



For Lease

\$23.50
RSF NNN

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Beach Medical Pavilion

Adjacent to Sentara VA Beach General Hospital

1717 Will O Wisp Drive | Virginia Beach, VA 23454

Colliers | Virginia is pleased to announce a recently completed medical office building near the intersection of First Colonial Road and Will O Wisp Drive, strategically neighboring Sentara Virginia Beach General Hospital. This new multi-tenant medical office building will offer high quality and efficient accommodations for medical practices serving the greater soutside region.

Building Completed with suites ready to be built to suit.

Space Description

- Total: Two floors - 50,847 SF
- Available: First floor - Leased
Second floor - 6,293 SF
- Parking: 5.00/1,000 SF
- Hospital - Sized Elevator Cab

Deal Terms

- Up to \$110 PSF Tenant Improvement allowance from shell condition
- Annual Escalation: 2.5%
- Landlord willing to consider assuming existing lease obligation

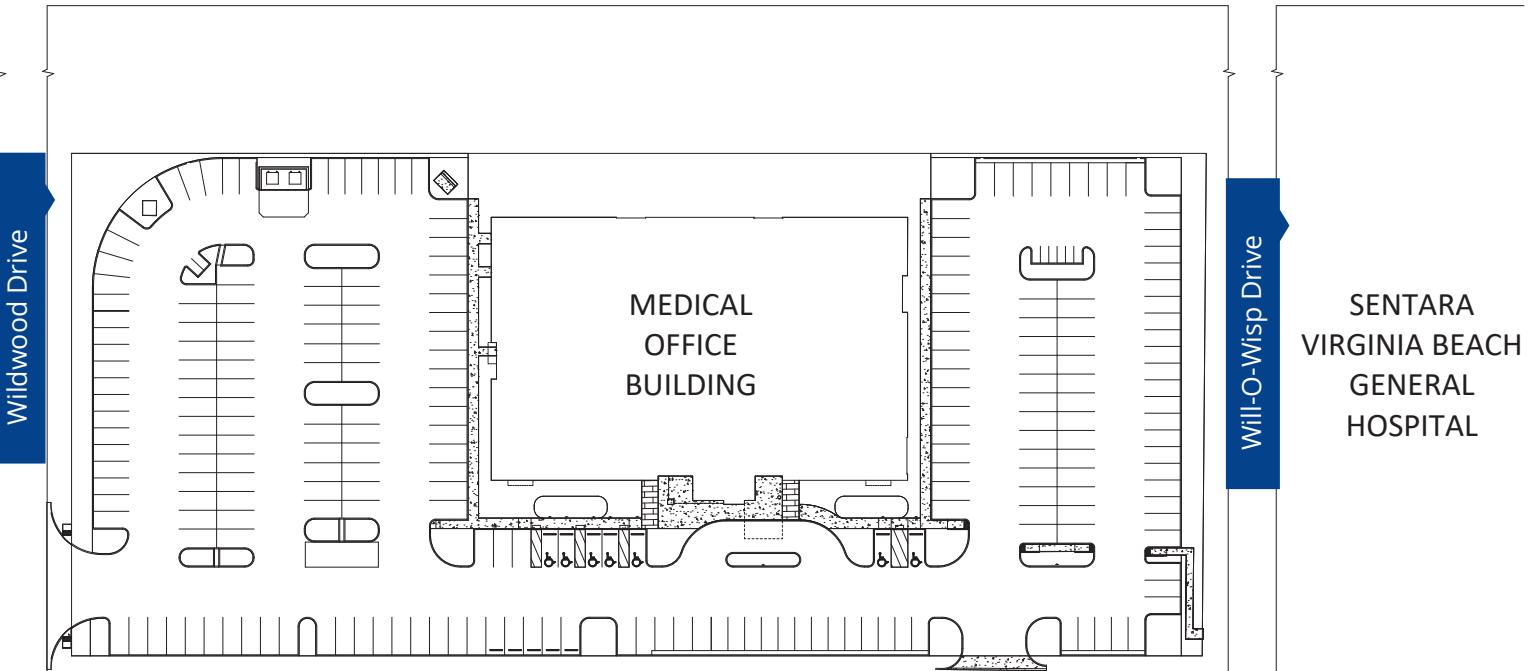
Accelerating success.

Property Drawings

Site Plan & Information

- PATIENT CONVENIENCE
- Easily identifiable and accessible location with covered patient drop-off
- Ample parking provided at a ratio of 5 spaces per 1,000 square feet
- Immediately adjacent to Sentara Virginia Beach
- Easy access to Interstate I-264
- Convenient to retail and restaurants
- Comfortable and high quality common areas

First Colonial Road



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Property Gallery

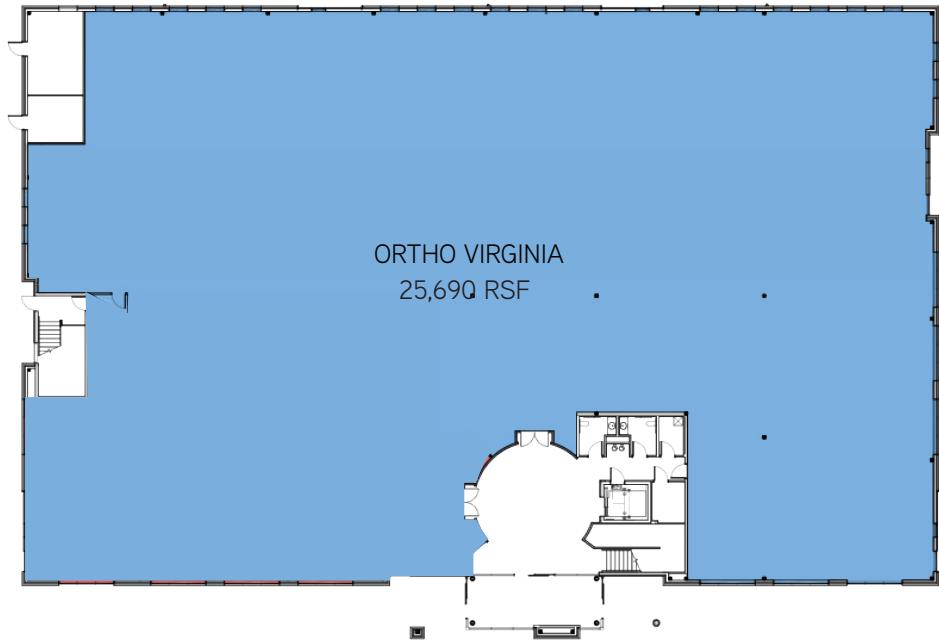


Floor Plans

- CUSTOM DESIGNED SUITES
- Physician office suites customized to unique practice requirements
- Practical floor plans maximizing efficiency of space
- Above-market Tenant Improvement Allowance minimizing upfront out-of-pocket expenditure
- Class A accommodations and medical specific, high quality common areas
- Efficient state of the art building HVAC systems designed for enhanced comfort and control
- Energy efficient designed building
- Enhanced infrastructure to support technology requirements
- Electronic access control and security systems

1ST FLOOR

- Fully Leased

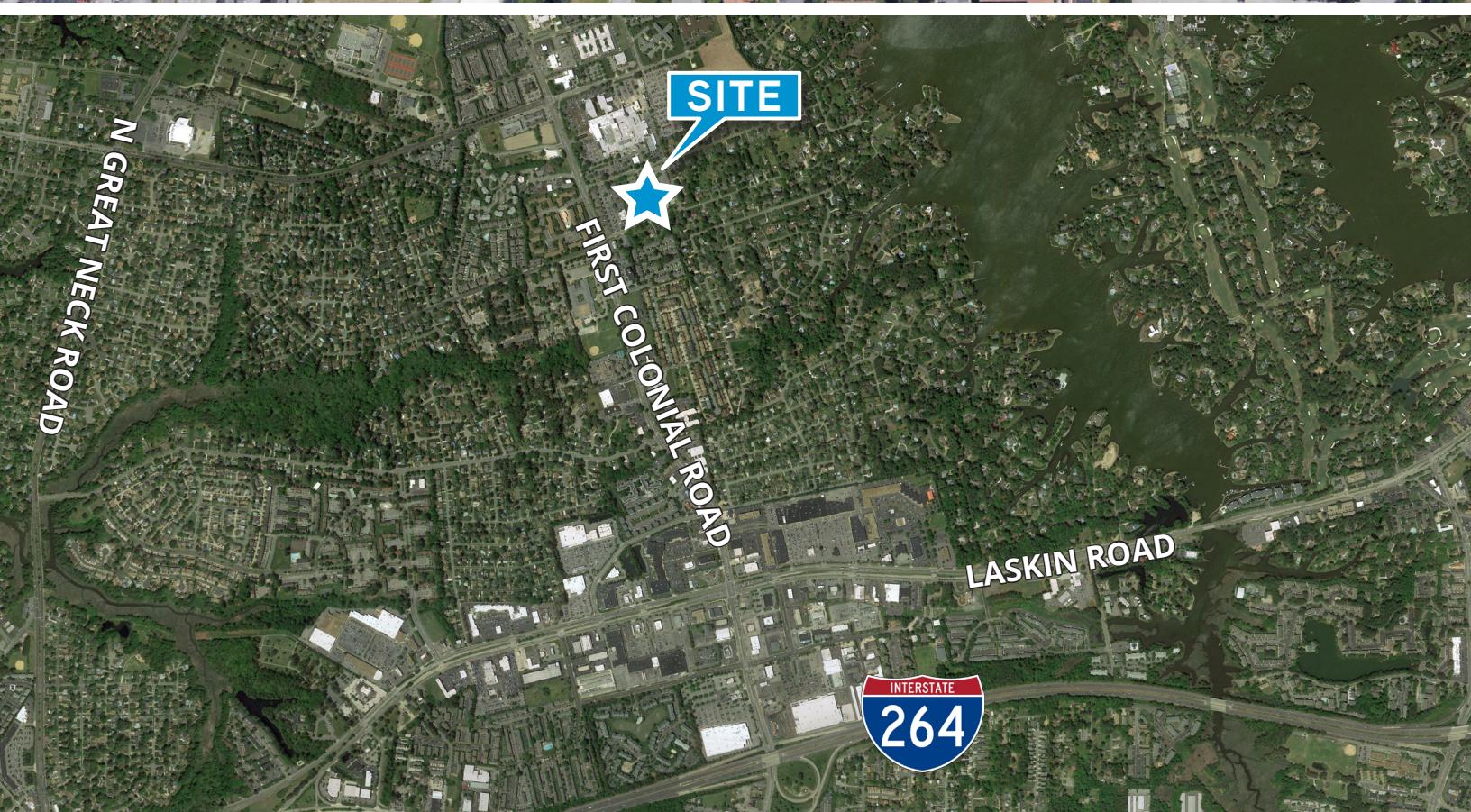


2ND FLOOR

- 2,000 - 6,243 RSF available



Aerial Overview



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