

OFFICE BUILDING FOR LEASE

THE GATEWAY AT SONO

801 POINDEXTER STREET, CHESAPEAKE, VA 23324



PROPERTY DESCRIPTION

Conveniently located at 801 Poindexter Street, Chesapeake, VA, this exceptional property offers a versatile and modern space ideal for office or medical use. Boasting flexible floor plans, nicely built out offices, and abundant natural light, the property provides a welcoming and productive environment for businesses of all sizes. With ample parking coming soon and easy access to major transportation routes, it ensures seamless connectivity for employees and clients. Entire 2nd floor of office condos have the same owner, who will also consider purchase offers either individually or for the entire portfolio.

PROPERTY HIGHLIGHTS

- Modern, versatile spaces to accommodate various sizes and use requirements
- Two fully built out medical suites available in January, 2025
- Abundant natural light and balcony access
- Adjacent to the soon to be built Chesapeake Municipal Building and 320 space public parking garage
- Located seconds from I-64 and 4 miles from Downtown Norfolk

OFFERING SUMMARY

| | |
|------------------|--------------------|
| Lease Rate: | \$21.00 SF/yr (MG) |
| Number of Units: | 5 |
| Available SF: | 926 - 9,180 SF |
| Building Size: | 42,000 SF |

| DEMOGRAPHICS | 1 MILE | 3 MILES | 5 MILES |
|-------------------|----------|----------|----------|
| Total Households | 4,040 | 40,383 | 106,131 |
| Total Population | 10,597 | 100,240 | 261,431 |
| Average HH Income | \$69,655 | \$74,838 | \$82,383 |

DAN FERNANDEZ
Sales and Leasing Agent
757.375.1251
dan@creoteric.com

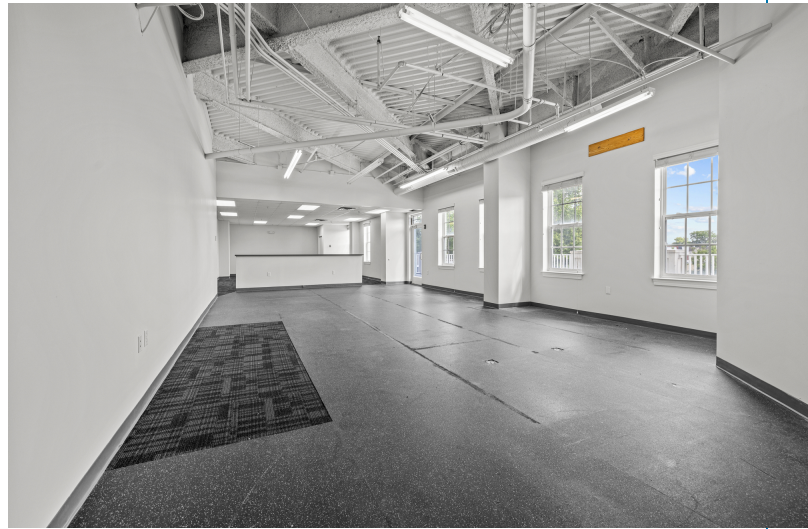
JON ELLIOTT
President
757.270.2788
jon@creoteric.com

CREOTERIC
COMMERCIAL REAL ESTATE
creoteric.com

OFFICE BUILDING FOR LEASE

THE GATEWAY AT SONO

801 POINDEXTER STREET, CHESAPEAKE, VA 23324



DAN FERNANDEZ
Sales and Leasing Agent
757.375.1251
dan@creoteric.com

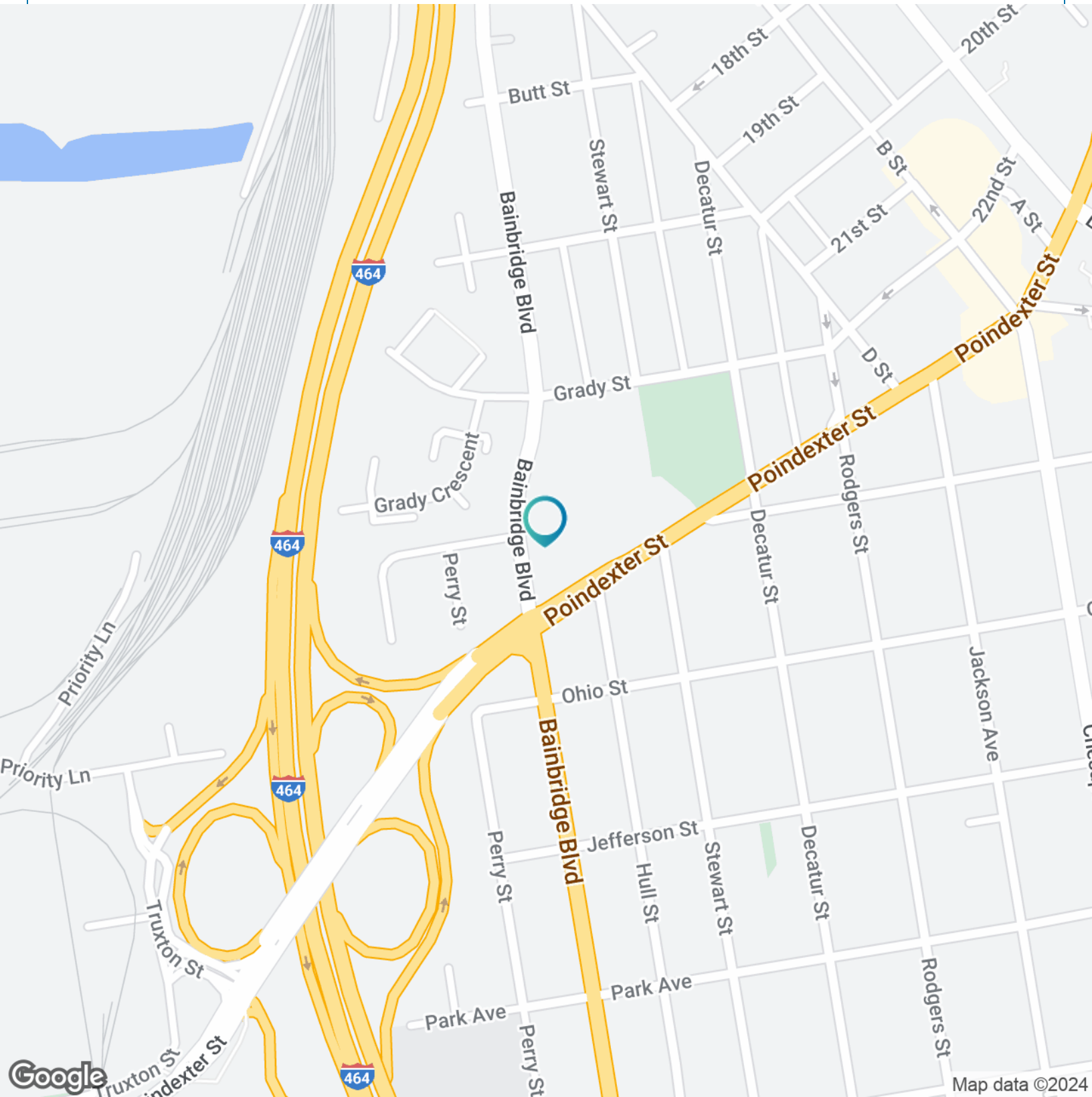
JON ELLIOTT
President
757.270.2788
jon@creoteric.com

CREOTERIC
COMMERCIAL REAL ESTATE
creoteric.com

OFFICE BUILDING FOR LEASE

THE GATEWAY AT SONO

801 POINDEXTER STREET, CHESAPEAKE, VA 23324



DAN FERNANDEZ

Sales and Leasing Agent

757.375.1251

dan@creoteric.com

JON ELLIOTT

President

757.270.2788

jon@creoteric.com

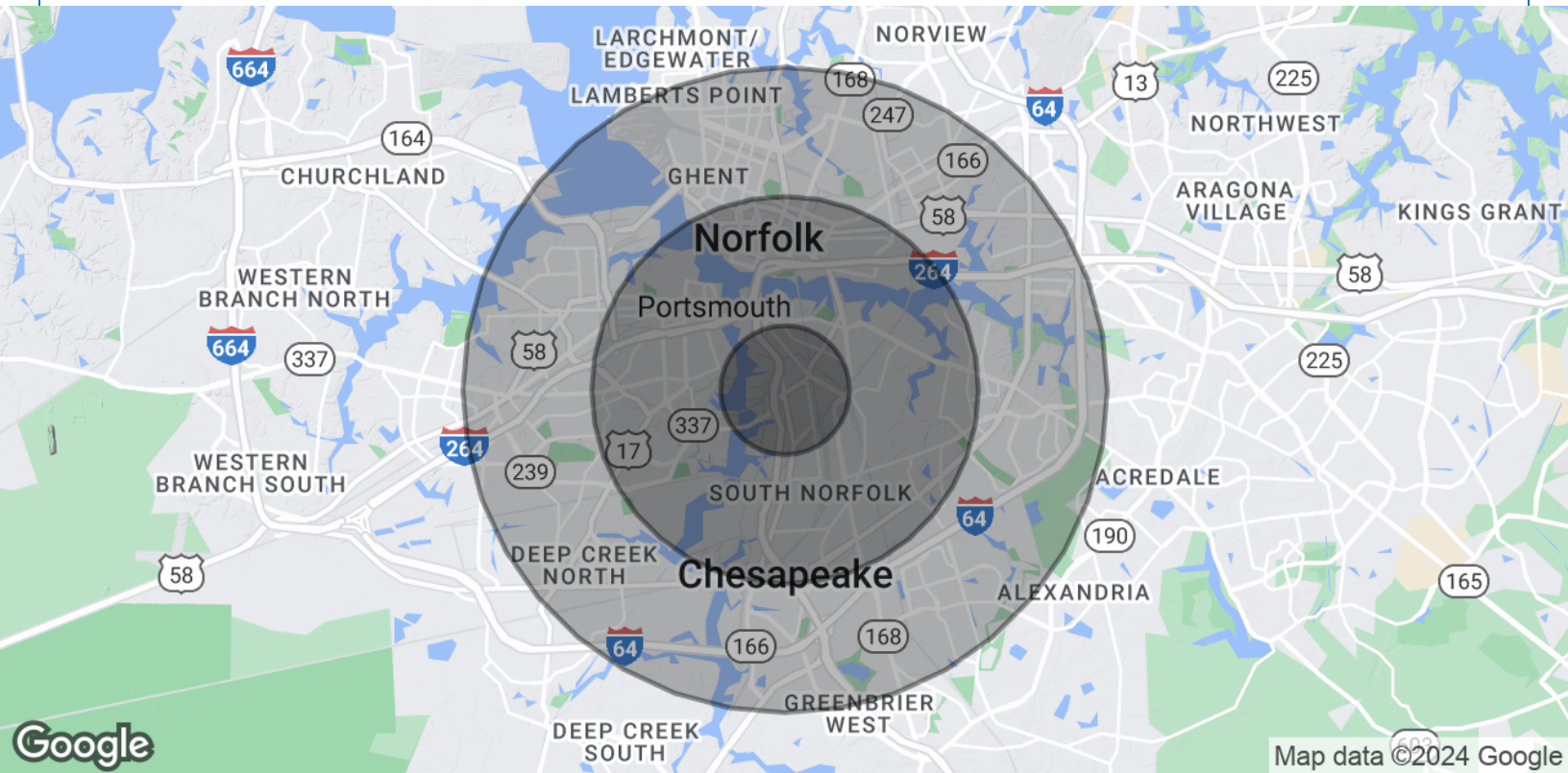
CREOTERIC

COMMERCIAL REAL ESTATE

creoteric.com

THE GATEWAY AT SONO

801 POINDEXTER STREET, CHESAPEAKE, VA 23324



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 10,597 | 100,240 | 261,431 |
| Average Age | 37 | 37 | 38 |
| Average Age (Male) | 35 | 36 | 37 |
| Average Age (Female) | 38 | 39 | 39 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,040 | 40,383 | 106,131 |
| # of Persons per HH | 2.6 | 2.5 | 2.5 |
| Average HH Income | \$69,655 | \$74,838 | \$82,383 |
| Average House Value | \$251,076 | \$271,717 | \$296,033 |

Demographics data derived from AlphaMap

DAN FERNANDEZ

Sales and Leasing Agent
757.375.1251
dan@creoteric.com

JON ELLIOTT

President
757.270.2788
jon@creoteric.com

CREOTERIC

COMMERCIAL REAL ESTATE

creoteric.com