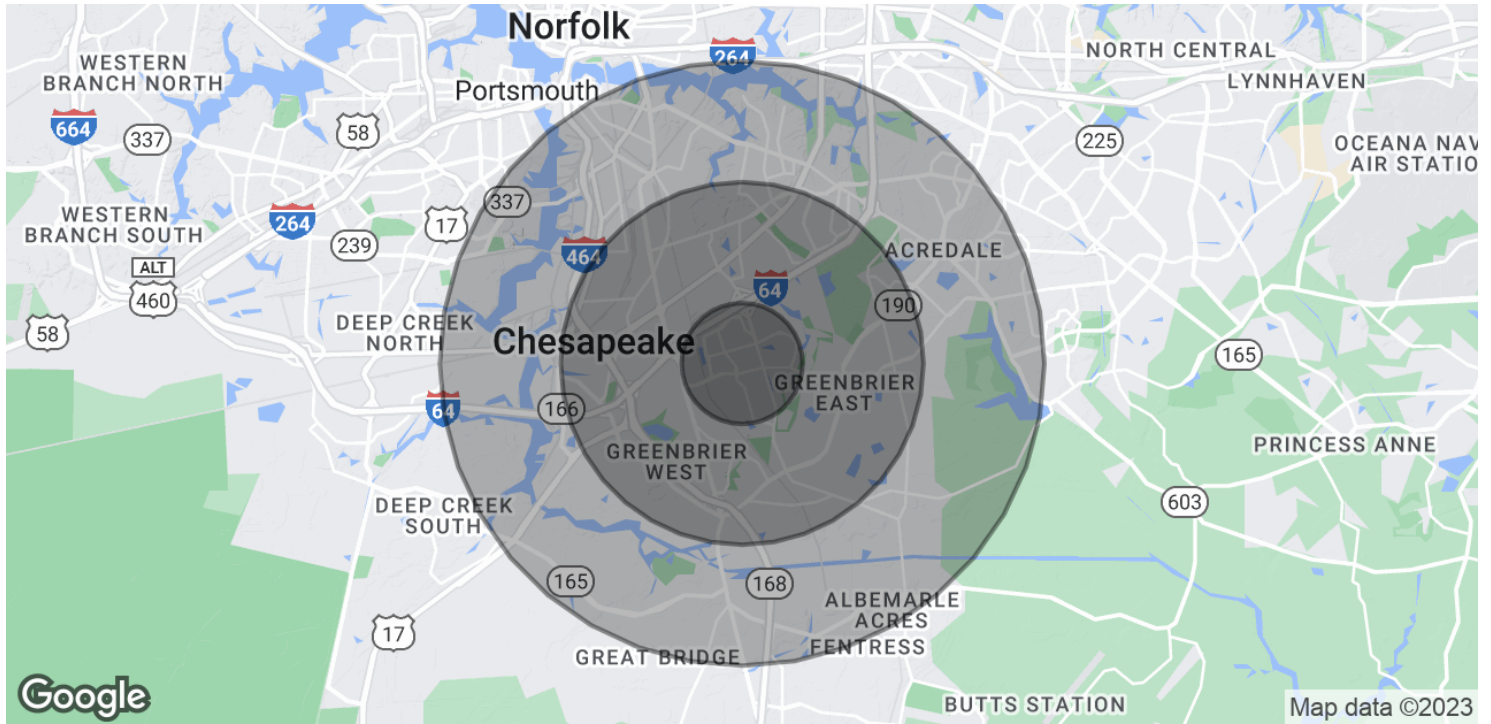
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,584	74,951	193,310
Average Age	33.8	35.1	35.2
Average Age (Male)	33.1	32.8	33.1
Average Age (Female)	34.0	36.8	37.0

HOUSEHOLDS & INCOME

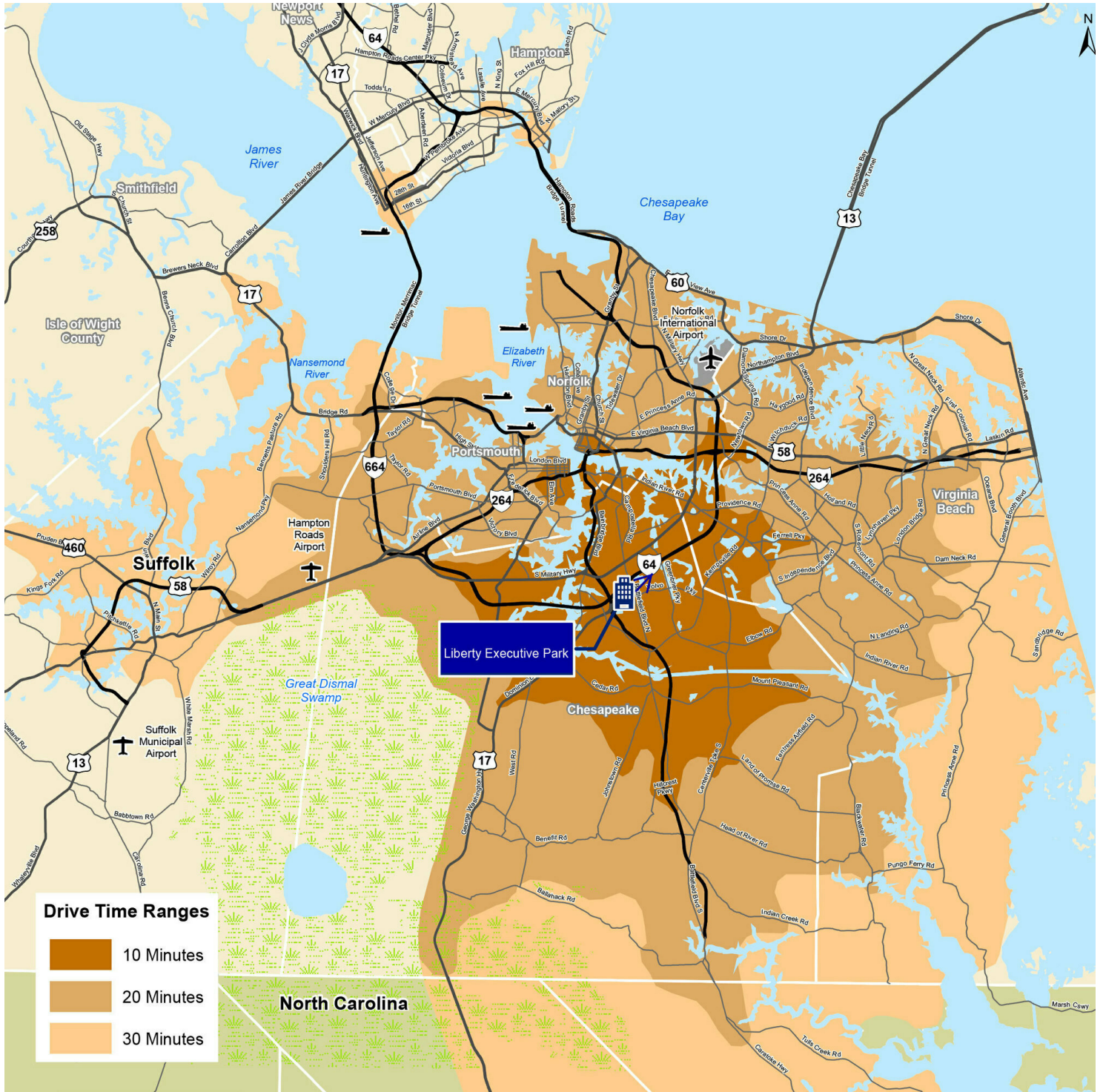
	1 MILE	3 MILES	5 MILES
Total Households	2,271	29,822	72,664
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$77,116	\$67,983	\$70,273
Average House Value	\$298,788	\$267,896	\$277,786

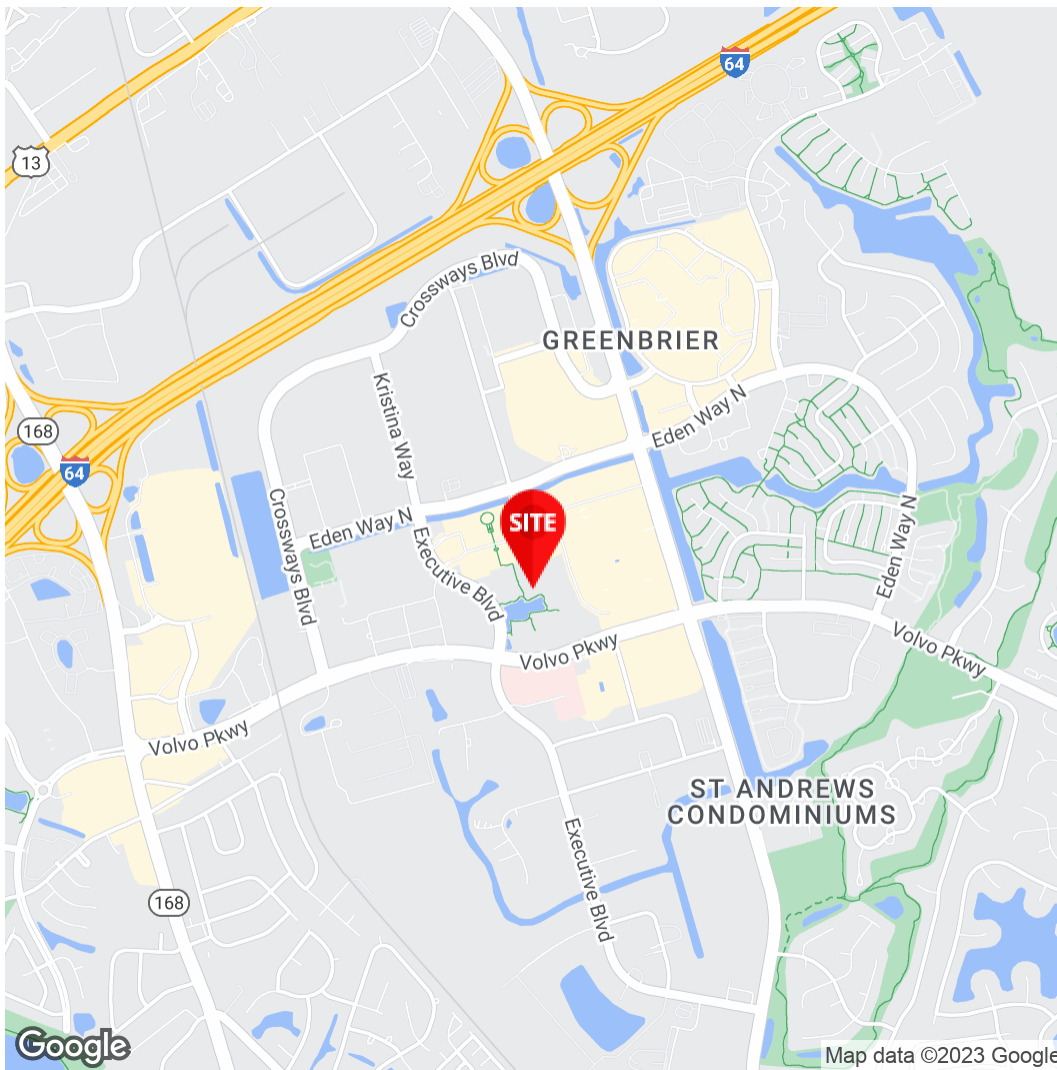
* Demographic data derived from 2020 ACS - US Census

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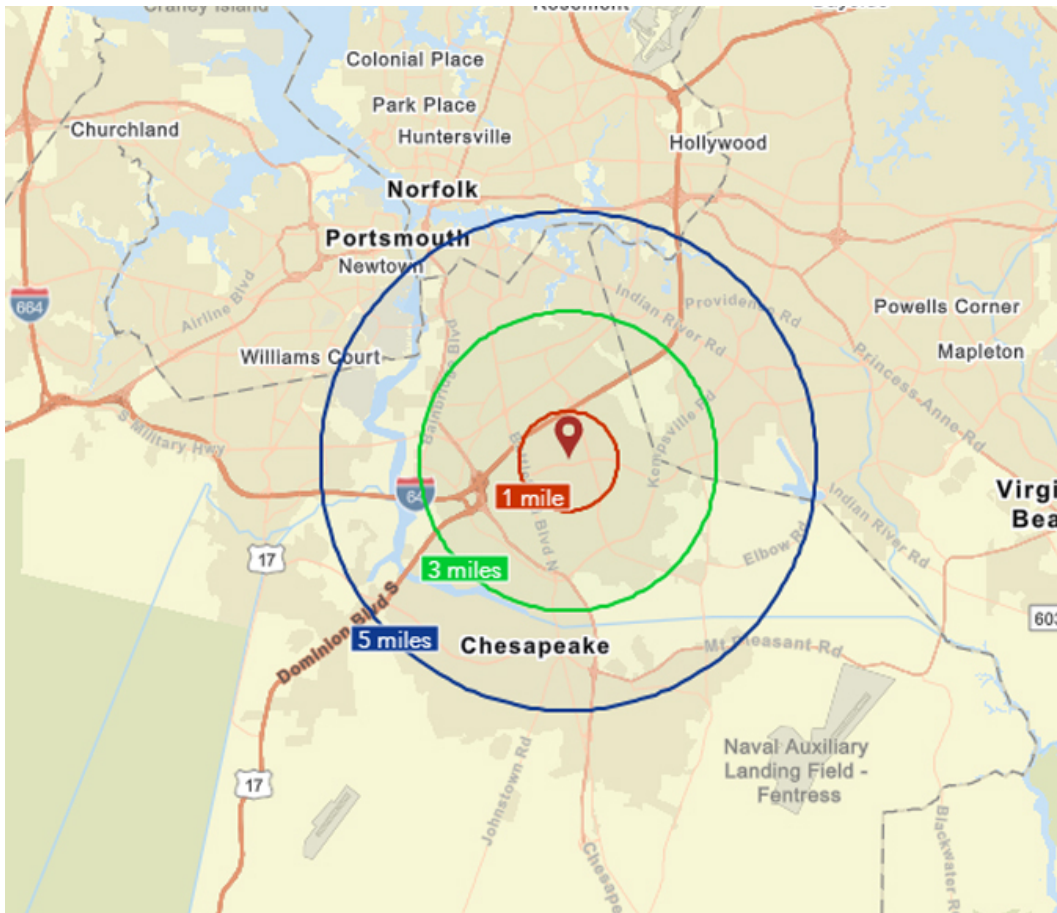
DRIVE TIME MAP





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