



Colliers

FOR SALE OR LEASE

Ideal for Owner-Occupant
641 Lynnhaven Parkway
Virginia Beach, VA

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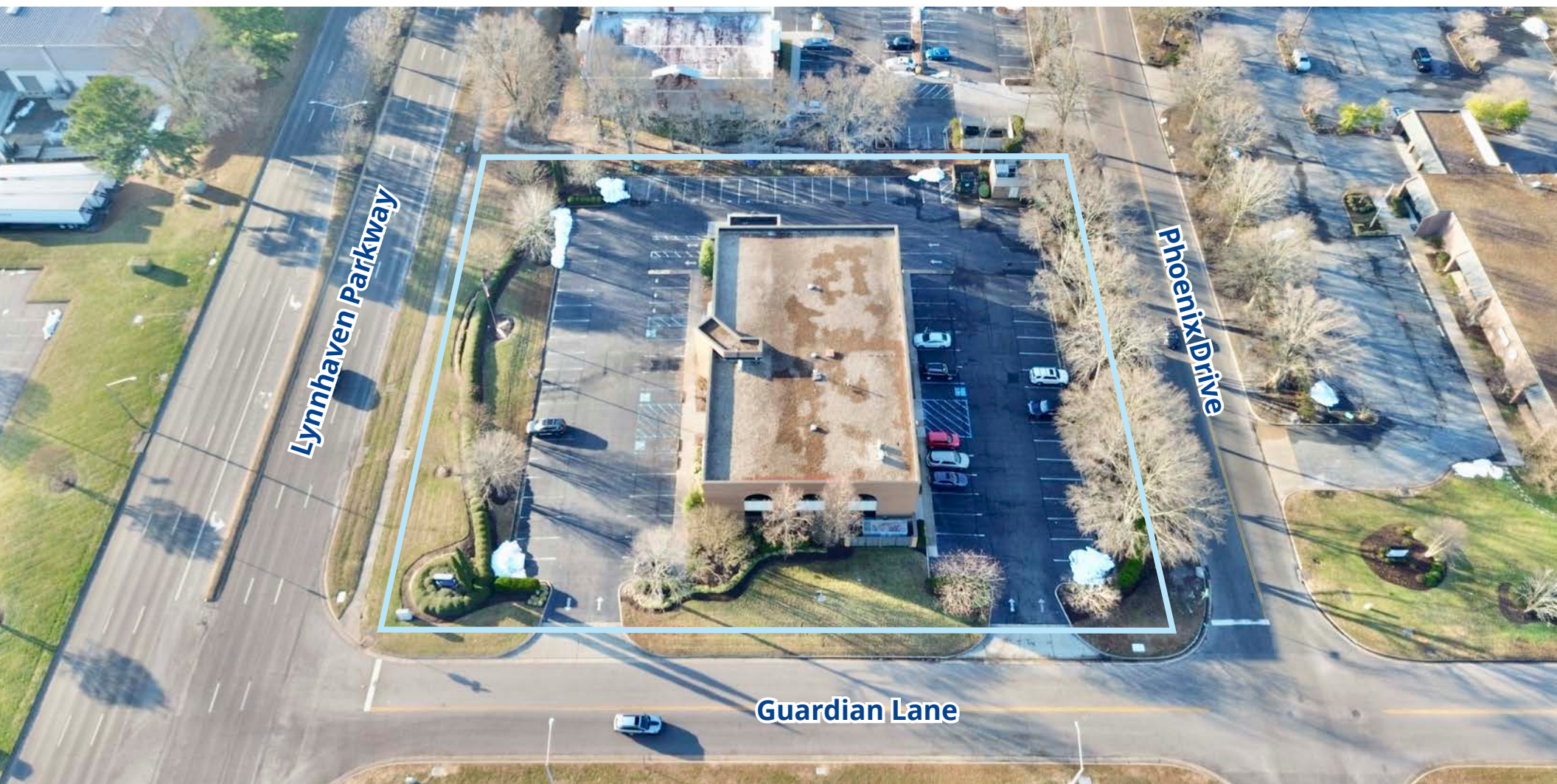
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Features

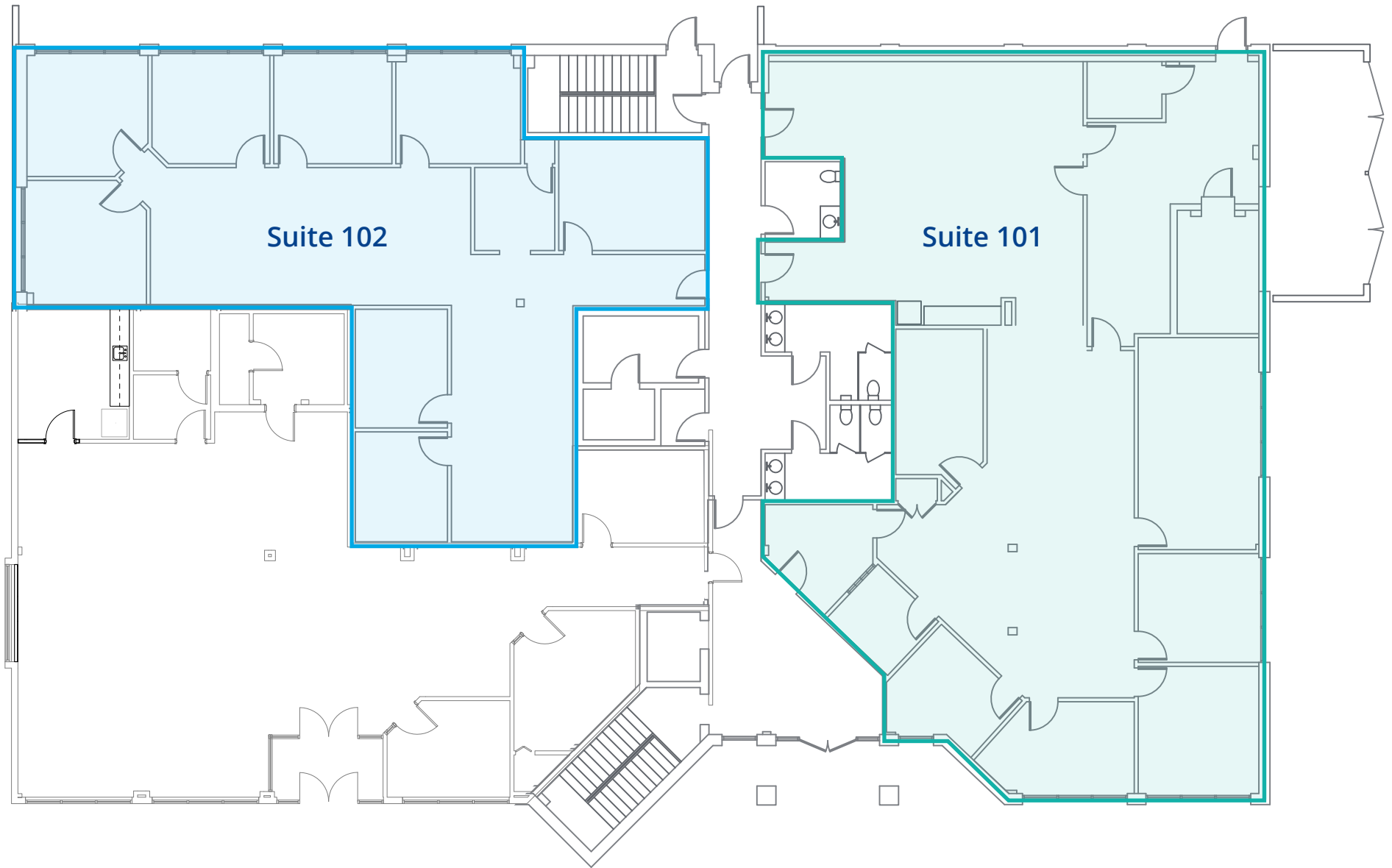
- ± 20,608 SF, two-story suburban office building
- Built in 1985 on a ± 1.7 acre lot
- Space available for tenant or owner-occupant:
 - Suite 101: ±4,105 SF
 - Suite 102: ±2,807 SF
 - Suite 200: ±6,058 SF
- Building and monument signage available
- Ample on-site parking (4.3/1,000 SF)
- Conveniently located in the Lynnhaven submarket, 1.5 miles to I-264 and less than one mile to Lynnhaven Mall
- Lease Rate: \$20.50 PSF, Full Service
- Sale Price: \$3,790,000



First Floor Plan

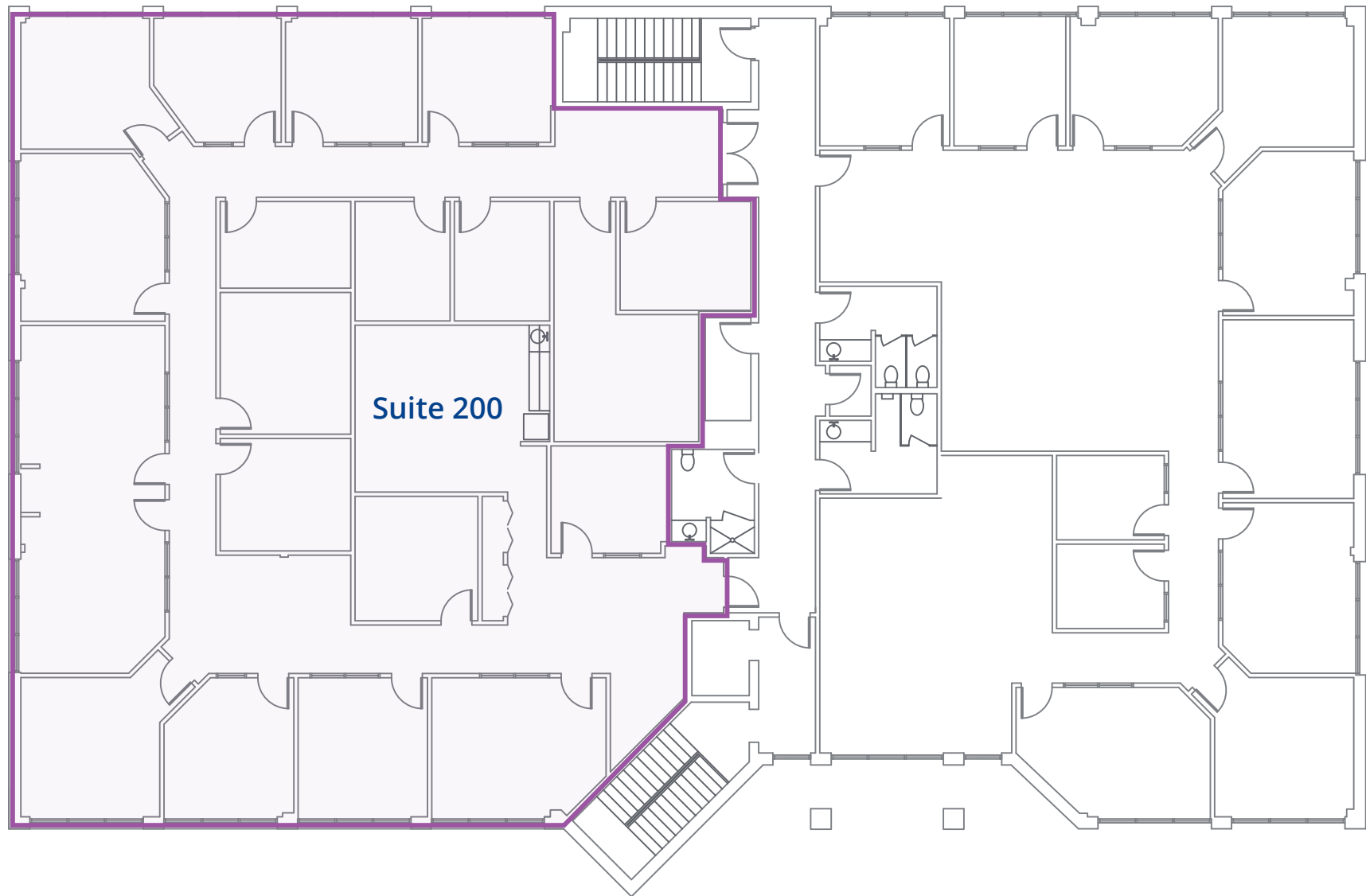
Suite 101: ± 4,105 SF available

Suite 102: ± 2,807 SF available



Second Floor Plan

Suite 200: ± 6,058 SF available



Survey

TITLE COMMITMENT SCHEDULE B - SECTION II

EXCEPTIONS

THIS COMMITMENT DOES NOT REPRODUCE ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY, INCLUDING ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHED, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B PART I REQUIREMENTS ARE MET.

1. REAL ESTATE TAXES ACCORDING FROM THE BEGINNING OF THE FIRST HALF OF THE FISCAL YEAR 2009-2010, AND SUBSEQUENT SEMI-ANNUAL PAYMENTS, NOT YET DUE AND PAYABLE.
NOT A SURVEY MATTER

2. CONDITIONS AND RESTRICTIONS RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA, IN DEED BOOK 2337 AT PAGE 1000 ITEM NO. 8 STATES THAT THERE IS A 50 FT BUILDING SETBACK FROM A STREET AND 30 FT SIDE AND REAR SETBACKS (ITEM NO. 10 STATES THAT THERE IS ONE PARKING SPACE FOR EVERY TWO EMPLOYEES; ITEM NO. 14 STATES THAT THE SQUARE FOOTAGE OF THE FOOTPRINT OF THE BUILDING CANNOT EXCEED 50 PER CENT OF THE AREA OF THE PARCEL).

3. SUCH STATE OF FACTS AS SHOWN IN MAP BOOK 179, PAGE 11 & 12. SURVEY REFLECTS EASEMENTS AND PARCEL CONFIGURATION.

4. TEN (10) FOOT VEPED AND CAP EASEMENTS ALONG THE WESTERN LOT LINE OF THE INSURED PREMISES AS SHOWN ON THE RECORDED PLAT OF SUBDIVISION, SHOWN ON SURVEY.

5. EASEMENT GRANTED TO VEPED BY INSTRUMENT RECORDED IN DEED BOOK 2309 AT PAGE 1883, SHOWN ON SURVEY.

6. EASEMENT DEDICATED TO THE CITY OF VIRGINIA BEACH AS SHOWN ON MAP BOOK 172 AT PAGE 2 & 3, SHOWN ON SURVEY.

7. EASEMENT DEDICATED TO THE CITY OF VIRGINIA BEACH AS SHOWN ON THE RECORDED PLAT OF SUBDIVISION, SHOWN ON SURVEY.

8. RIGHT-OF-WAY DEDICATED TO THE CITY OF VIRGINIA BEACH AS SHOWN ON THE RECORDED PLAT OF SUBDIVISION, SHOWN ON SURVEY.

9. EASEMENT GRANTED TO VEPED, CONTINGENT AND CAP AS SHOWN ON THE RECORDED PLAT OF SUBDIVISION, SHOWN ON SURVEY.

10. WATER AGREEMENT BY INSTRUMENT RECORDED IN DEED BOOK 1680 AT PAGE 478, "BLANKET" AGREEMENT THAT THE CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY WILL PROVIDE WATER TO THE OCEANA WEST INDUSTRIAL PARK.

11. SEWER AGREEMENT BY INSTRUMENT RECORDED IN DEED BOOK 1680 AT PAGE 467, "BLANKET" AGREEMENT THAT THE CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY WILL PROVIDE SEWER TO THE OCEANA WEST INDUSTRIAL PARK.

12. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION AS TENANTS UNDER UNRECORDED LEASES, IF ANY, NOT A SURVEY MATTER.

13. THE FOLLOWING MATTERS AS SHOWN ON THE SURVEY PREPARED BY MSA, P.C., DATED 11-7-10:
A) CONCRETE SIDEWALK ALONG LYNNAHVEN PARKWAY ENDOACHES ONTO SUBJECT PROPERTY; B) CENTERLINE OF 10' CROSS RECREATIONAL ACCESS/EGRESS EASEMENT (MB 101, PG 16), SHOWN ON SURVEY.

LEGEND

SYMBOL/ABBREVIATION	DESCRIPTION
○ SCD	SANITARY CLEANOUT
○ V	MANHOLE
○ F	VALVE
○ M	WATER METER
○ FH	FIRE HYDRANT
○ DI	DROP INLET
○ CB	CATCH BASIN
○ PP	POWER POLE
○ LP	LIGHT POLE
○ F	FEDESTAL
○ F	CURB AND GUTTER
---	PROPERTY LINE
---	RIGHT-OF-WAY LINE
---	BUILDINGS
---	STORM SEWER
---	PIPE LABEL (SIZE, TYPE, D)
---	WATER
---	SANITARY SEWER
---	PIPE LABEL (SIZE, TYPE, D)
---	ELECTRIC & TELEPHONE LINE
○	SIGN
○	MAIL BOX
○	TREE
○	BUSH/HEDGE
○	PAVEMENT
○	CONCRETE
○	TEMPORARY BENCHMARK (TBM)
○	ELEVATIONS
○	TOP OF CURB ELEVATIONS
○	TOP OF WALL ELEVATIONS

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.42'	20.00'	28.28'	N41°52'08"E	90°00'00"

LEGAL DESCRIPTION EXHIBIT 'A'

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING, SITUATE AND BEING IN THE OCEANA WEST INDUSTRIAL PARK, AREA NO. 1, CITY OF VIRGINIA BEACH, VIRGINIA, CONTAINING 1.72 ACRES OF LAND, MORE OR LESS, AND DESCRIBED AS "PARCEL 52" ON SHEET 2 OF 2 ON THAT CERTAIN PLAT ENTITLED "PLAT OF PARCELS 52 THRU 56 INCLUSIVE & ROADWAY DEDICATION & PARCEL 60 BEING A SUBDIVISION OF PART OF PROPERTY OF THE CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY OCEANA WEST INDUSTRIAL PARK, LYNNAHVEN BOROUGH, VIRGINIA BEACH, VIRGINIA," DATED FEBRUARY 2, 1984, PREPARED BY LANGLEY AND MCDONALD, ENGINEERS-PLANNERS-SURVEYORS, VIRGINIA BEACH, VIRGINIA, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA, IN MAP BOOK 179 AT PAGES 11 AND 12, TO WHICH REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION.

IT BEING THE SAME PROPERTY CONVEYED TO GATEWAY BANK AND TRUST COMPANY BY DEED OF WICK C. RAZER, DEBRA C. PERSONS AND ROBERT H. CUNNINGHAM (AS TO THEIR 1/6TH INTEREST EACH) DATED AUGUST 28, 2005 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT NUMBER J000000740888; AND BEING THE SAME PROPERTY CONVEYED TO GATEWAY BANK AND TRUST COMPANY BY DEED OF OWEN B. PROFFET (AS TO HIS 1/2 INTEREST) DATED SEPTEMBER 1, 2005 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT NUMBER J000000740888.

METES AND BOUNDS DESCRIPTION

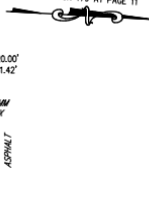
BEGINNING AT A DRILL HOLE FOUND LOCATED AT THE SOUTHWEST INTERSECTION OF GUARDIAN LANE AND LYNNAHVEN PARKWAY, SAID DRILL HOLE FOUND BEING THE POINT OF BEGINNING, THENCE CONTINUING ALONG THE WESTERN RIGHT-OF-WAY OF LYNNAHVEN PARKWAY S 37°52'52" E, A DISTANCE OF 230.00' TO A DRILL HOLE FOUND; THENCE DEPARTING LYNNAHVEN PARKWAY AND RUNNING ALONG THE DIVIDING LINE BETWEEN PARCELS 67 (N.B. 187, PG. 16) GPN: 1406-49-7158-0000 AND PARCEL 52 (N.B. 178, PG. 11) GPN: 1406-49-7158-0000, (THE SUBJECT PROPERTY) S 86°52'04" W, A DISTANCE OF 300.00' TO A DRILL HOLE FOUND LOCATED ON THE EASTERN RIGHT-OF-WAY OF PHOENIX DRIVE; THENCE TURNING AND RUNNING ALONG PHOENIX DRIVE N 37°52'52" E, A DISTANCE OF 230.00' TO A PIN FOUND, SAID PIN FOUND IS A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00', AN ARC LENGTH OF 31.42', A CHORD BEARING OF N 41°52'08" E AND A CHORD DISTANCE OF 28.28' TO A PIN FOUND, SAID PIN FOUND BEING A POINT OF TANGENCY LOCATED ON THE SOUTHERN RIGHT-OF-WAY OF GUARDIAN LANE; THENCE TURNING AND RUNNING ALONG GUARDIAN LANE N 08°52'04" E, A DISTANCE OF 380.00' TO A DRILL HOLE SET; THENCE S 49°52'52" E, A DISTANCE OF 28.28' TO A DRILL HOLE FOUND SAID DRILL HOLE FOUND IS THE POINT OF BEGINNING. PARCEL 52 CONTAINS 74,714 SQUARE FEET OR 1.720 ACRES.

ENCROACHMENTS

CONCRETE SIDEWALK ALONG LYNNAHVEN PARKWAY ENDOACHES ONTO SUBJECT PROPERTY.



PHOENIX DRIVE (60' R/W) PUBLIC (MB 172, PG 2) FORMERLY CRANTAL DRIVE



SURVEY NOTES

- THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT PROVIDED BY BRIDGE TRUST TITLE GROUP, AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. J000000000, COMMITMENT DATE NOVEMBER 25, 2008 AT 8:00 AM AND CSSE DATE NOVEMBER 27, 2008 AT 12:05 PM.
- THIS PROPERTY APPEARS TO FALL IN FLOOD ZONE "X" AS SHOWN ON PANEL 0104C OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF VIRGINIA BEACH, COMMUNITY NO. 55555, DATED 1-16-2015. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM THE FLOOD INSURANCE RATE MAPS FOR THE CITY INDICATED. MSA, P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD SPECIAL FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
- NORTH MERIDIAN SHOWN HEREON IS REFERENCED FROM MAP BOOK 179 AT PAGE 11.
- LOCATION OF UNDERGROUND NON-GRANTY UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE INDICATIONS OF SUBTERRANEAN USE. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES.
- ADDRESS FOR PARCEL 52 IS: 641 LYNNAHVEN PARKWAY, VIRGINIA BEACH, VA 23462.
- OWNER OF PARCEL 52 AS PER THE CITY OF VIRGINIA BEACH TAX ASSESSOR IS UNION BANK & TRUST, A VIRGINIA CORPORATION (FORMERLY KNOWN AS GATEWAY BANK AND TRUST COMPANY, A NORTH CAROLINA CHARTERED BANK). SOURCE OF TITLE IS INSTRUMENT J000007042888.
- THE SUBJECT PROPERTY IS ZONED "Y-1", "LIGHT INDUSTRIAL" AS PER ZONING VERIFICATION LETTER DATED OCTOBER 22, 2008, PROVIDED BY THE ZONING DIVISION OF THE PLANNING DEPARTMENT FOR THE CITY OF VIRGINIA BEACH. ZONING INFORMATION SHOWN BELOW TAKEN FROM ZONING ORDINANCE.
FRONT YARD = 30 FEET
REAR YARD = 0 FEET
SIDE YARD BY STREET = 30 FEET
SIDE BUILDING HEIGHT = NO PORTION OF A BUILDING SHALL EXCEED A HEIGHT EQUAL TO TWICE THE DISTANCE FROM THE BUILDING TO THE VERTICAL PROJECTION OF THE CENTERLINE OF THE STREET.
- AS PER LINE ITEM 16, TABLE A FOR MINIMUM STANDARD DETAILS FOR ALTA/NSPS LAND TITLE SURVEYS, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- AS PER LINE ITEM 18, TABLE A FOR MINIMUM STANDARD DETAILS FOR ALTA/NSPS LAND TITLE SURVEYS, THERE WAS NO FIELD DELINEATION OF METALINES, DUE TO THE NATURE OF THE SITE.
- EXISTING NUMBER: REGULAR PARKING SPACES: 89
UNDESIGNATED PARKING SPACES: 4
TOTAL PARKING SPACES: 93

LEGEND

- IRON PIN FOUND - PIN(F)
- IRON PIN SET - PIN(S)
- MAIL SET - MAIL(S)
- DRILL HOLE SET - DH(S)
- CONC. STEEL PIN FOUND - PIN(F)
- CONC. STEEL PIN SET - PIN(S)

SURVEYOR'S CERTIFICATION

TO CLUB FOREST GUARDIAN, LLC, TOWNBANK AND/OR ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR AND BRIDGE TRUST TITLE GROUP, AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2010 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11, 13, 14, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 5, 2008.

DATE OF PLAT OR MAP: NOVEMBER 7, 2008

SIGNER: JEFFREY J. VERREHER, L.S. 2308



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REVISION	DATE	BY	APPROVED	DATE
1	11/27/2008	JAV	JAV	11-27-08

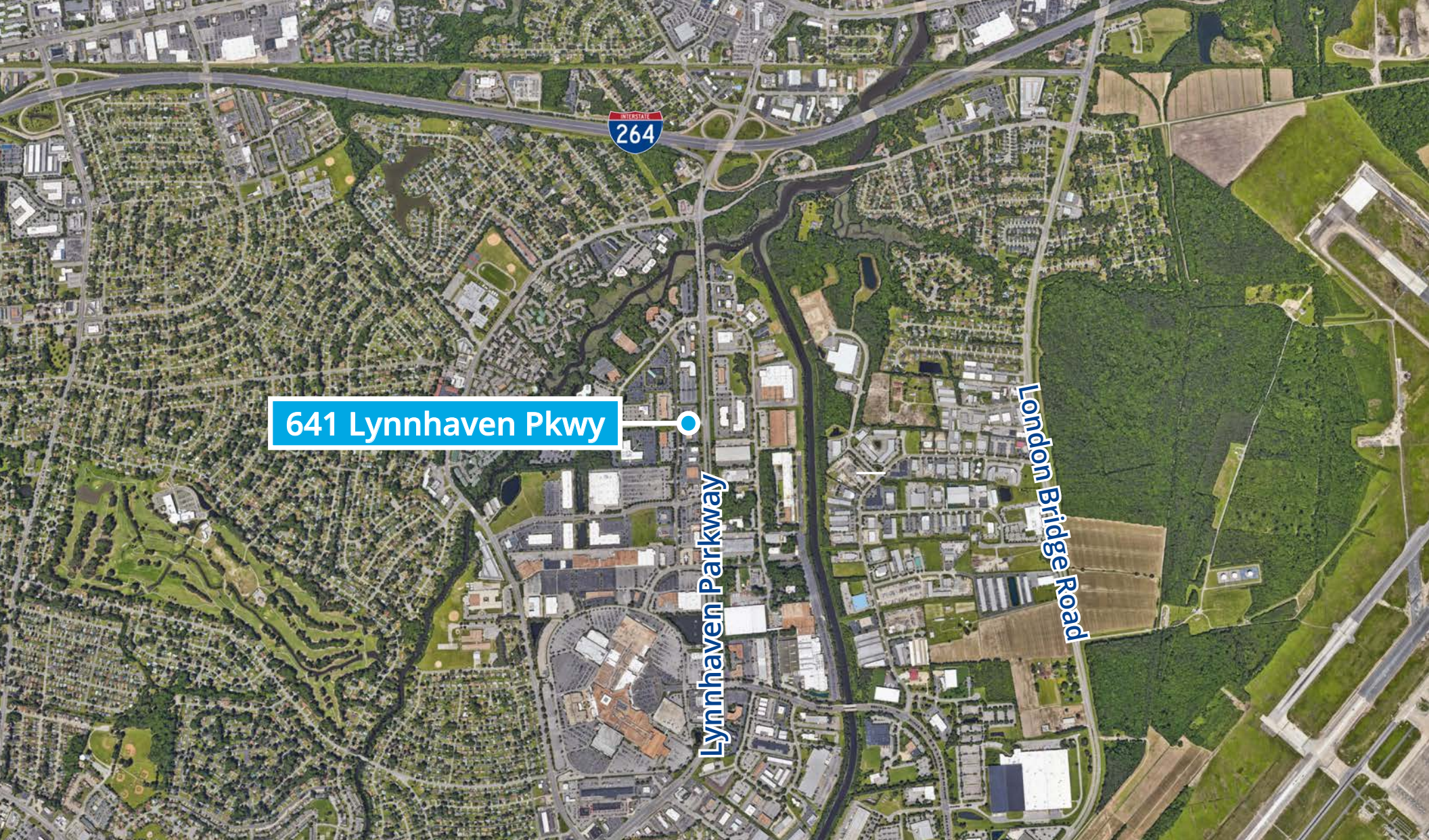
ALTA/NSPS LAND TITLE SURVEY
OF
PARCELS 52
(MB 179, PG 11)
GPN: 1406-49-7156

SHEET
V-101
1 of 1 Sheets
SCALE: 1" = 20'
PROJ. NO.: 18281



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