

# Office & Retail For Lease

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## The Canopy

1413 Laskin Road | Virginia Beach, Virginia

Accelerating success.

#### Property Overview

Description:

Address:

Space:

Surrounding

Landmarks:

The Canopy will be one of the most significant mixed use developments in eastern Virginia Beach. Along with multi-family living (132 units), the project will include +/-50,000 square feet of office space, +/-10,000 square feet of retail, and a 1.12 ac outparcel. For retailers, restaurants and service providers, this location is situated between the affluent oceanfront and one of the region's retail hotspots, Hilltop. Just the grocery lineup in Hilltop is unmatched in the region, including Whole Foods, Trader Joe's, Fresh Market, Kroger, Aldi, Walmart and Target and with 2 Harris Teeter stores on either side of Hilltop. With The Canopy's proximity to the Virginia Beach oceanfront, it will be impacted by the 7.1 million visitors to the beachfront annually. Along with the summer draw, there are year 'round events in and around the beach. Noteworthy to area residents, the feeder road removal project will enhance the accessibility to The Canopy and the traffic flow around it.

New construction of Retail to be completed approximately Q4 of 2025 and Office to be completed approximately Q3 of 2028!

1413 Laskin Road, Virginia Beach, VA 23451

**Units:** 132

**Office Space:** Up to +/- 30,000 SF (Available on floors 1, 2 & 3)

**Retail:** +/-10,000 SF ground level retail

**Outparcel:** 1.12 ac parcel available for land lease

Lease Rate: Contact Agent

Surrounding Commercial: Target, Starbucks, Trader Joe's, Chick-Fil-A, Total Wine, Whole Foods, Fresh Market

The Virginia Beach Convention Center, The Vibe District, The Virginia Beach Sports Center, 31 Ocean, Neptune's Park, The Cavalier on the Hill, the new Marriott Hotel Oceanfront, Princess Anne Country Club, The Cavalier Yacht & Golf Club, Oceana Naval Air Station, Sentara Virginia Beach General Hospital, Virginia Museum of Contemporary Art and 11,400 hotel rooms and timeshares at the Virginia Beach oceanfront

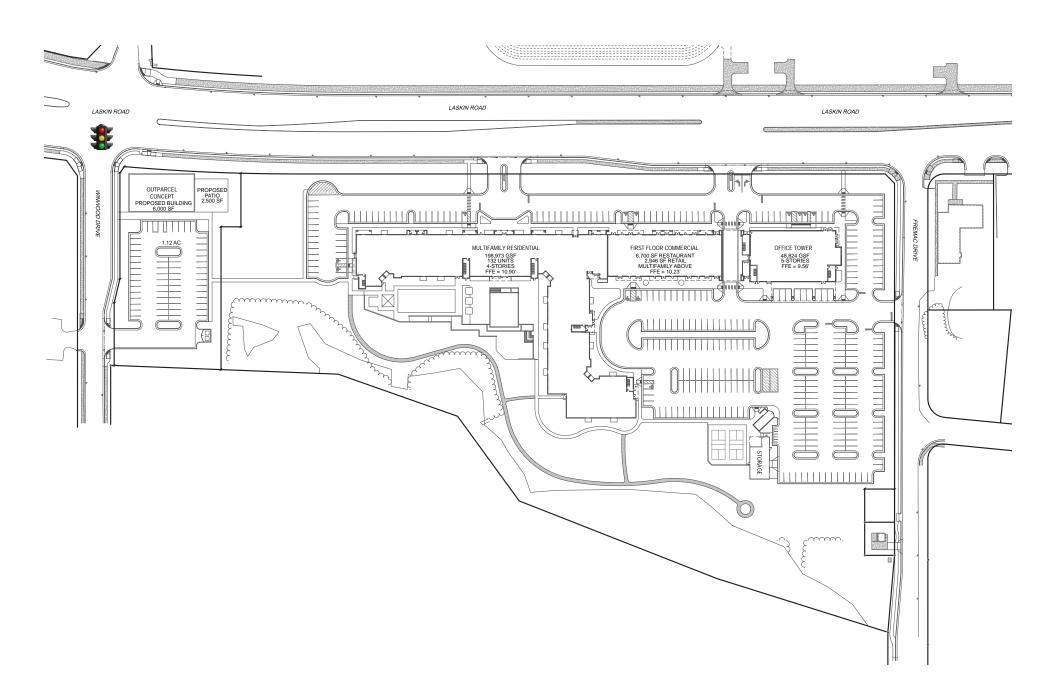
Traffic Counts: 23,000 ADT

**Demographic Facts** Demographics 1 Mile 3 Miles 5 Miles Population 60,241 109,428 11,960 **Daytime Population** 11.725 59.572 124,476 Average HH Income \$57,360 \$70,528 \$75,174





#### Site Plan

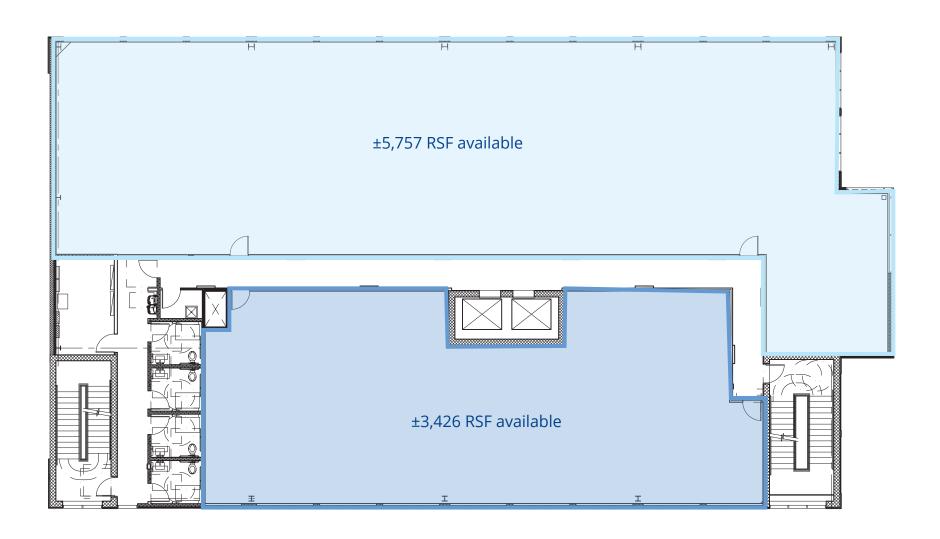


## Site Plan



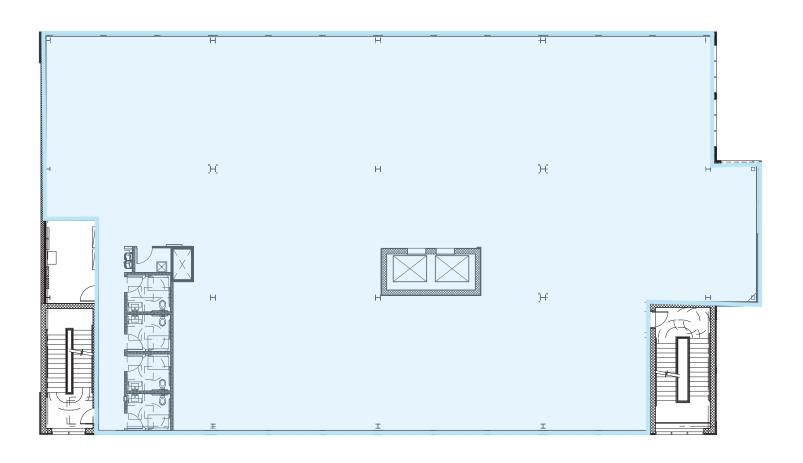
### Office Floor Plans

2nd Floor \*partial floor core factor 18%



## Office Floor Plans

3rd Floor 9,949 RSF available \* full floor core factor 11%











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