



## For Lease

# \$23.50

RSF NNN

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### Colliers

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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 outside 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.

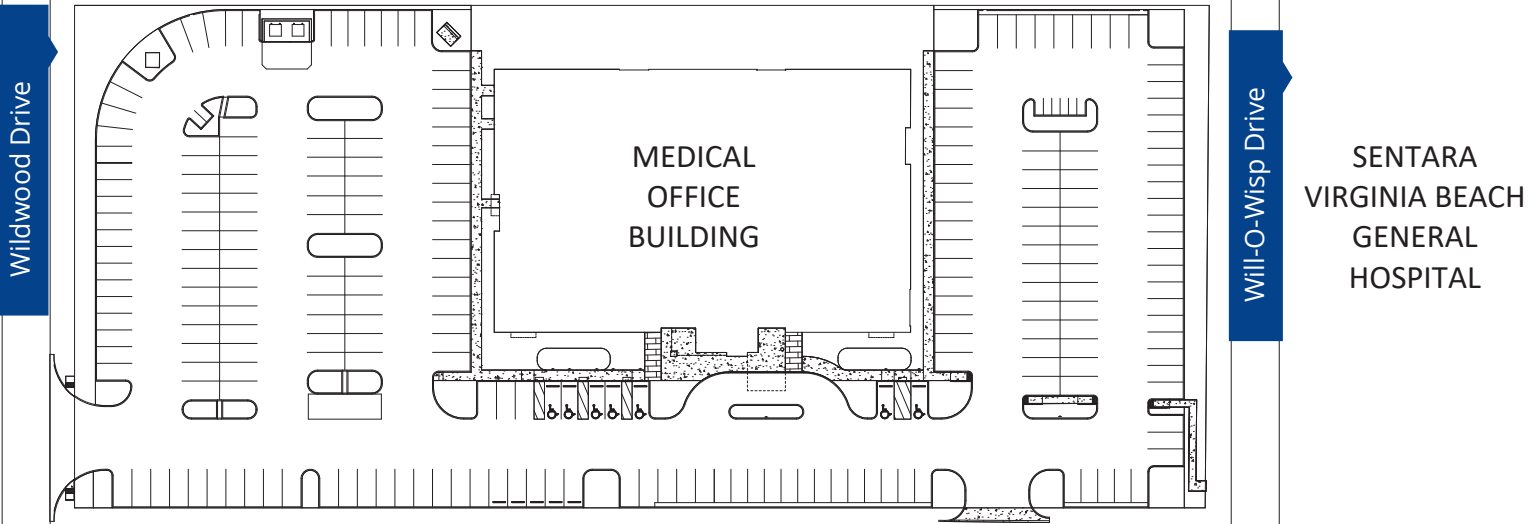
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# Property Drawings

## 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



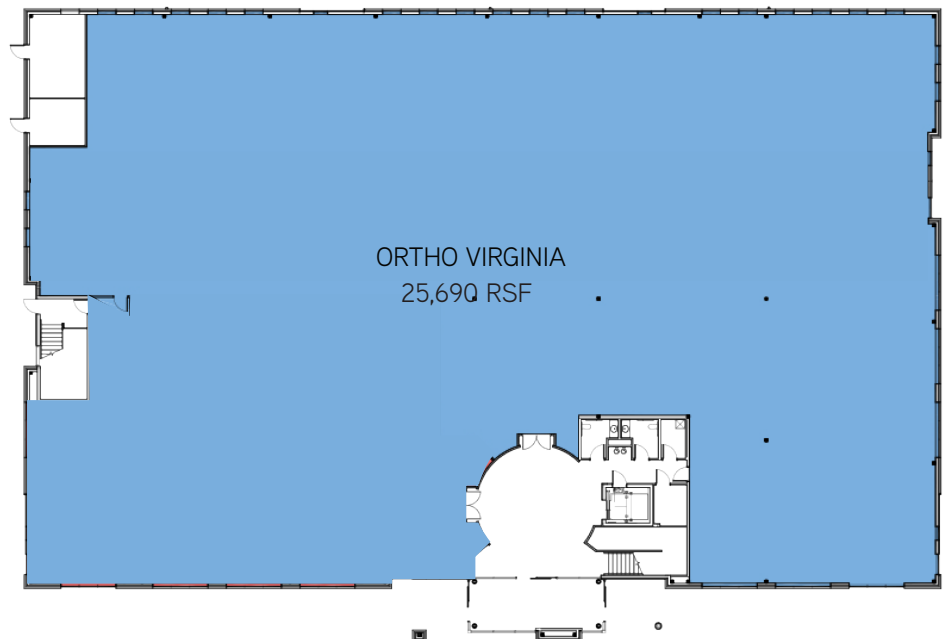


# Floor Plans

- 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



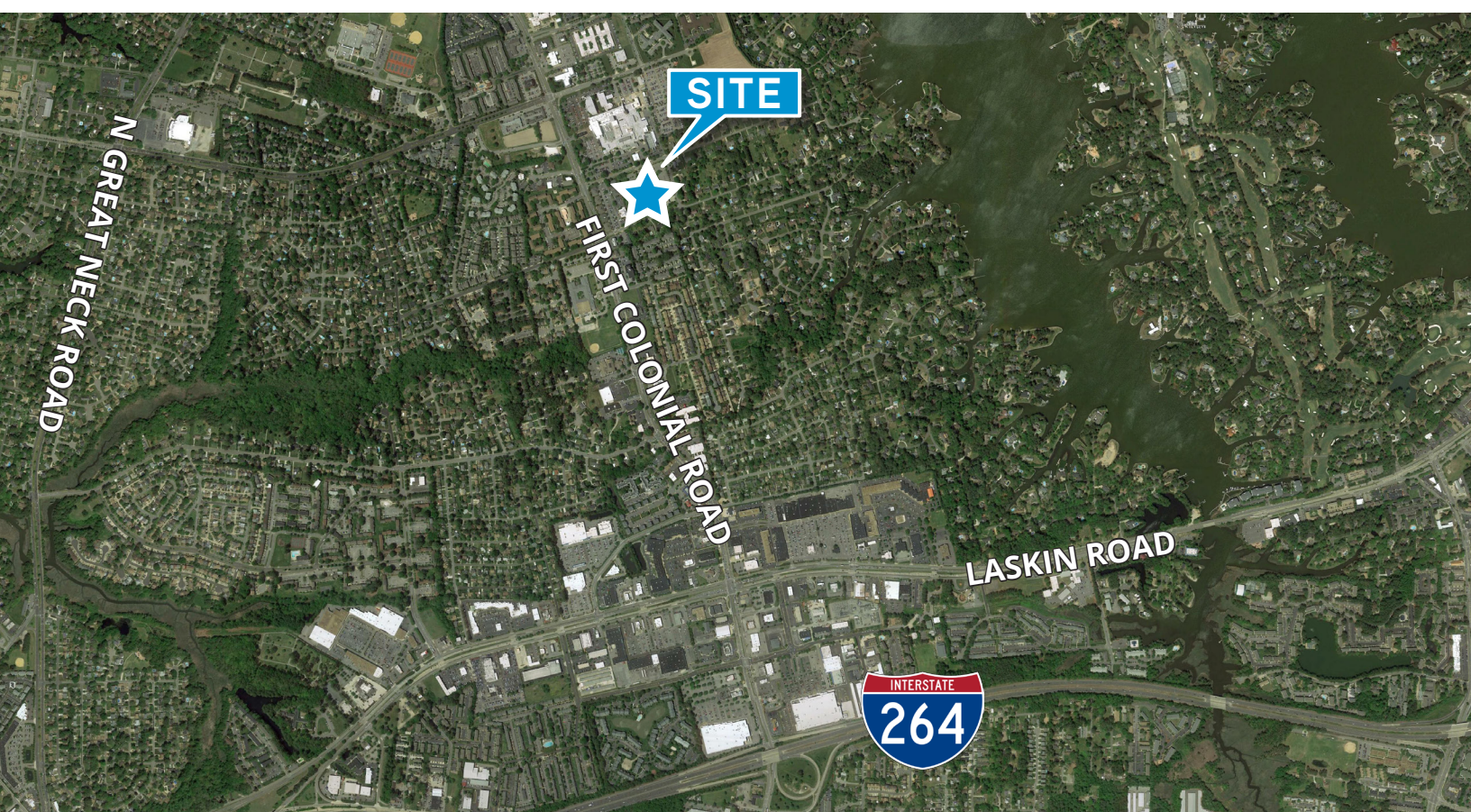
## 2ND FLOOR

- 2,000 - 6,243 RSF available





# Aerial Overview



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