

For Lease



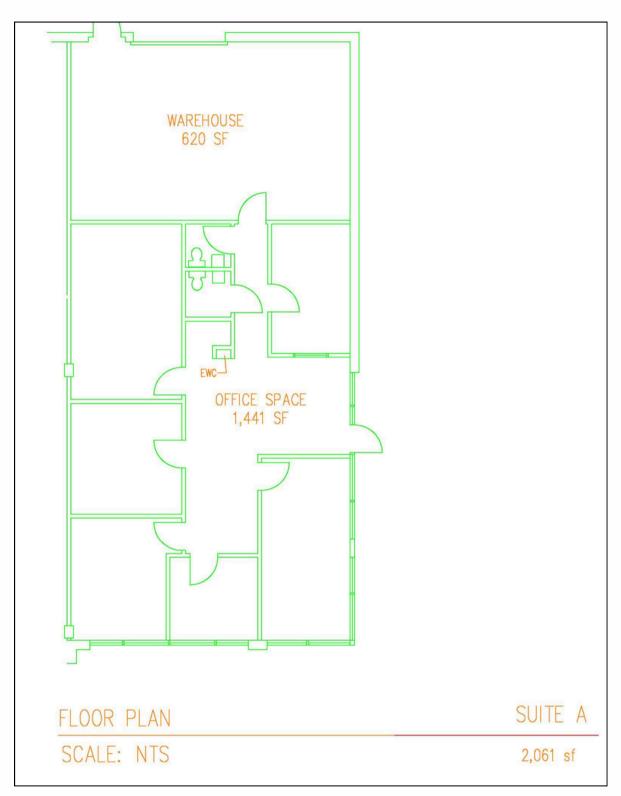
509 Viking Drive Parkway West Building Virginia Beach, VA 23452

Corporate quality office/flex space available

Ideal location for companies requiring office, showroom, warehouse or sales and service space

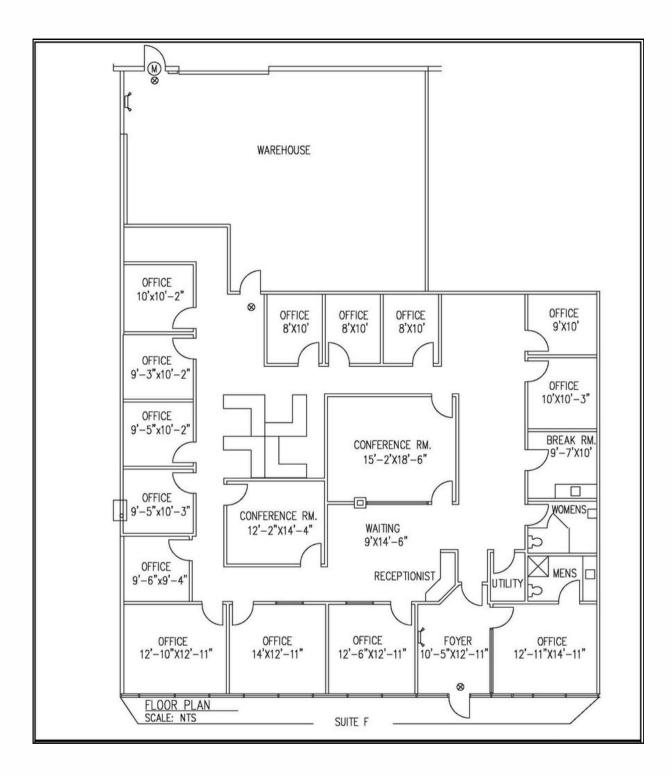
- Rates starting at \$12.25 p.s.f., NNN
- Abundant parking
- Situated off Lynnhaven Parkway on Viking Drive in the heart of the Lynnhaven business corridor
- Nearby amenities within 1/2 mile +/- include: post office, regional shopping mall, banks and restaurants
- Building is located within 1/4 mile of I-264

Suite A - 2,061 SF Available

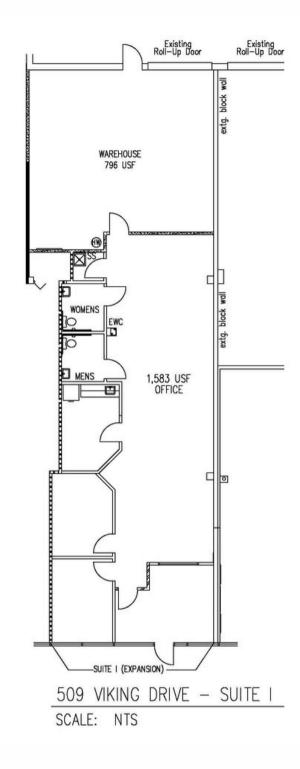


Availabilities	Total SF	Office SF	Warehouse SF	Loading
Suite A	2,061	1,441	620	Drive-In

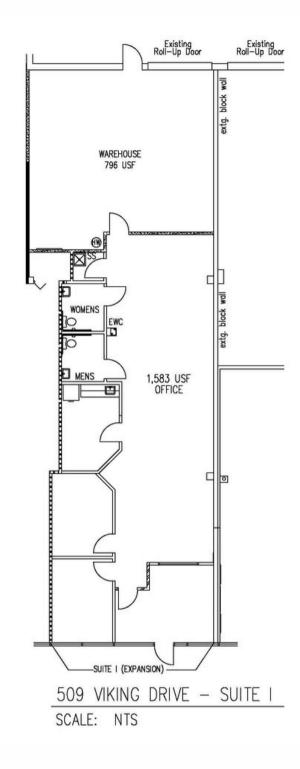
Suite F - 5,417 SF Available



Availabilities	Total SF	Office SF	Warehouse SF	Loading
Suite F	5,417	4,152	1,265	Drive-In

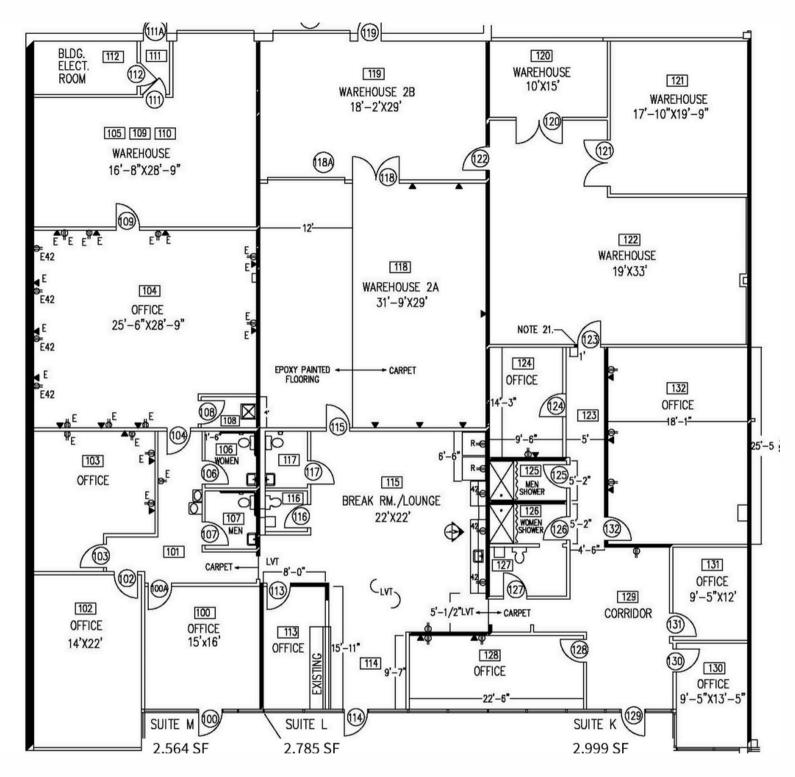


Availabilities	Total SF	Office SF	Warehouse SF	Loading
Suite I	2,379	1,583	796	Drive-in



Availabilities	Total SF	Office SF	Warehouse SF	Loading
Suite I	2,379	1,583	796	Drive-in

Suite K, L and M - 8,348 SF Available



Availabilities	Total SF	Office SF	Warehouse SF	Loading
Suites K-L	5,784	3,377	2,407	Drive-in
Suite M	2,564	1,979	585	Drive-in

Building Fact Sheet

Located at 509 Viking Drive in Oceana West Park, Directly off Lynnhaven Parkway and Interstate 264, Parkway West is easily accessible to the Hampton Roads area:

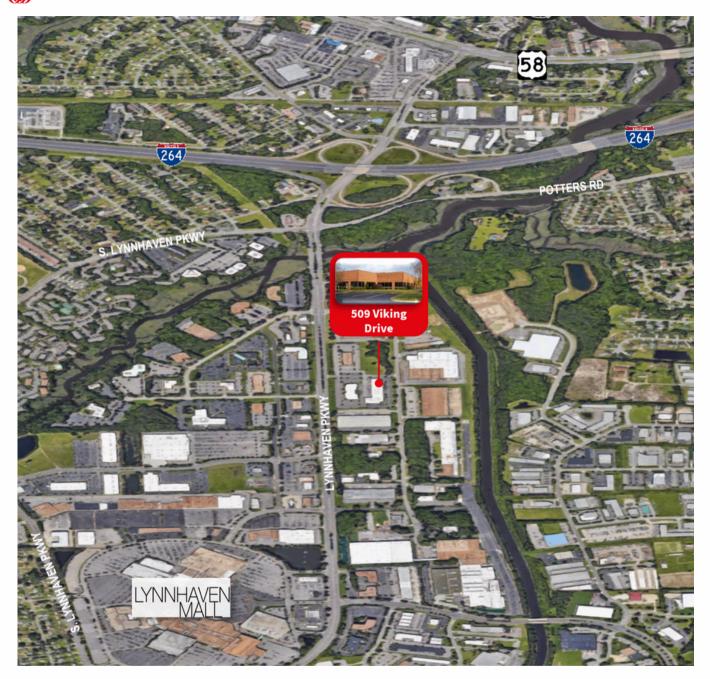
- 2 minutes from the Virginia Beach/Norfolk Expressway
- 5 minutes from the Oceanfront
- 20 minutes from Norfolk International Airport
- 25 minutes from Downtown Portsmouth

This attractive, single-story brick structure incorporates 42,000 square feet of office and warehouse space. Constructed of brick and double-insulated reflective storefronts, Parkway West's streamlined structure is highlighted by innovative landscaping

Property Description

Site square footage:	192,607 square feet
Building Square footage:	41,813 square feet
Total leasable square footage:	41,563 square feet
Exterior construction:	Brick veneer with metal stud backing or "cavity" wall
Windows:	Double insulated reflective glass
Insulation:	R-19 in demising walls
Overhead doors:	Twelve (10' x 9') roll-up
roof systems:	Ballasted single-ply elastomeric membrane
Floor slab:	5" reinforced, 250 pounds per square foot capabilities
Column spacing:	Varies from 26' to 35'
Clear ceiling height/office:	8' (flexible)
Clear ceiling height/warehouse:	10' to 12'
Office HVAC:	Electric heat pump
Warehouse heat:	Ceiling mounted gas
Electrical:	200 amp, three-phase, four wire providing 208 with 120-volt service per unit
Sewer service /Water service:	4" Main / 8" Main
Parking ratio:	4.5: 1,00 sq. ft

JLL SEE A BRIGHTER WAY



Contact:

Wesley Edwards, CCIM Senior Vice President wesley.edwards@jll.com +1 757 287 4953

101 W. Main Street, Suite 7770 | Norfolk, VA 23510 | 757 965 3006

Although information has been obtained from sources deemed reliable, neither Owner nor JLL makes any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. The Property may be withdrawn without notice. Neither Owner nor JLL accepts any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. © 2024 Jones Lang LaSalle Brokerage, Inc. All rights reserved.