

MEDICAL OFFICE CONDO

Oakbrooke Professional Center
516 Innovation Drive, Suite 305
Chesapeake, VA 23320

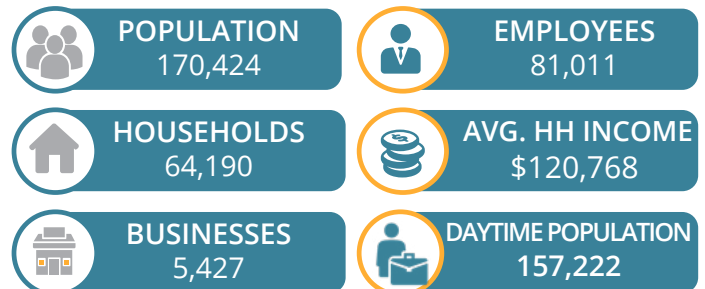


FOR SALE OR LEASE

- 4,057 ± square foot medical office condo
- Excellent layout: Six (6) exam rooms
 - Six (6) exam rooms
 - Seven (7) private offices
 - Break area
 - Lab room
 - Reception/waiting area
- Located in the Greenbrier | Battlefield submarket
- Modern medical buildout with sinks and built-in upper & lower cabinets in every room

- BASE RENT: **\$24/SF + NNN \$3.48/SF/YR. EFFECTIVE RENT \$9,290.53/MN**
\$26/SF + NNN \$3.48/SF/YR. EFFECTIVE RENT \$9,966.70/MN
- PRICE: **\$1,195,000 | \$294.55**
\$1,300,000 | \$320.43/SF

DEMOGRAPHICS WITHIN 5 MILES



For more information:

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HARVEY LINDSAY

COMMERCIAL REAL ESTATE

www.harveylindsay.com

PROPERTY IMAGES | 516 Innovation Drive, Suite 305



The information contained herein has been obtained from sources believed to be reliable but is not warranted. We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.

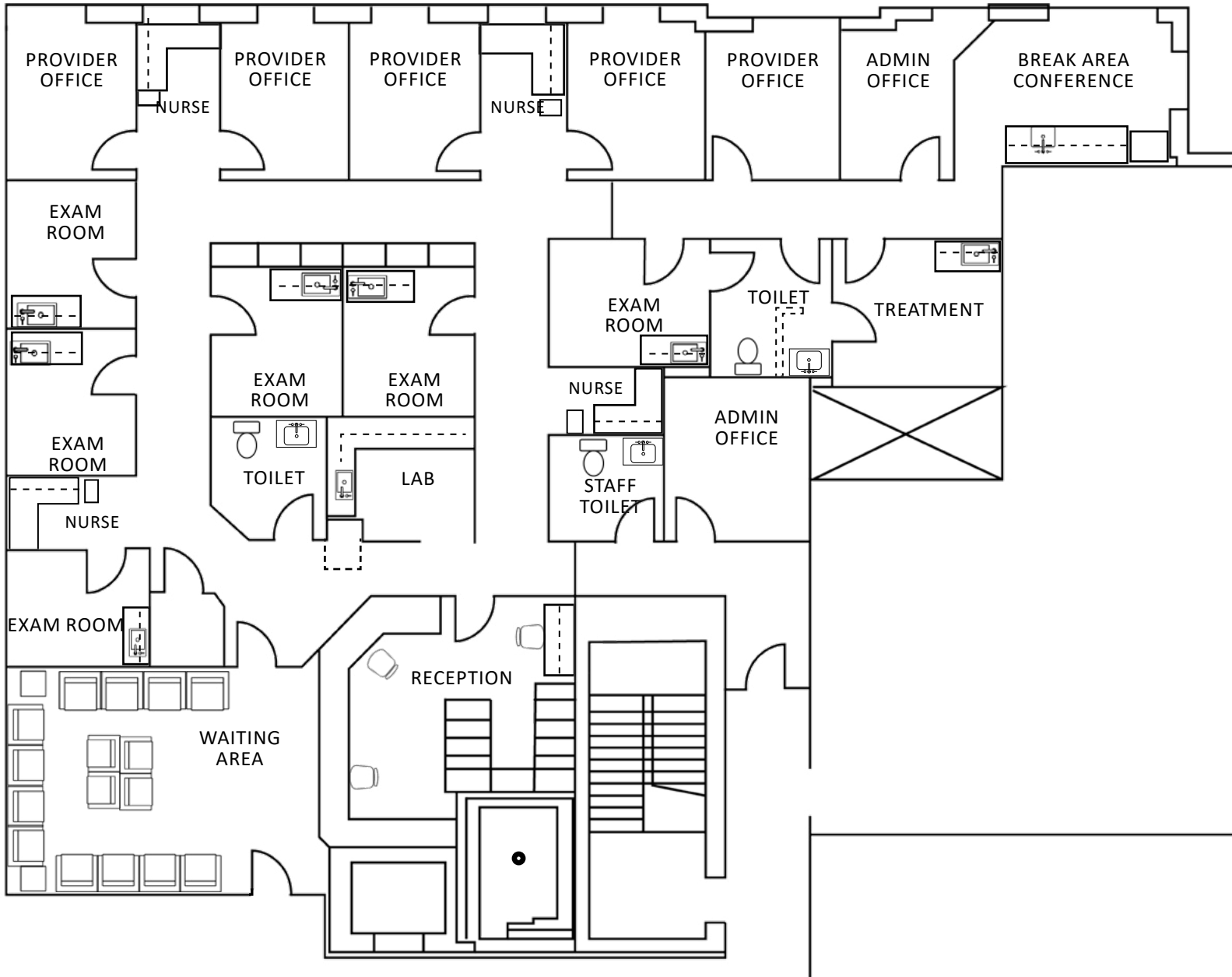
PROPERTY IMAGES | 516 Innovation Drive, Suite 305



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HARVEY LINDSAY
COMMERCIAL REAL ESTATE

FLOOR PLAN | 516 Innovation Drive, Suite 305 | 4,057 SQ. FT.



RETAIL MAP | 516 Innovation Drive, Suite 305 | Chesapeake, VA



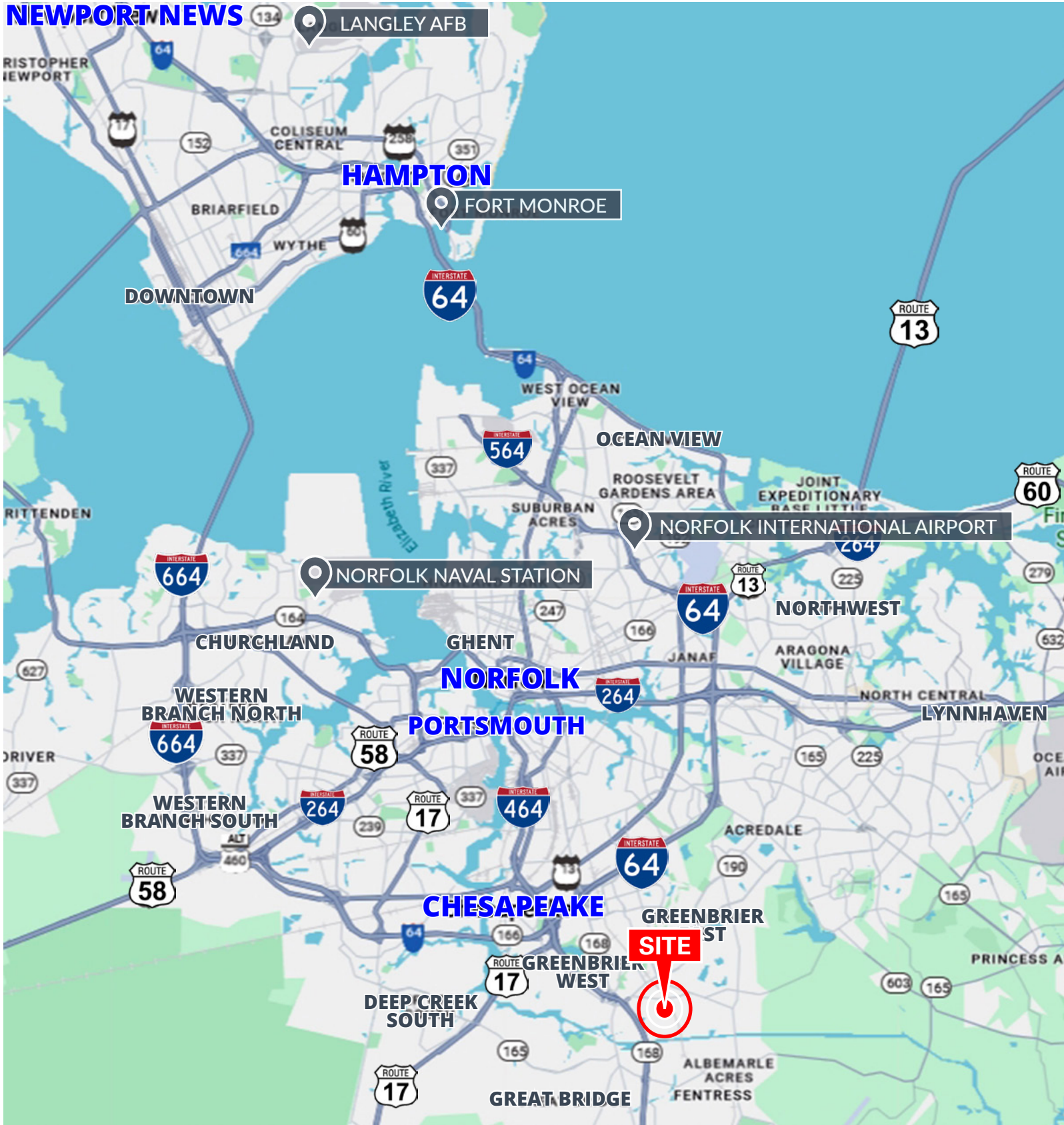
CHESAPEAKE REGIONAL MEDICAL CENTER

GREENBIER CHRISTIAN ACADEMY

CHKD HEALTH CENTER at OAKBROOKE

MEDICAL OFFICE CONDO FOR SALE OR LEASE

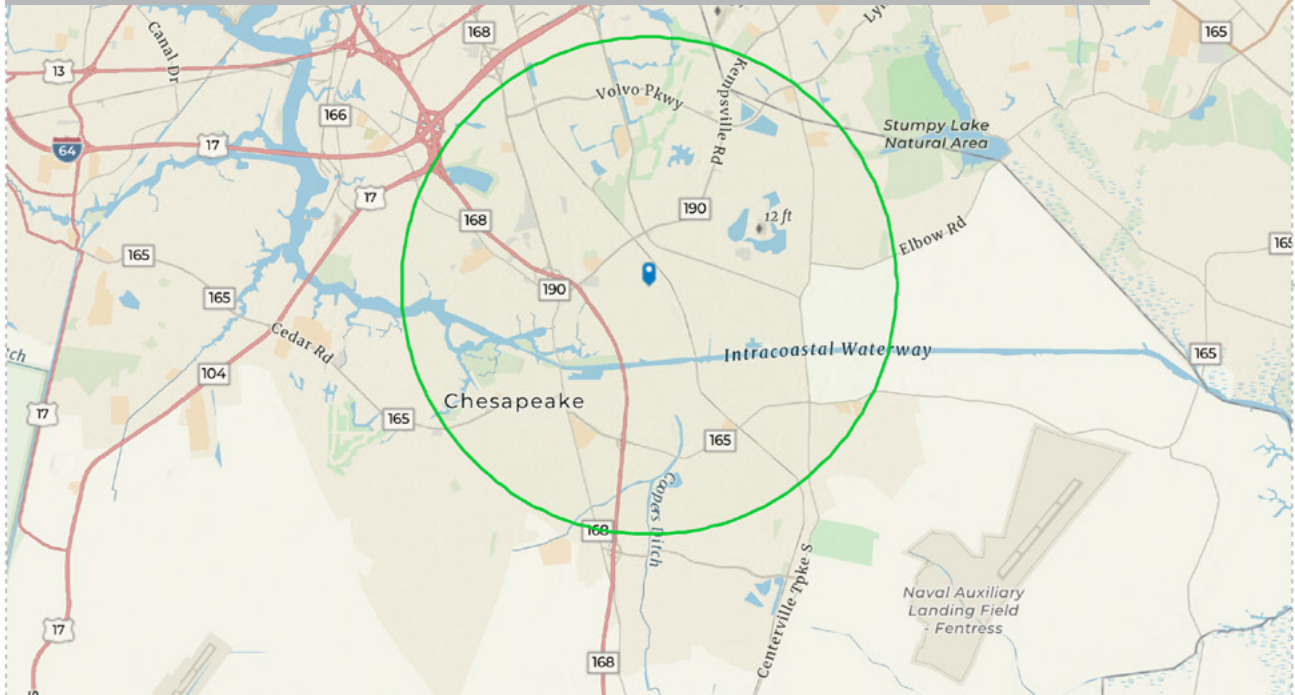
SPORTS MEDICINE & ORTHO CENTER



OAKBROOKE PROFESSIONAL CENTER | 516 Innovation Drive. Suite 305

DEMOGRAPHIC PROFILE

516 Innovation Drive, Chesapeake, Virginia, 23320
Ring of 3 miles



EDUCATION



No High School Diploma



19%

High School Graduate



43%

Bachelors/Grad/Prof Degree

EMPLOYMENT



72%

White Collar



16%

Blue Collar



11%

Services



Unemployment Rate

KEY FACTS



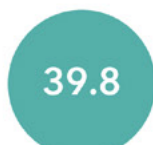
66,817

Total Population



26,183

Total Households



Median Age



\$120,675

Avg. HH Income



2,610

Total Businesses



39,174

Total Employees

BUSINESS



\$77,438

Median Disposable Income



\$47,178

Per Capita Income



\$242,911

Median Net Worth

INCOME