

Office & Retail For Lease

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The Canopy

1413 Laskin Road | Virginia Beach, Virginia

Property Overview

Description:

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!

Address: 1413 Laskin Road, Virginia Beach, VA 23451

Space:	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

Surrounding Landmarks: 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

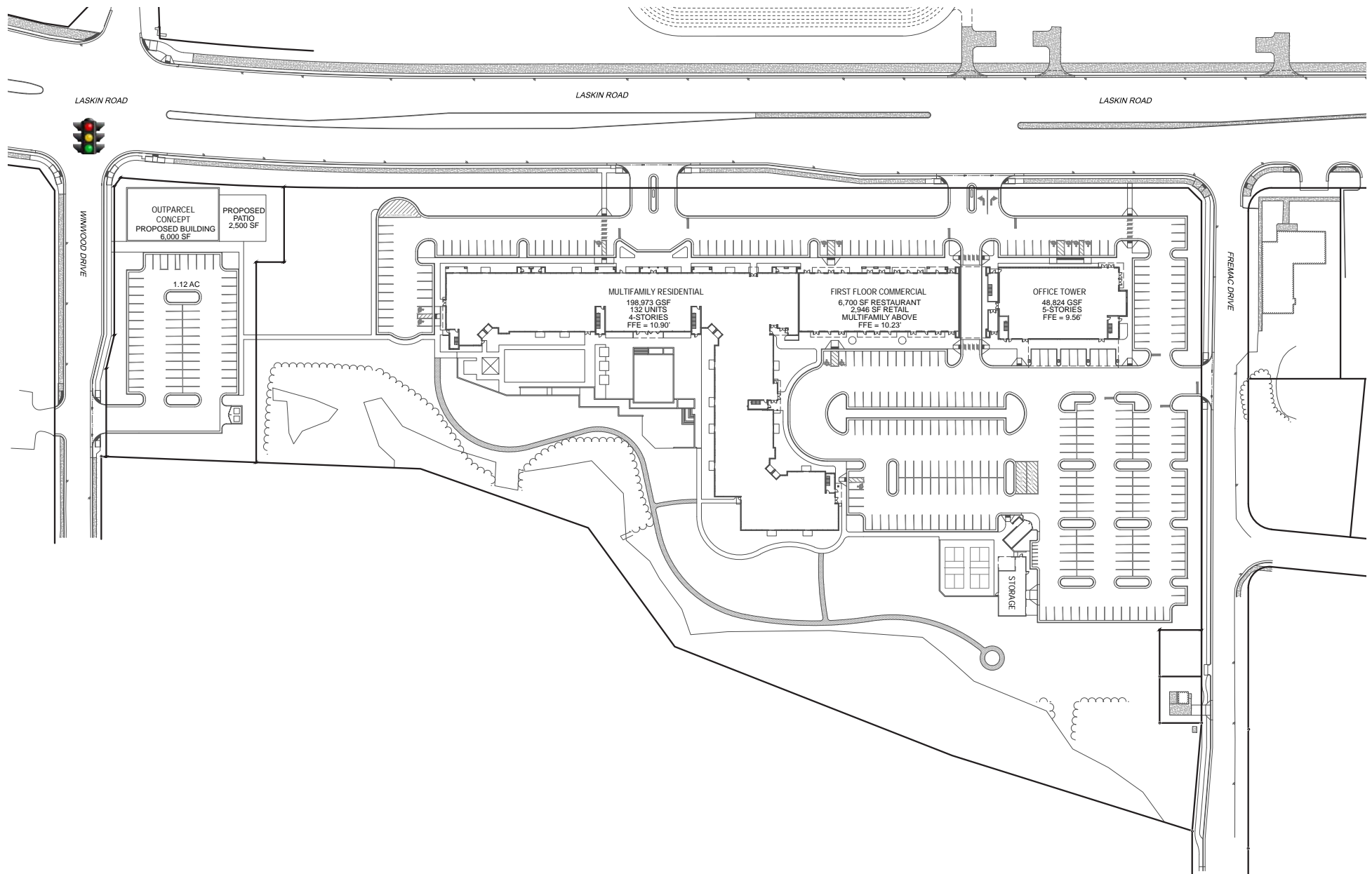
Traffic Counts: 23,000 ADT

Demographics

Demographic Facts	1 Mile	3 Miles	5 Miles
Population	11,960	60,241	109,428
Daytime Population	11,725	59,572	124,476
Average HH Income	\$57,360	\$70,528	\$75,174



Site Plan



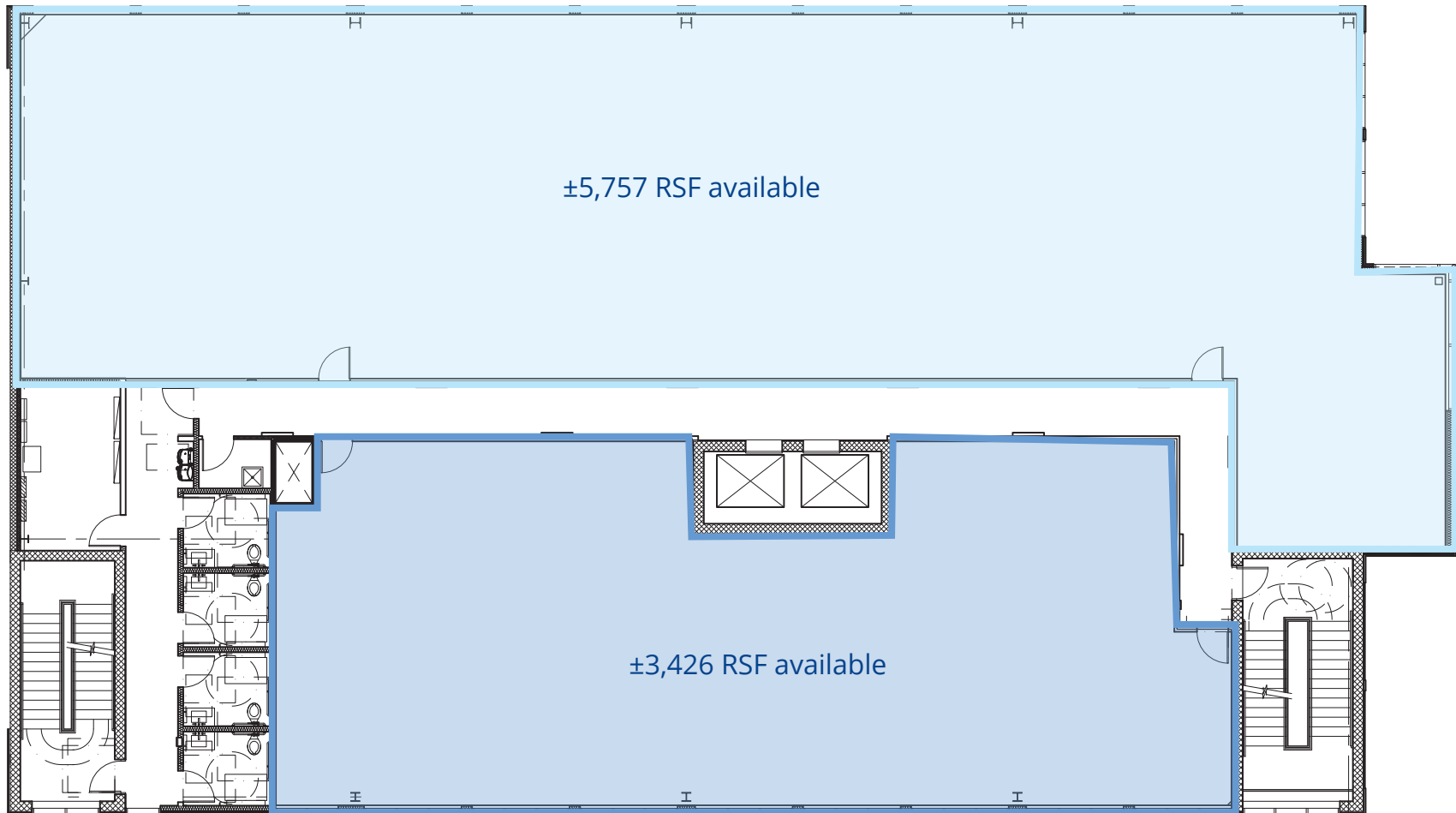
Site Plan



Office Floor Plans

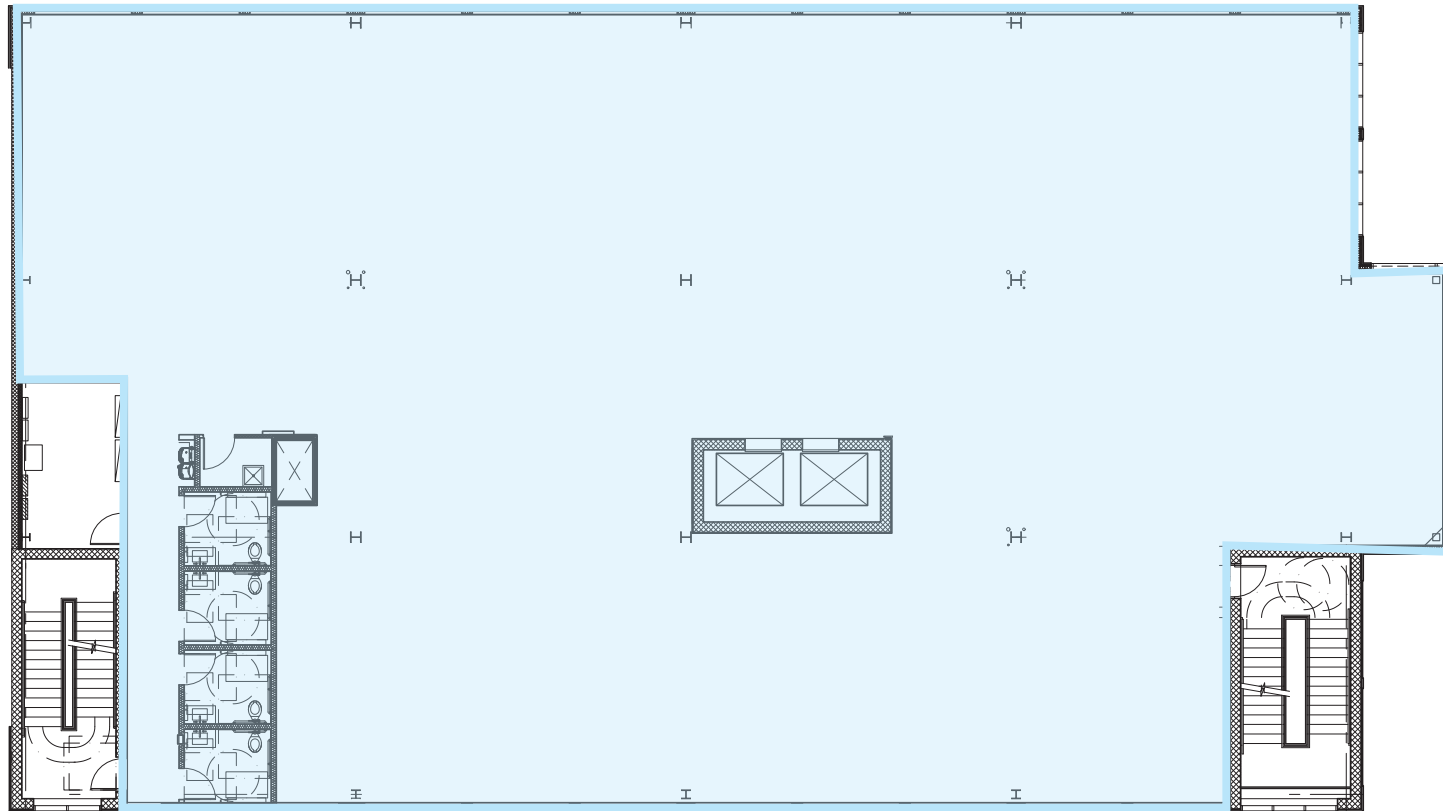
2nd Floor

*partial floor core factor 18%



Office Floor Plans

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



Renderings



Aerial View



Laskin Road

Site



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