

SUITE 101 - SUBLEASE

AIRPORT BUSINESS CENTER

1457 MILLER STORE ROAD, VIRGINIA BEACH, VA 23455



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

Prime 8,262 SF office/warehouse lab space available immediately. Airport Business Center is centrally located adjacent to Norfolk International Airport, just two miles from I-64.

PROPERTY HIGHLIGHTS

- Sublease available below market rate through August 31, 2030
- Office fully built out to Class A standards in 2023: Walls of glass, new LVT, ceramic tile and painted concrete flooring throughout, upgraded LED lighting, new restrooms including one with a shower
- One dock level door and one grade level door. 21' ceiling height clearance
- City water, sewer, and natural gas, 450/277 volt electrical service
- Signage available

OFFERING SUMMARY

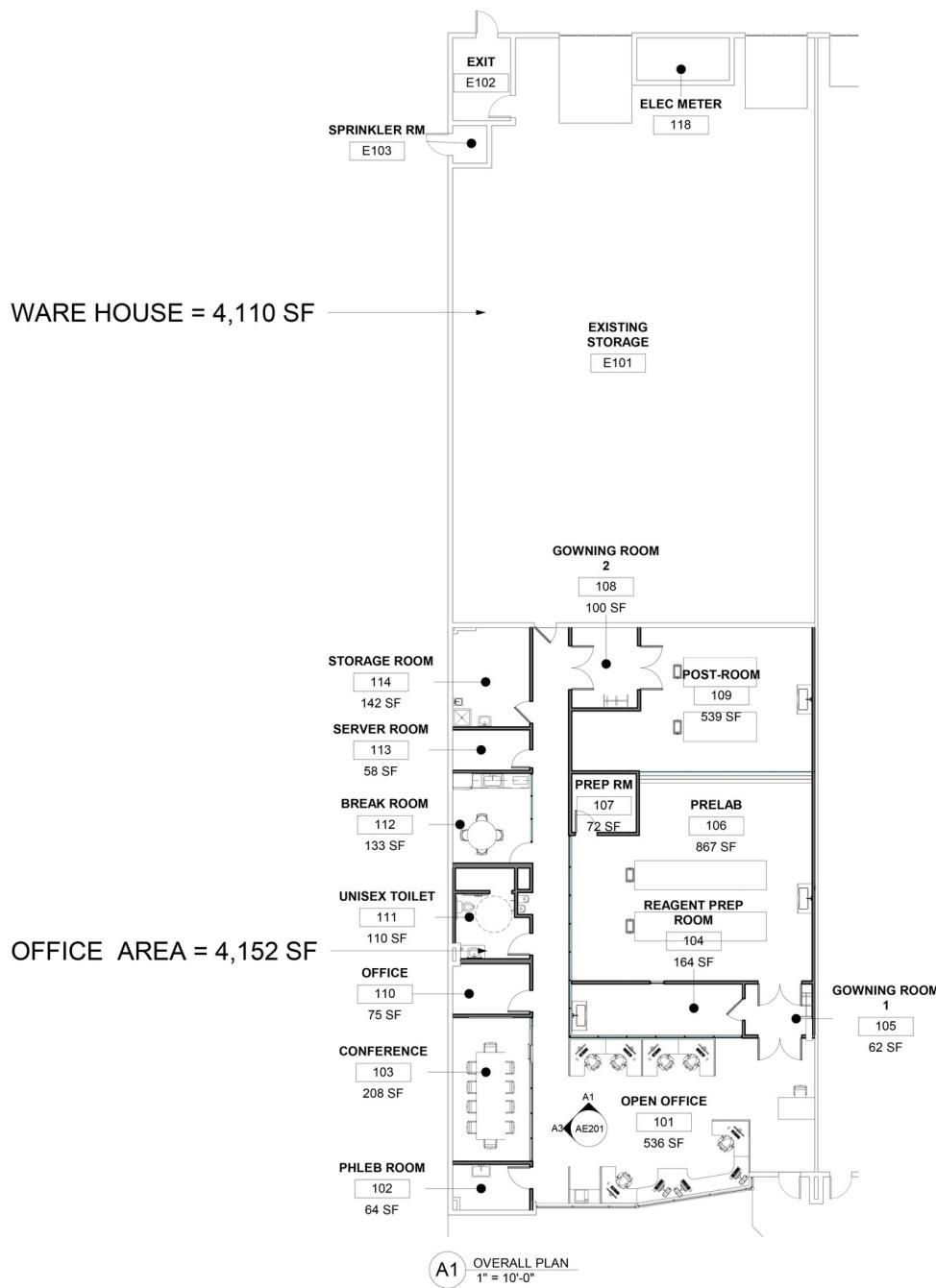
Lease Rate:	\$9.81 SF/yr (NNN)
Available SF:	8,262 SF
Building Size:	65,192 SF
Year Built/Renovated:	1988/2023
Zoning:	I1

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,598	36,813	94,398
Total Population	3,762	85,709	220,393
Average HH Income	\$82,753	\$72,174	\$74,644

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FLOOR PLAN



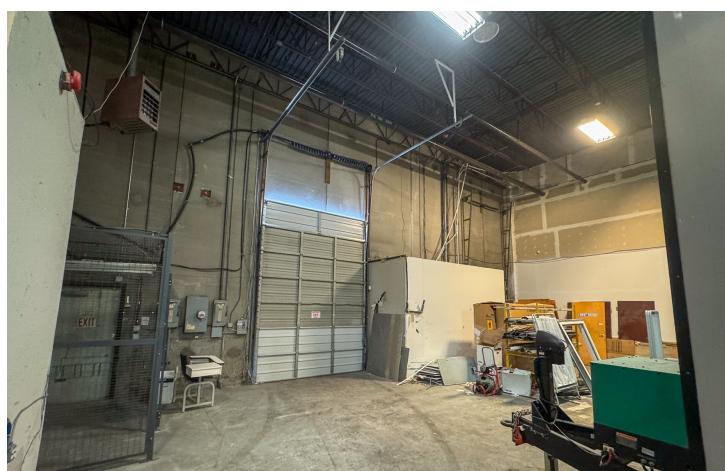
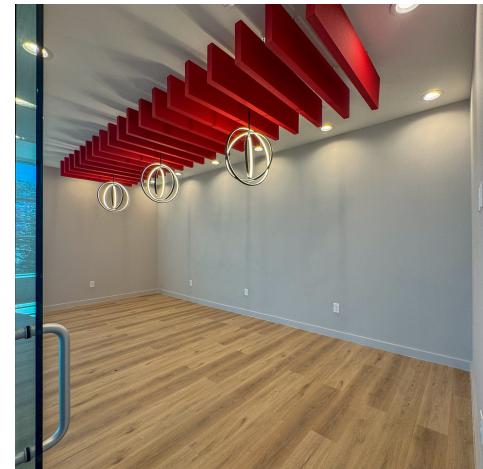
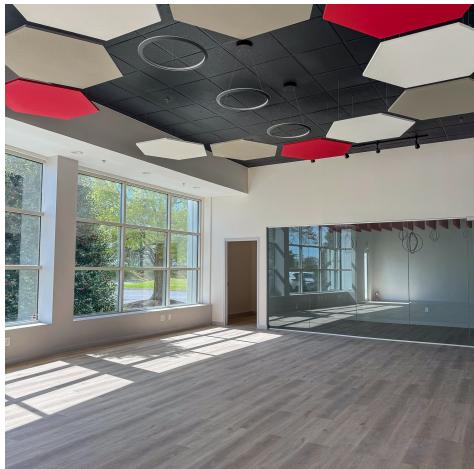
OFFICE AREA = 4,152 SF
WARE HOUSE = 4,110 SF

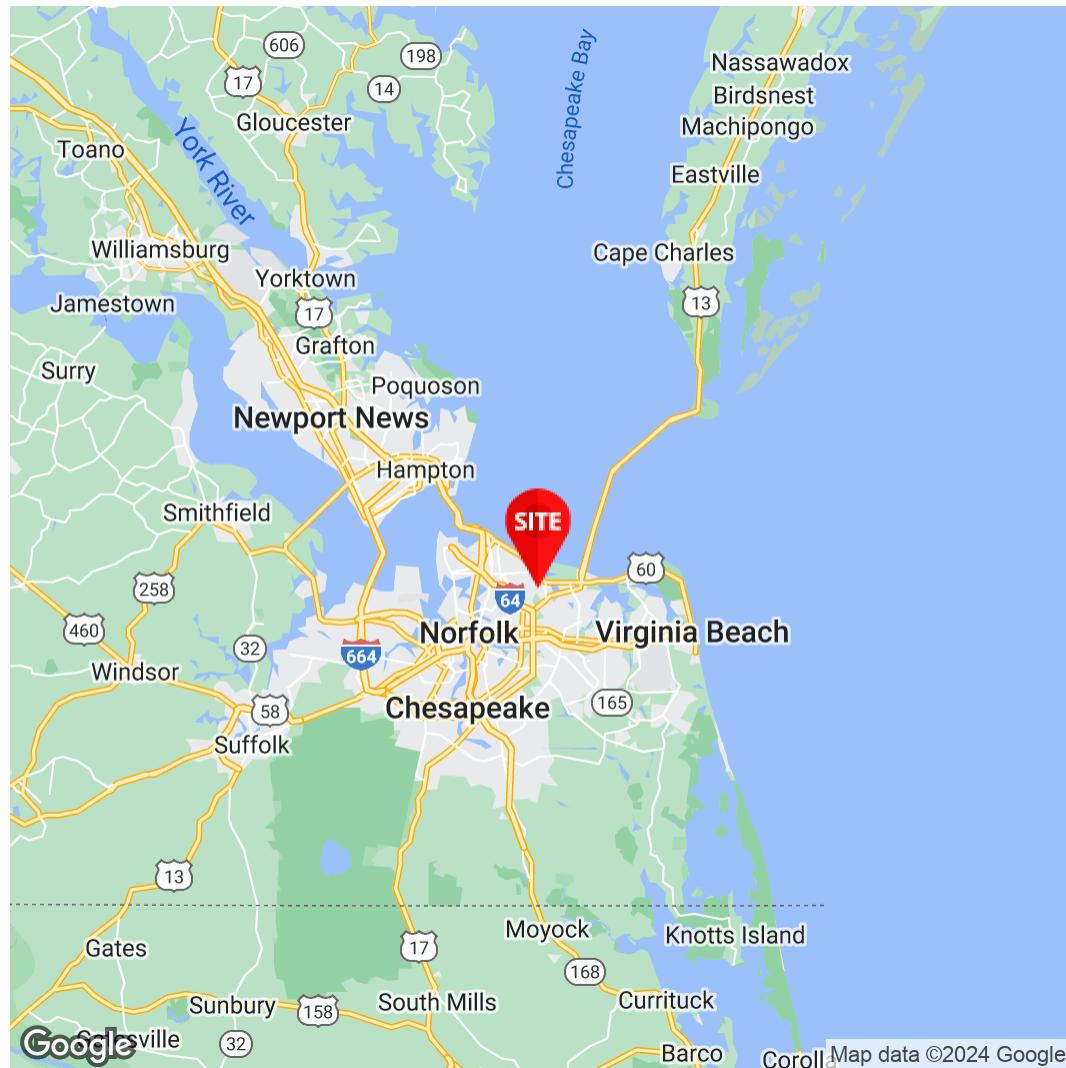
TOTAL AREA = 8,262 SF

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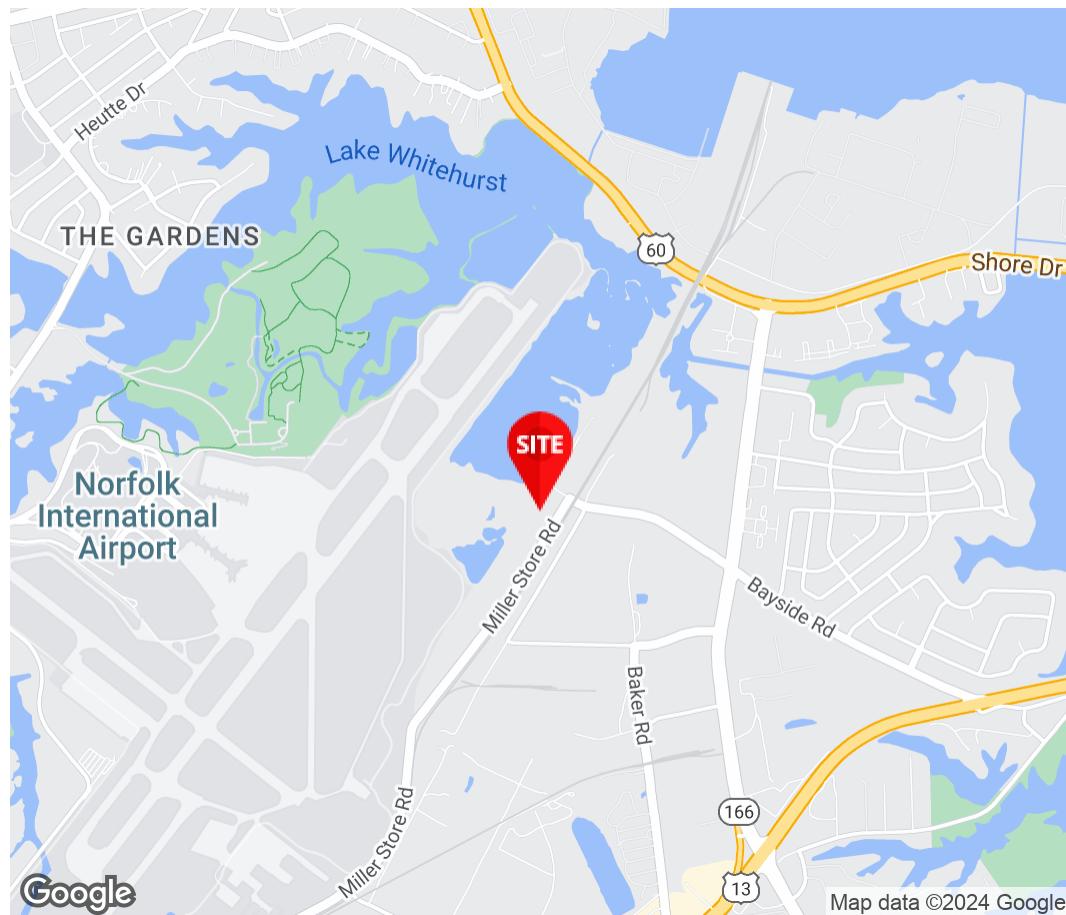
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ADDITIONAL PHOTOS





Jason Oliver, CCIM
Senior Vice President,
Investment Sales
757.333.4383
joliver@divaris.com



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