



**S.L. NUSBAUM**  
REALTY CO.

# FOR SALE OR LEASE

RECENTLY RENOVATED OFFICE BUILDING



1514 HOLLAND RD  
SUFFOLK, VA 23434

**SAM RAPOPORT**  
VICE PRESIDENT | PARTNER  
O. 757.640.5438  
SRAPOPORT@SLNUSBAUM.COM

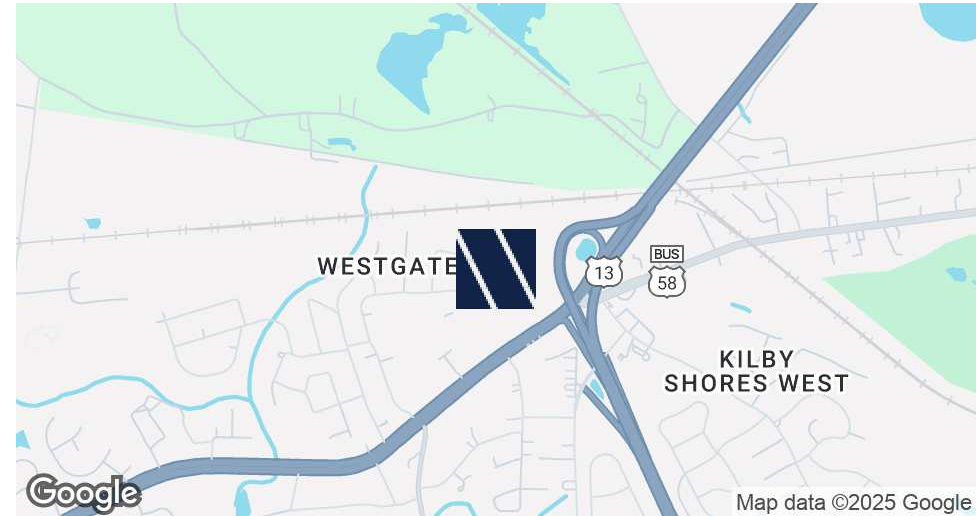
**S.L. NUSBAUM REALTY CO.** | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM



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# EXECUTIVE SUMMARY

1514 HOLLAND RD  
SUFFOLK, VA 23434



## OFFERING SUMMARY

Sale Price:	Contact Agent
Lease Rate:	\$16.50 SF/yr (Net of Janitorial and Utilities)
Building Size:	11,782 SF
Available SF:	+/- 4,367 SF
Lot Size:	2.08 Acres
Year Built:	2000
Renovated:	Interior Renovations (2024)
Parking:	7:1,000 SF
Zoning:	B-2

## PROPERTY OVERVIEW

Single-story Class B professional office building located directly off RT. 58 in Suffolk

## PROPERTY HIGHLIGHTS

- Interior renovations completed in 2024
- +/- 4,367 LSF of second generation professional office space available immediately for occupancy
- Remainder of building is leased to a national behavioral health agency and an audiology practice
- Abundant on-site surface parking (7:1,000 SF Parking ratio)
- Building signage may be available
- Immediate interstate accessibility

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# LOCATION MAP

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# FLOOR PLAN

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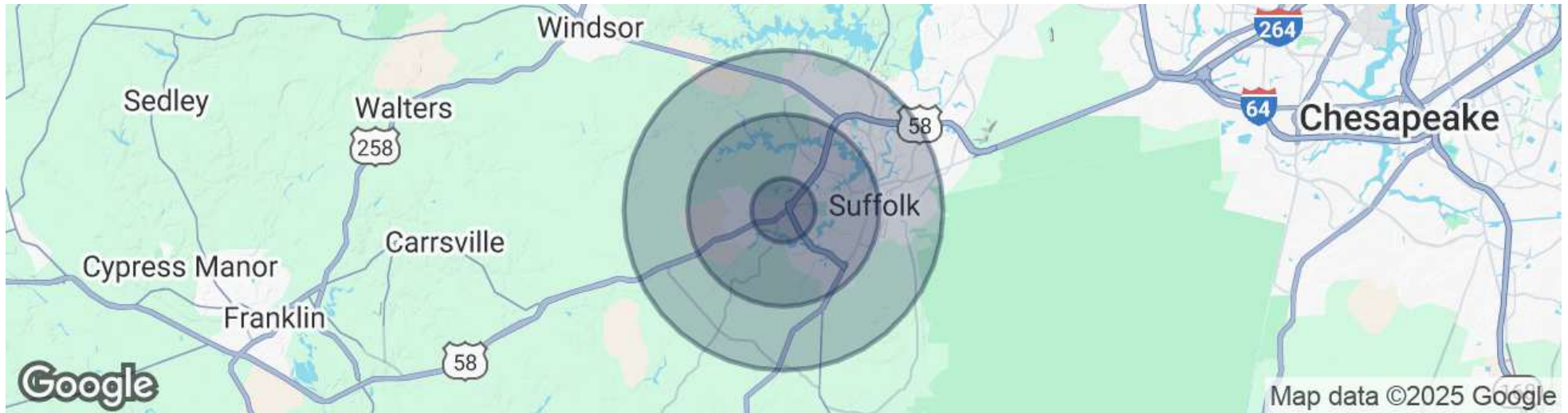
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# DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,465	13,967	36,749
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	561	5,875	15,492
Average HH Income	\$92,828	\$73,962	\$72,156
Average House Value	\$242,915	\$219,493	\$208,671

2020 American Community Survey (ACS)

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# CONTACT ME



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