



S.L. NUSBAUM Realty Co.
Since 1906.

FOR LEASE

2075

SENTARA PRINCESS ANNE | NEW TO MARKET MEDICAL OFFICE

2075 GLENN MITCHELL DRIVE | VIRGINIA BEACH, VA 23456 | SENTARALEASING.COM

FOR MORE INFORMATION,
PLEASE CONTACT:

John M. Profilet, SIOR

757.640.2278 (direct) | 757.679.3278 (mobile) | jprofilet@slnusbaum.com

S.L. Nusbaum Realty Co. | 1700 Wells Fargo Center | 440 Monticello Avenue | Norfolk, VA 23510 | 757.627.8611 | slnusbaum.com

PROPERTY HIGHLIGHTS

\$32.50/LSF, Full Service

- 2,000 LSF suite and 2,757 LSF suite available to lease
- Five-story medical office building connected to Sentara Princess Anne Hospital, giving physicians and patients direct access to the hospital
- Located in the Princess Anne Corridor, this medical campus serves Southern Virginia Beach, as well as neighboring Chesapeake and North Eastern North Carolina communities
- Parking exceeds municipal requirements, including ample staff and handicap parking
- HVAC comprised of variable air volume mechanical systems with separate common area and interior climate control zones and multiple thermostats
- The appropriate number of high speed elevators service the upper floors
- After-hours controlled security access
- Generous Landlord contribution to tenant's construction costs
- Full service lease includes janitorial service, excluding infectious/regulated medical waste

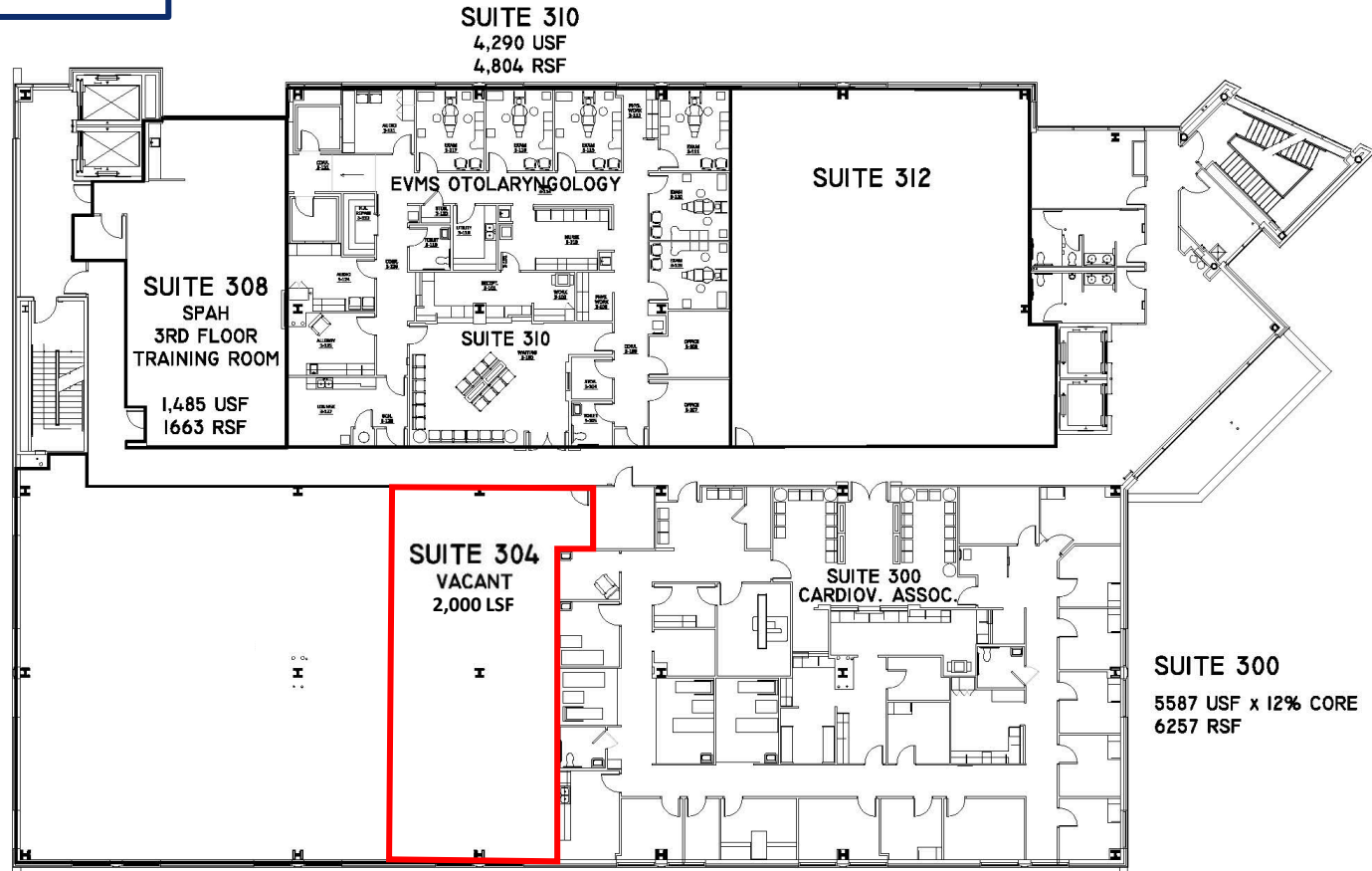


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THIRD FLOOR PLAN



FOR LEASE

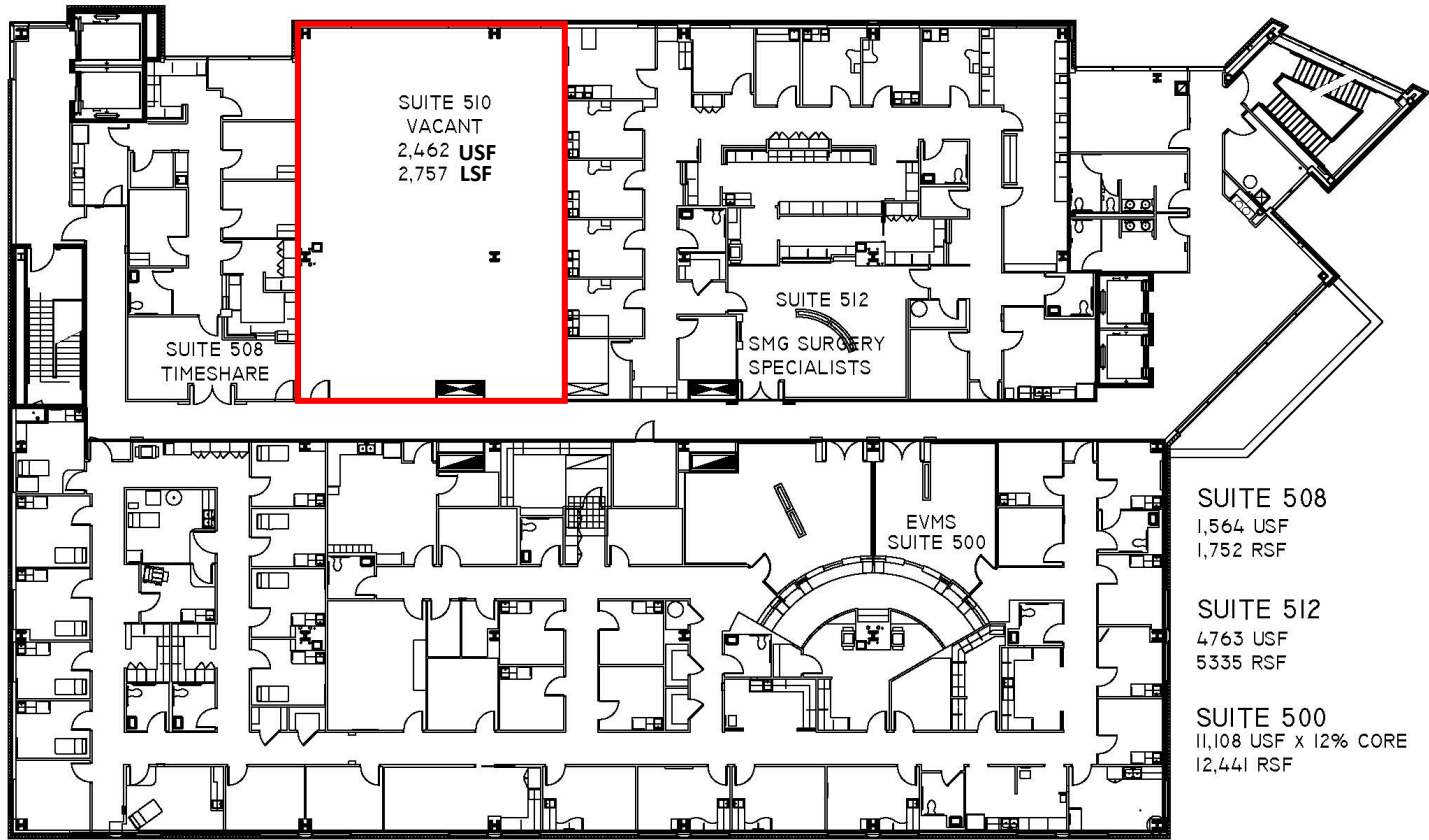
THIRD FLOOR AVAILABILITY

Suite 304	2,000 LSF
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FIFTH FLOOR PLAN



FIFTH FLOOR AVAILABILITY

Suite 510	2,757 LSF
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PRINCESS ANNE SUBMARKET



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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