

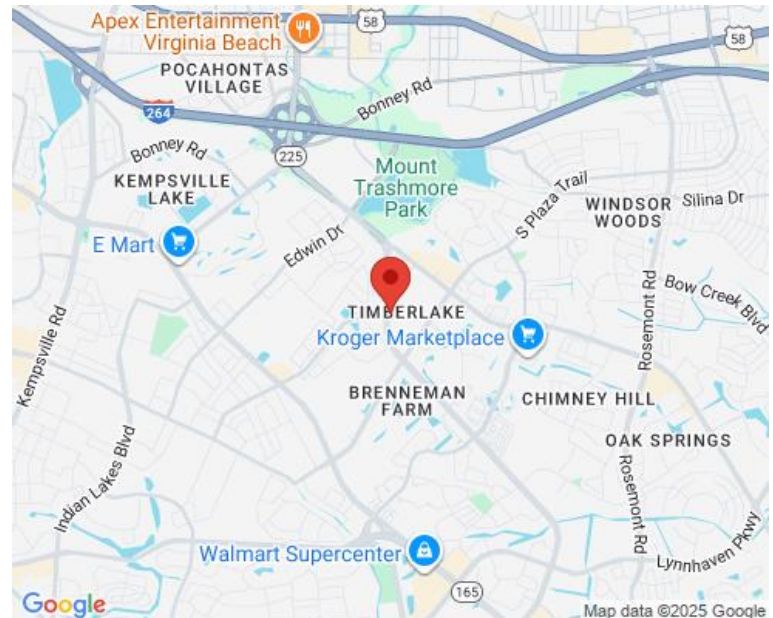


### PROPERTY OVERVIEW

One-story brick office building located near the Virginia Beach Town Center, **Green Meadows Office Building** is convenient to I-264. Easy access and visibility from S. Independence Boulevard with a signalized intersection at Green Meadows Drive.

- Perfect for small business with a reception area, offices and restroom
- **AVAILABLE TO LEASE 4/1/26: ±868 SF**
- **AVAILABLE FOR SALE (Includes 10,146 SF Building plus ±0.5 AC Land)**

### AREA MAP



### DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	16,462	153,375	284,312
Average HH Income:	\$87,410	\$90,401	\$95,268

FOR MORE INFORMATION, PLEASE CONTACT:

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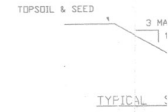
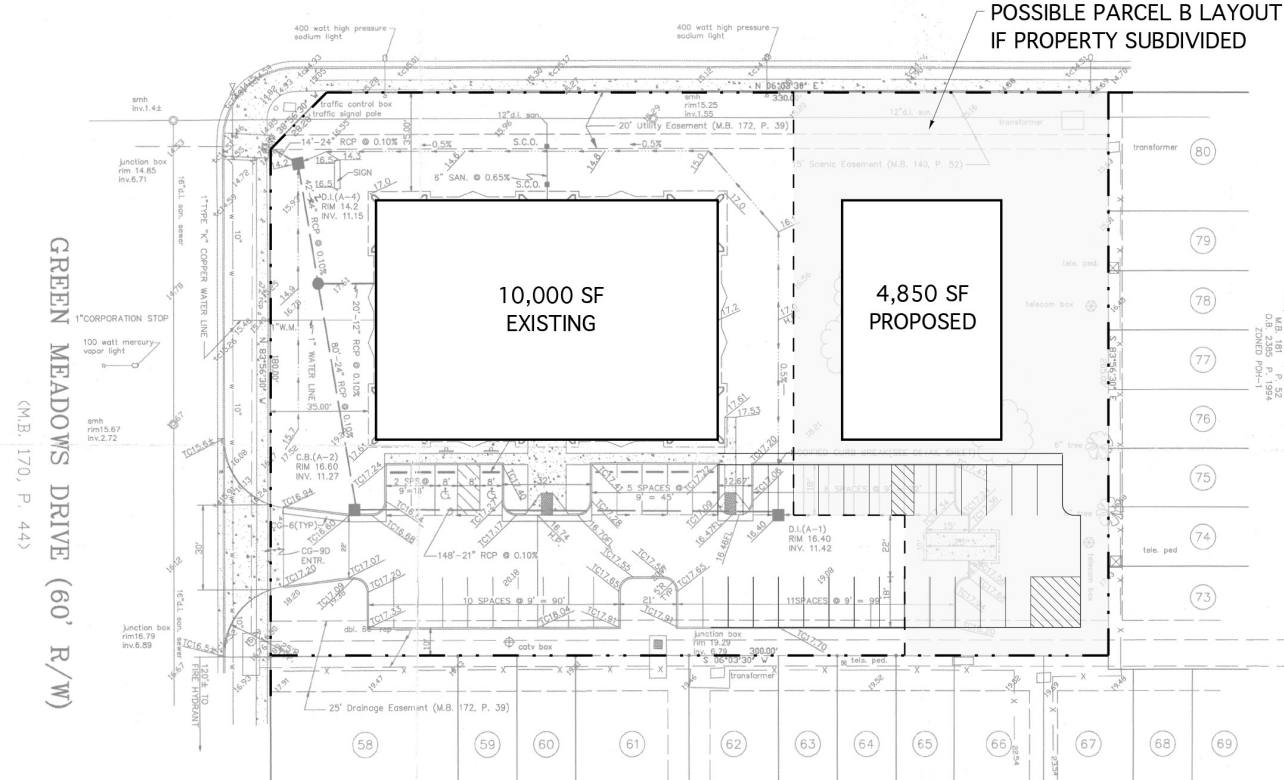
# Green Meadows Office Building

± 868 SF AVAILABLE

7. REMOVE ALL TEMPORARY E&S DEVICES AFTER STABILIZATION IS ACHIEVED ON DERIVED AREAS.

**SOUTH INDEPENDENCE BOULEVARD (110' R/W)**  
(M.B. 140, P. 52)

MINIMUM ONSITE PAVEMENT DESIGN SECTION SHALL BE 2" SMA-2A OVER 6" CRUSHED CONCRETE BASE OVER COMPACTED SUBGRADE.



**SITE INFORMATION**  
ADDRESS: INDEPENDENCE I  
SITE ZONING: FDU-1  
SITE AREA: 1.9780 ACRES  
RECORDED IN: M.B. 172 P. 1  
CPIN: 1478-75-5881

**SEWER FLOWS**  
AVG. 3.47GPM  
PEAK 0.66 GPM

**FIRE FLOW** 1250 GPM

**PARKING**  
REGULAR: 36 SPACES  
HANDICAPPED: 2 SPACE  
TOTAL: 38 SPACES

**DRAINAGE FIXTURE UNITS**  
DFU's - 61

**ERU CALCULATIONS**  
SITE IMPERVIOUS ANPA =  
ERU's = 24,376 = 11.8  
2399 S.F./ERU

TOTAL SITE AREA = 1.373

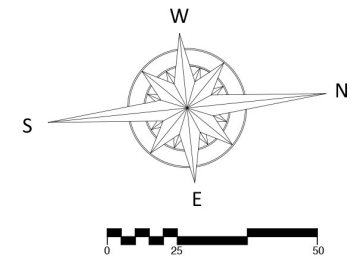
**PROPOSED USE:** OFFICE

**BUILDING DATA**  
OFFICE SPACE: 10,000

**LAYOUT 3.1**

TOTAL PARKING:  
SPACES REQUIRED: 45  
SPACES PROVIDED: 46

PARCEL B PARKING:  
SPACES REQUIRED: 15  
SPACES PROVIDED: 15



Cox, Klierer & Company, P.C.

## GREEN MEADOWS DRIVE – OFFICE TEST FIT

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