



S.L. NUSBAUM Realty Co.  
Since 1906.



FOR LEASE

# MEDICAL TIMESHARE SUITE AT BELLEHARBOUR I

3920 BRIDGE ROAD | SUFFOLK, VA 23435 | [SENTARALEASING.COM](http://SENTARALEASING.COM)

FOR MORE INFORMATION,  
PLEASE CONTACT:

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S.L. Nusbaum Realty Co. | 1700 Wells Fargo Center | 440 Monticello Avenue | Norfolk, VA 23510 | 757.627.8611 | [slnusbaum.com](http://slnusbaum.com)

## PROPERTY HIGHLIGHTS

### Half and Full Day Timeshare Rates Available

- 1,790 LSF (Suite 301) of second generation medical office space available to lease in BelleHarbour I
- Class A medical office building well located in the BelleHarbour/Harbour View area of Suffolk
- Excellent visibility from well traveled Route 17 with immediate access to I-664 and beyond
- 24 hours a day, 7 days a week Emergency Department on site staffed by Board Certified Emergency Physicians
- Above code surface parking spaces on-site (6:1,000); Full gurney capable elevators; Ambulatory Surgical Center (ASC)
- Full service lease includes janitorial service, excluding infectious/regulated medical waste.



### **ON SITE SERVICES:**

- Advanced Imaging Center
- Full Service Laboratory
- Non-Invasive Cardiac Testing
- Physical Therapy
- Primary Care Physicians
- Sleep Study Center
- 2 Advanced Surgical OR's
- 14 Observation Beds
- FAA Helipad

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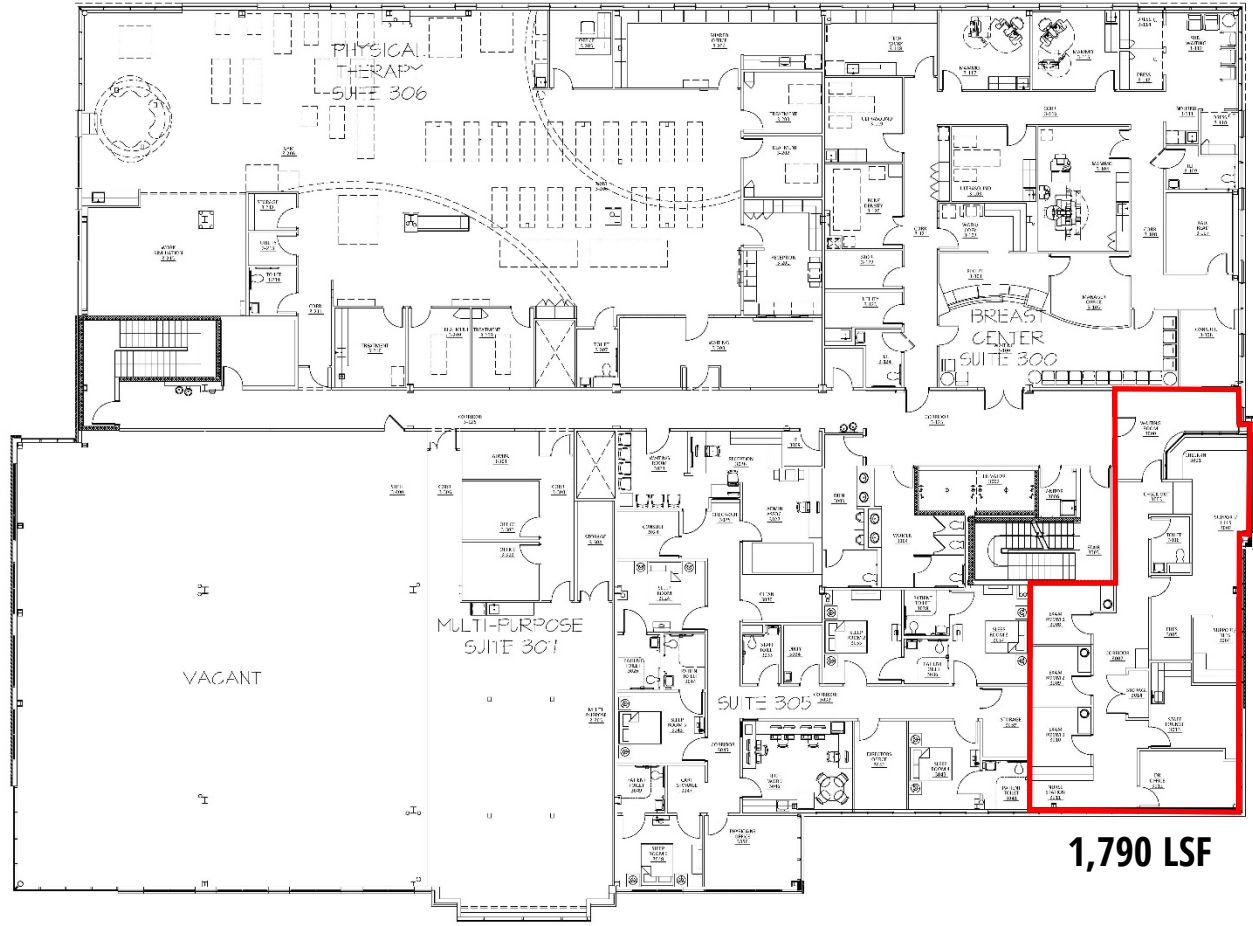
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**BELLEHARBOUR I  
THIRD FLOOR PLAN**



**THIRD FLOOR PLAN**  
SCALE: N.T.S.

**SENTARA**  
SENTARA HEALTHCARE  
CORPORATE FACILITIES - DESIGN  
555 GLENLOCK ROAD, STE. 170  
NORFOLK, VIRGINIA 23502, PH: 757-295-3111

BELLEHARBOUR  
3420 BRIDGE ROAD - THIRD FLOOR  
SUITE 305, VA 23748  
THIRD FLOOR PLAN

DESIGNED:	
DRAWN:	
CHECKED:	
SCALE: N.T.S.	
DATE: 03.25.18	
REV	REVISIONS
1	
2	
3	
4	
5	
6	
7	
SHEET NO.	
3rd Floor	

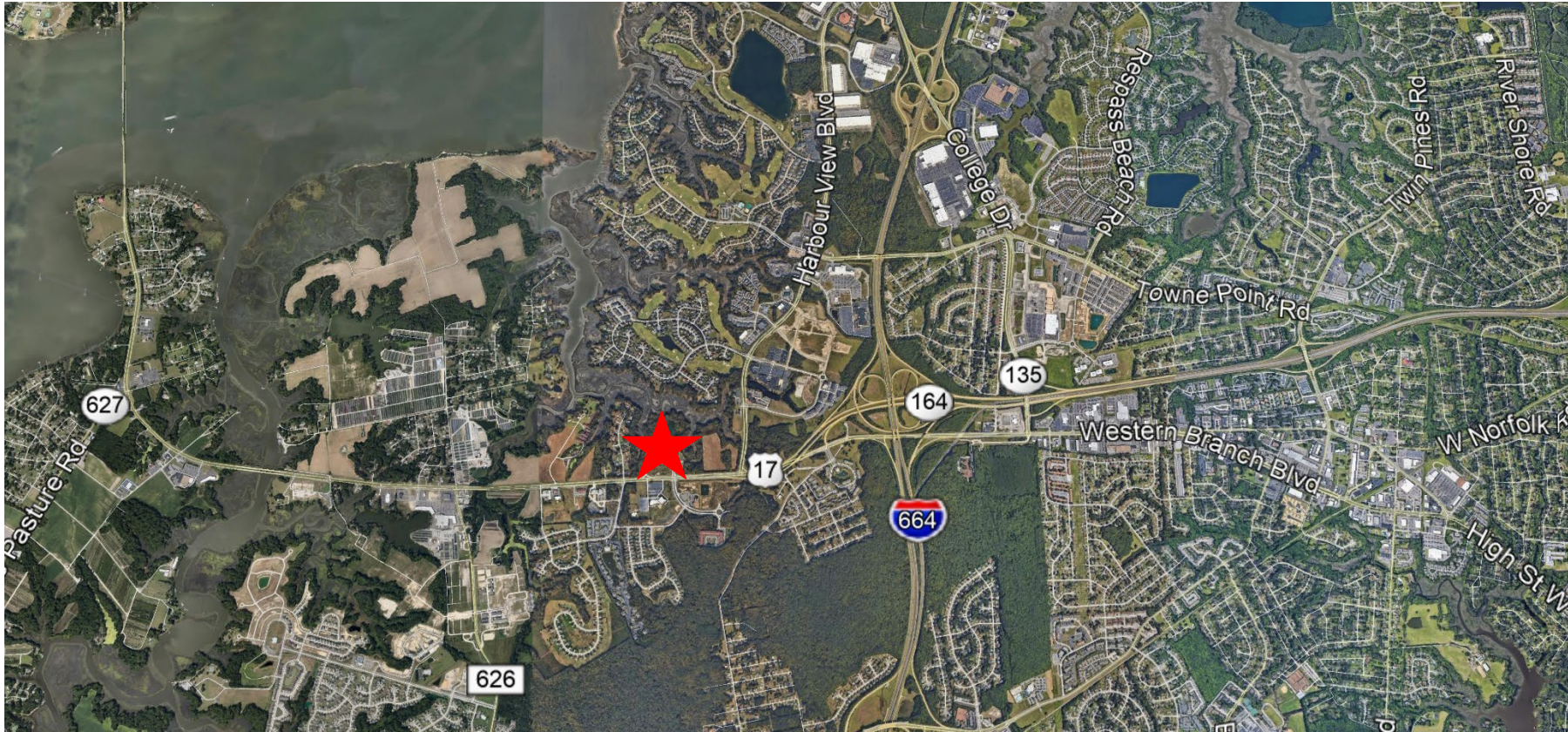
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## BELLEHARBOUR/HARBOUR VIEW SUBMARKET

- Well located in the BelleHarbour/Harbour View area of Suffolk with immediate access to I-664.
- Suffolk is the fastest growing city in Hampton Roads with excellent demographics for a growing affluent population.
- Minutes to Peninsula cities of Newport News and Hampton, and Southside cities of Norfolk and Portsmouth.



### DISCLAIMER:

No warranty or representation, expressed 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.

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