

OFFICE PARK FOR SALE

100% Leased Medical Office Investment In Virginia Beach



\$2,300,000 | 9,717 SF | 1.07 ACRES | 4 TENANTS

OCEANA PROFESSIONAL PARK

936 & 940 General Booth Boulevard, Virginia Beach, VA 23451



CUSHMAN &
WAKEFIELD

THALHIMER

PROPERTY DETAILS

A fully leased, two-building medical and professional office park on one of Virginia Beach's primary north-south corridors, in a submarket where small-bay office and medical suites are scarce and historically stay occupied.

9,717 RSF | 1.070 ACRES FOR SALE

One-story Medical/Professional Office Building

936 & 940 General Booth Boulevard

Two (2) free-standing buildings

100% Leased with Four (4) Tenants

Building 936: 4,500 SF /built in 1988

Building 940: 5,300 SF /built in 1987, plus 400 SF canopy



Located on the General Booth corridor; Close to the Oceanfront and Oceana Naval Base



Hard frontage on General Booth Boulevard, a primary north-south arterial connecting the Oceanfront and Virginia Beach Town Center corridor to the Red Mill and Sandbridge residential areas



Established medical-use location for nearly four decades, operated as medical office since construction, with in-place infrastructure and tenant improvements already suited to clinical users



Attractive basis relative to replacement cost, with in-place income from day one and near-term upside as shorter leases roll to market



SALE PRICE: \$2,300,000



CUSHMAN &
WAKEFIELD

THALHIMER

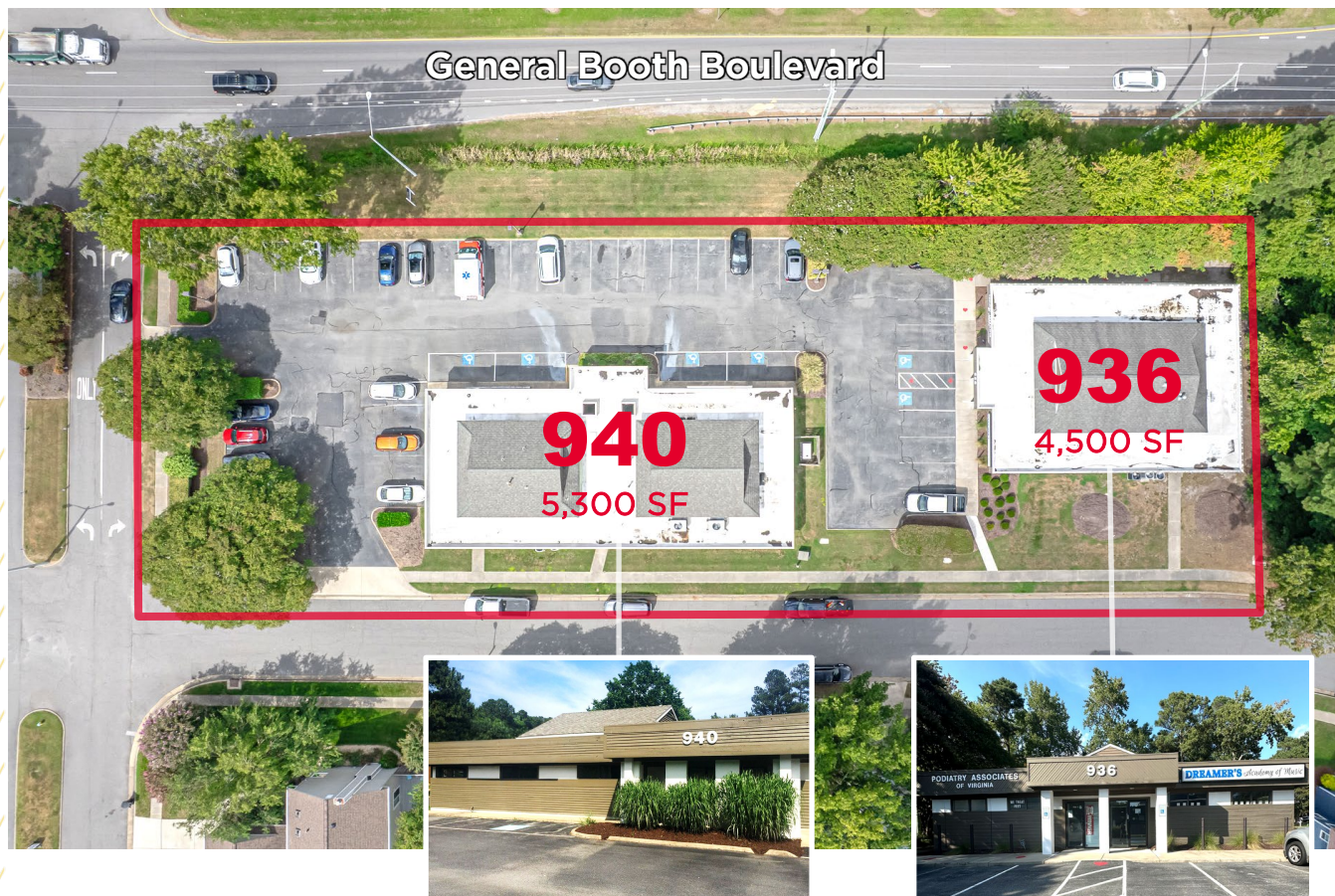
Property Name	Oceana Professional Park
Address	936 & 940 General Booth Boulevard, Virginia Beach, VA 23451
Offering Price	\$2,300,000
Occupancy	100% leased — 4 tenants
Total Leasable Area	9,717 SF
Buildings	Two single-story freestanding buildings
940 General Booth	5,300 SF, built 1987, plus 400 SF covered canopy
936 General Booth	4,500 SF, built 1988
Site Area	1.070 acres / 46,634 SF
Parking	Surface — approx. 17,300 SF of asphalt
Construction	Wood joist frame, slab on grade; package-unit HVAC
Zoning	O-2 Office District, City of Virginia Beach
GPIN	24167365350000
Property Type	Medical / professional office
2026 RE Taxes	\$12,046.44
WALT	3.61 years (SF-weighted)



SITE PLAN

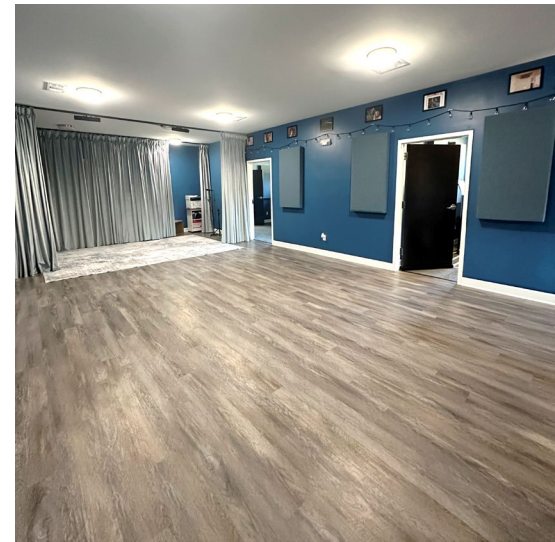
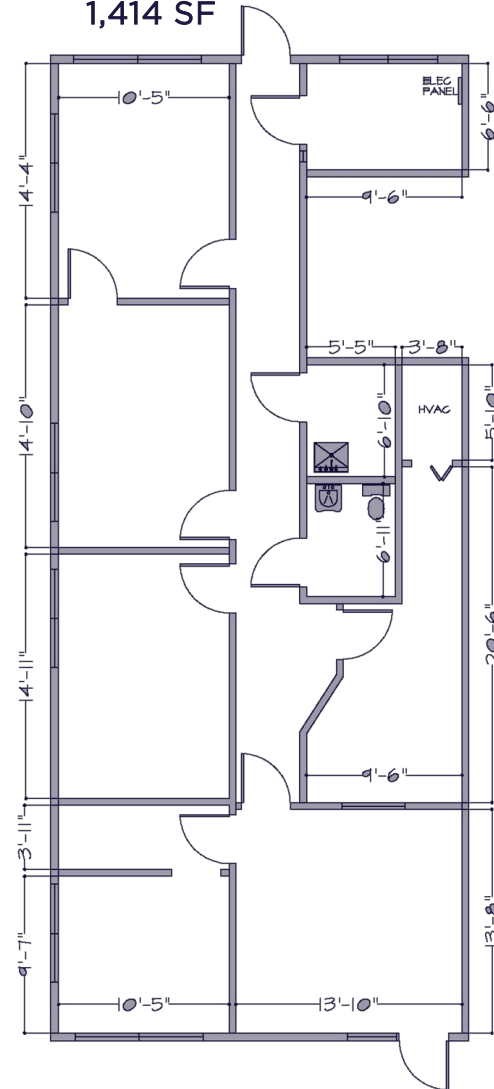
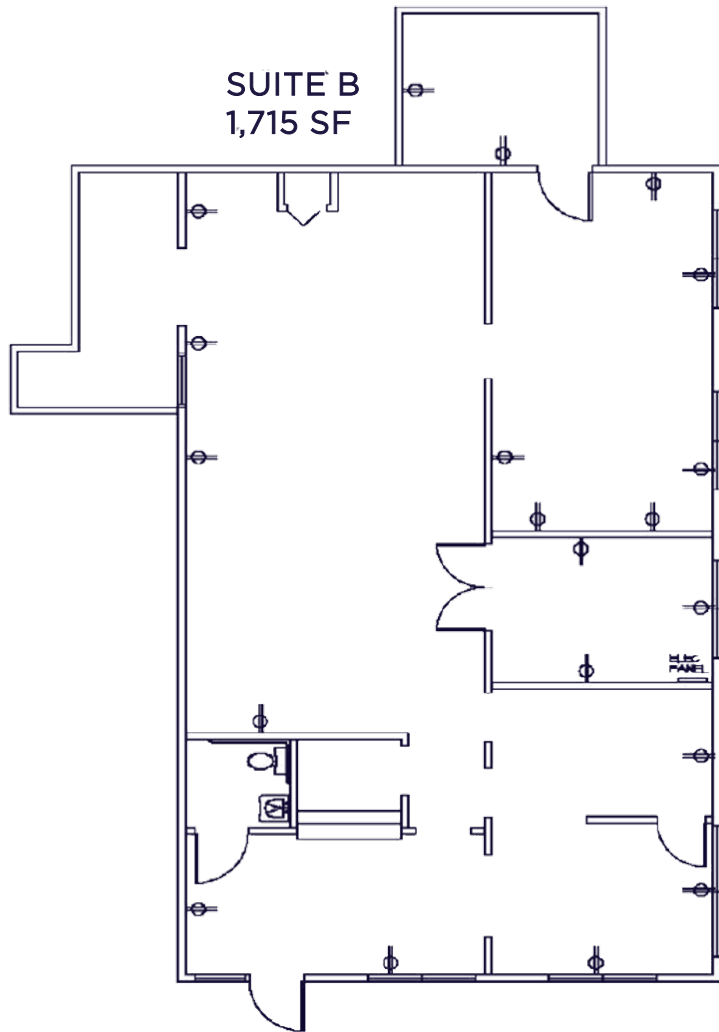
Oceana Professional Park offers a stabilized, fully leased medical office investment at an accessible basis for private capital, 1031 exchange buyers, and local investor groups. Income is anchored by a long-tenured community health system on an executed renewal through 2030, with three complementary tenants filling the balance of the park. With a weighted average lease term of 3.6 years and limited competing small-suite inventory in the trade area, the offering pairs in-place cash flow with near-term opportunity to mark shorter leases to market at rollover.

Offering Price	Tenant Occupancy	Number of Tenants	Weighted Avg. Lease Term	Anchor Tenant Lease Expiration
\$2,300,000	100% Leased	Four	3.6 Years	February 2030 (with options to 2036)



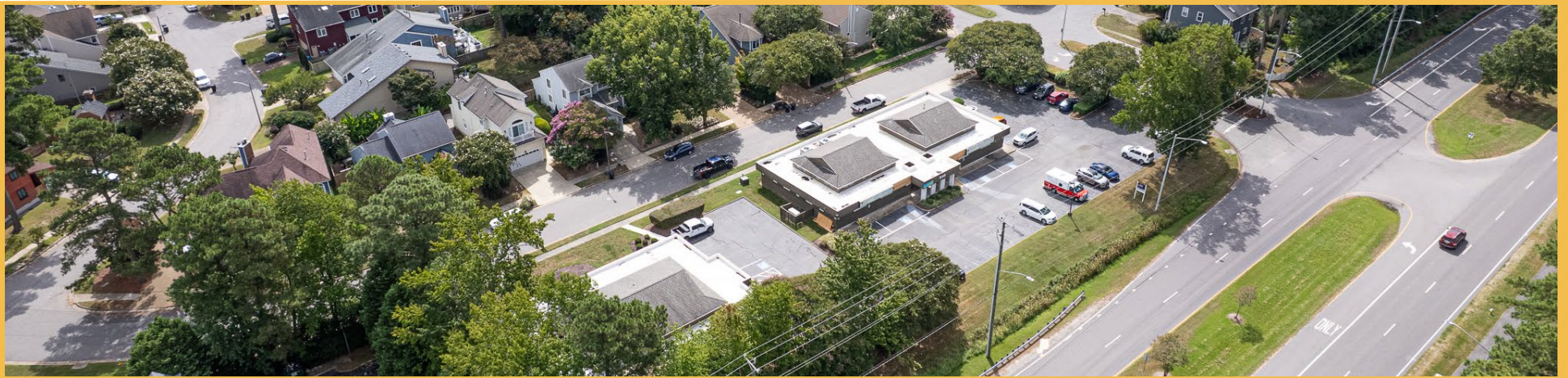
FLOOR PLANS

SUITE C
1,414 SF

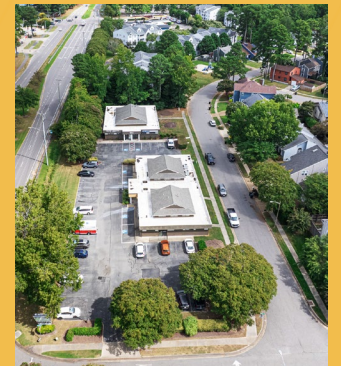


SURROUNDING AREA

Small-suite office and medical inventory is genuinely limited along this stretch of General Booth. Most nearby commercial development is retail, restaurant, and service-oriented, leaving few alternatives for medical practices, professional service firms, and instructional users that need 1,000 to 5,000 sf with dedicated surface parking. That scarcity has kept Oceana Professional Park occupied and gives ownership real leverage at renewal — tenants in this trade area have few comparable places to go.



- Direct frontage and access on General Booth Boulevard
- Minutes to the Virginia Beach Oceanfront and Rudee Inlet
- Immediately adjacent to established Birdneck-area residential neighborhoods
- Close proximity to NAS Oceana and the Virginia Beach Sportsplex
- Surrounded by retail, restaurant, and service uses that drive daytime traffic
- Birdneck Elementary, Virginia Beach Middle, and Ocean Lakes High school district



Virginia Beach Sportsplex



Naval Air Station Oceana



Virginia Beach Oceanfront



VUHL Amphitheater

PRINCESS ANNE SUBMARKET

Oceana Professional Park sits with direct frontage on General Booth Boulevard, one of Virginia Beach's primary north-south arterials, linking the Oceanfront and Rudee Inlet area south through Red Mill Commons to Sandbridge and the Route 615 corridor. The park is minutes from NAS Oceana, the Virginia Beach Sportsplex, and the dense residential neighborhoods off Birdneck Road and Dam Neck Road, placing it in the middle of an established, high-daytime-population trade area with a steady base of local patients and clients.

Nearby grocery and everyday retail includes Food Lion (General Booth Boulevard) and Publix Super Market at Hickman Place, with broader shopping access to Red Mill Commons (grocery, restaurants, big-box retail) and La Promenade Distinctive Shops along Laskin Rd, both within a short drive.



OCEANA NAVAL
AIR STATION

VIRGINIA AQUARIUM
& MARINE SCIENCE

VIRGINIA BEACH
OCEANFRONT

RUDEE HEIGHTS

OCEANA
PROFESSIONAL
PARK

NAS Oceana Commissary

Dam Neck Rd - 26,410 vpd

General Booth Blvd - 27,320 vpd

amazon

2026 NEIGHBORHOOD DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population	2,799	42,577	109,639
No. of Households	985	17,466	45,066
Average HHI	\$110,831	\$117,801	\$132,282
Median Age	27.9	35.9	37.9

CONTACT INFORMATION

NICOLE CAMPBELL

Vice President
757 499 0783
nicole.campbell@thalhimer.com

GRACE ALTAMURA

Associate
757 213 3084
grace.altamura@thalhimer.com



THALHIMER

Town Center of Virginia Beach
222 Central Park Avenue, Suite 1500
Virginia Beach, VA 23462
thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance
Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.