

FOR LEASE OFFICE BUILDING

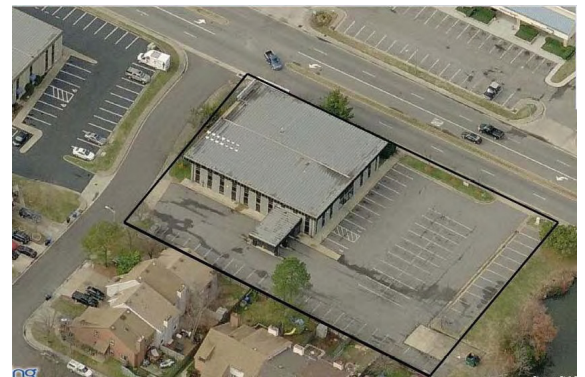
4176 S. Plaza Trail Virginia Beach, VA 23462



ABOUT PROPERTY: This beautiful 2 Story Office Building, known as the CEO Building, is located in the S. Independence/Holland Road corridor with excellent visibility and easy access to all areas of Hampton Roads. The Building is full service, excluding phone/internet, with Janitorial services five days a week. The rent is negotiable and there is Tenant Improvement Allowances available. There is plenty of parking available and recent renovations.

CURRENT AVAILABILITY:

- Suite 101: 2,588 SF with Building signage available
 - Can be subdivided (see floor plan)
 - Suite 217: 1,630 SF
- Floor plans are attached



DEMOGRAPHICS (2024)

	1 MI.	3 MI.	5 MI.
Population:	20,912	149,022	149,022
Households:	8,657	58,293	111,329
Avg. Household Income:	\$87,992	\$100,068	\$109,222

TRAFFIC COUNTS (2024)

Holland Road	44,172 VPD
S. Plaza Trail	12,000 VPD

For more information:

KIMBERLY WORLEY

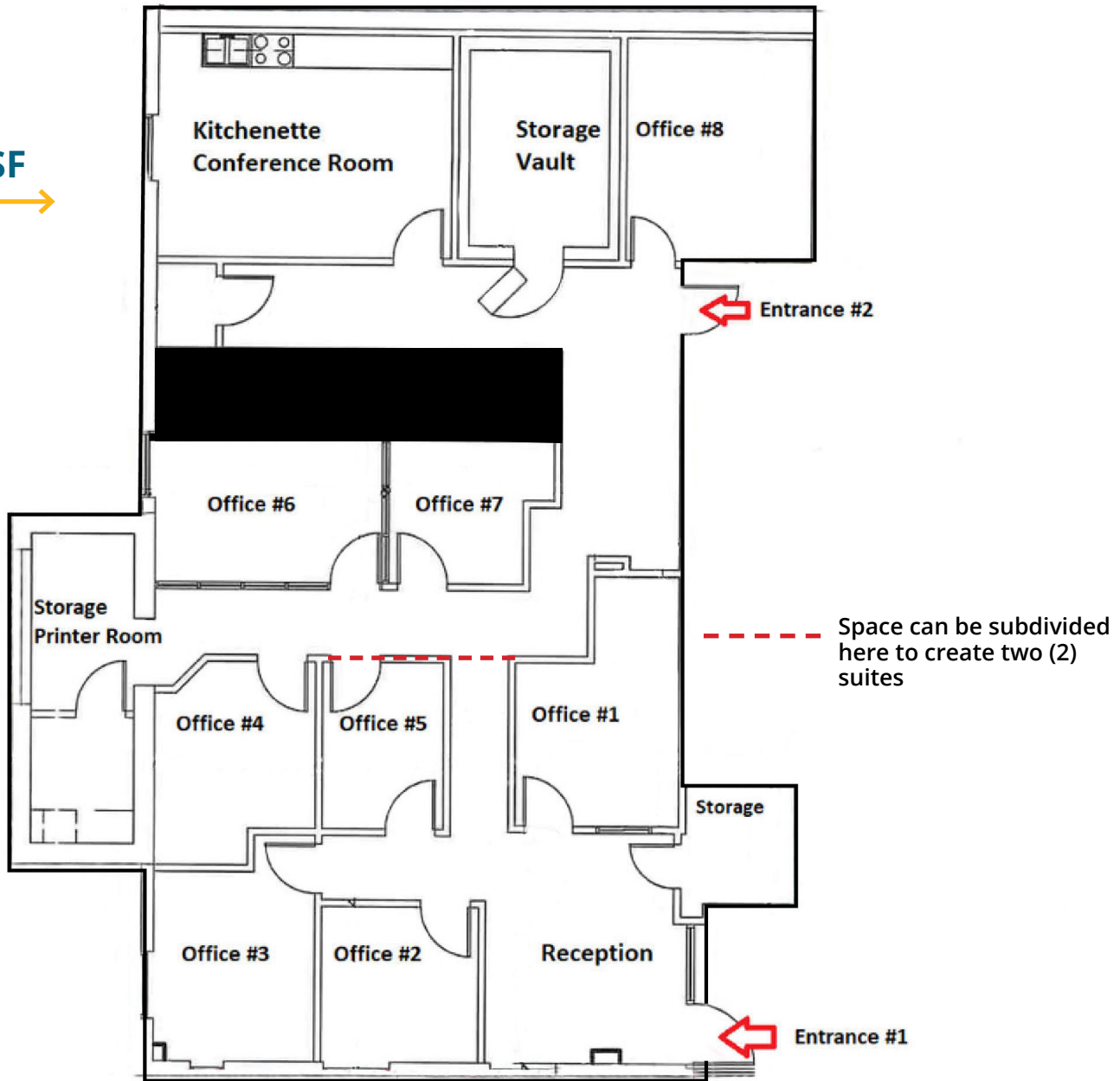
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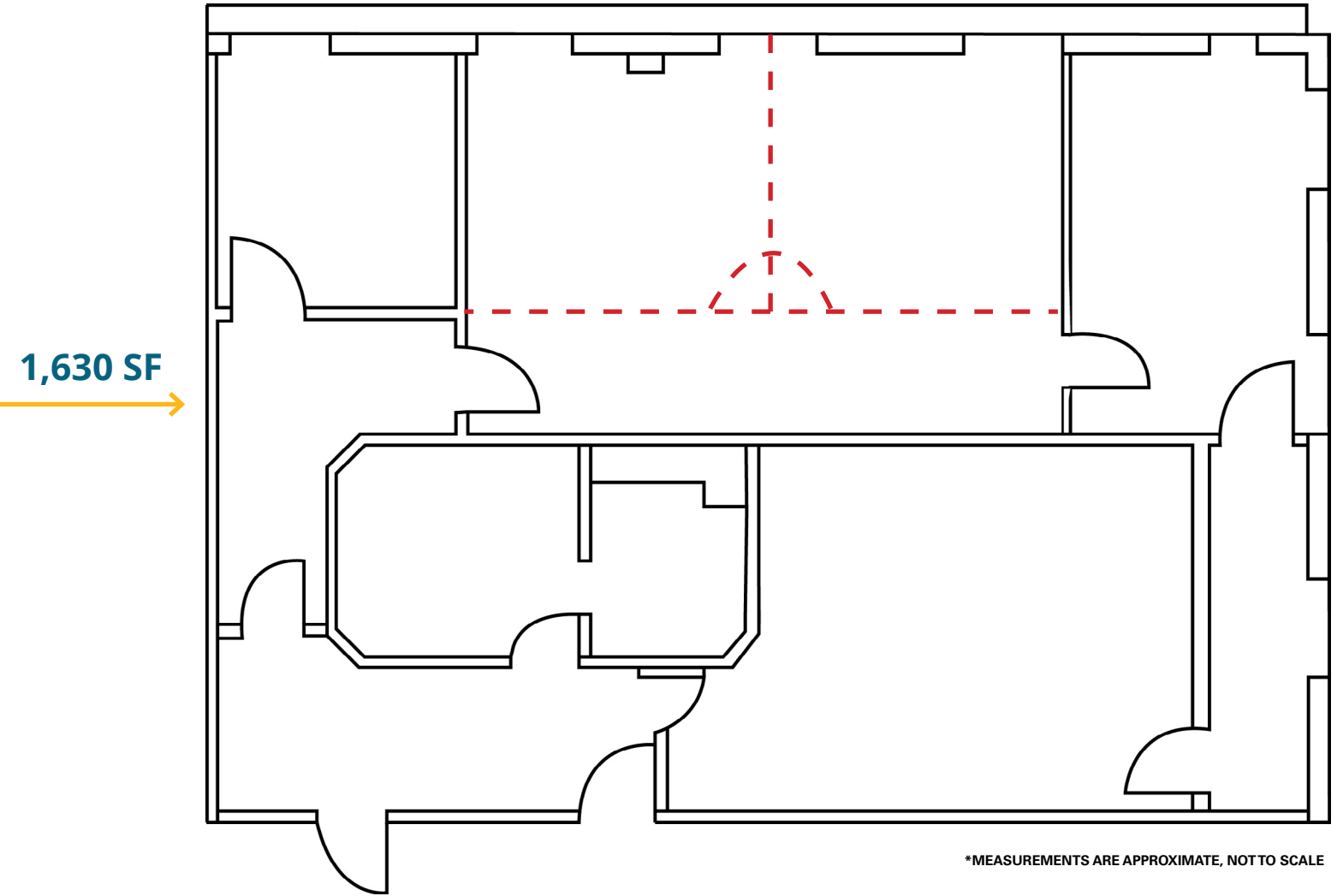
HARVEY LINDSAY
COMMERCIAL REAL ESTATE

2,588 SF
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*MEASUREMENTS ARE APPROXIMATE, NOT TO SCALE

This suite is a former bank office with 8 private offices, floor to ceiling windows, large eat in kitchen, plenty of storage and still has a bank vault. A Tenant allowance is provided and the rent is \$3,495.00 per month full service. Building signage is available with this space.



This suite features: reception area, work area, 2 private offices and 2 large work/collaboration areas. Landlord can create two (2) more offices if needed.