

6,801 SF SUBLEASE

# REFLECTIONS I

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2809 S. LYNNHAVEN ROAD  
Virginia Beach, Virginia 23452

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CUSHMAN &  
WAKEFIELD

**THALHIMER**

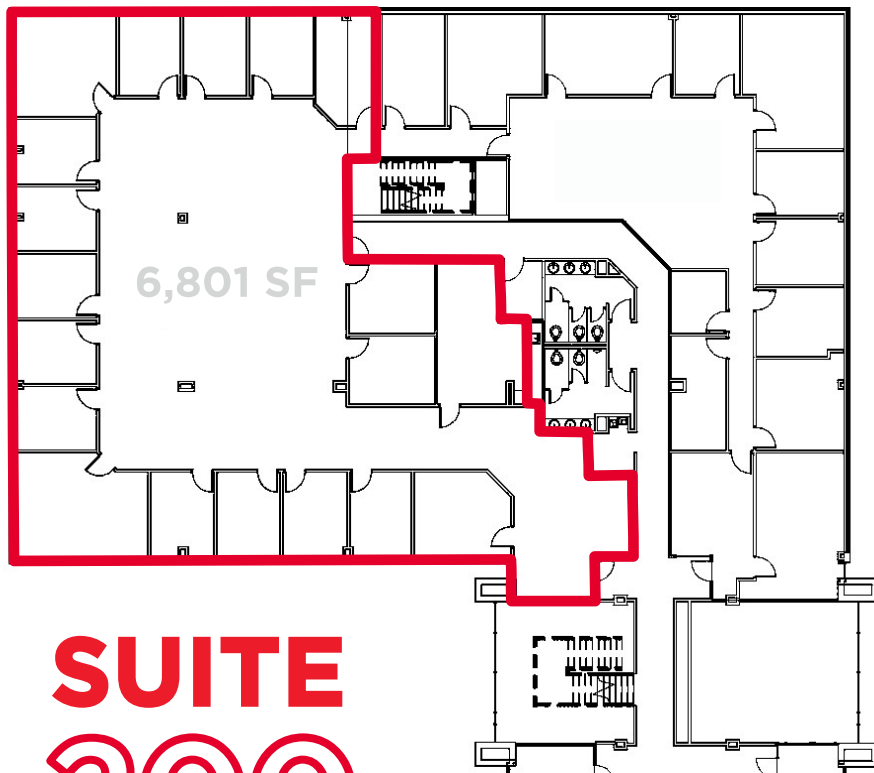
## Sublease Details

- Plug and play opportunity, furniture can remain
- Lease through 5/31/29
- \$20/SF full service
- Mix of open plan and private offices

# 2809 S. LYNNHAVEN ROAD

## REFLECTIONS OFFICE PARK

### Park Amenities



**SUITE  
200**

**6,801 SF**



Located in the Class A Reflections Office Park overlooking West Neck Creek immediately off I-264 / Lynnhaven Interchange; Building signage opportunities



Energy Star Certified



Amenities include on-site day porter, fitness facilities, common conference room, café and one-mile nature trail within Reflections Office Park

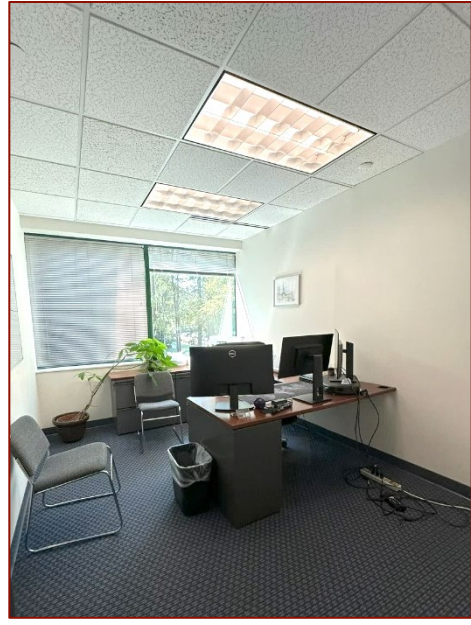
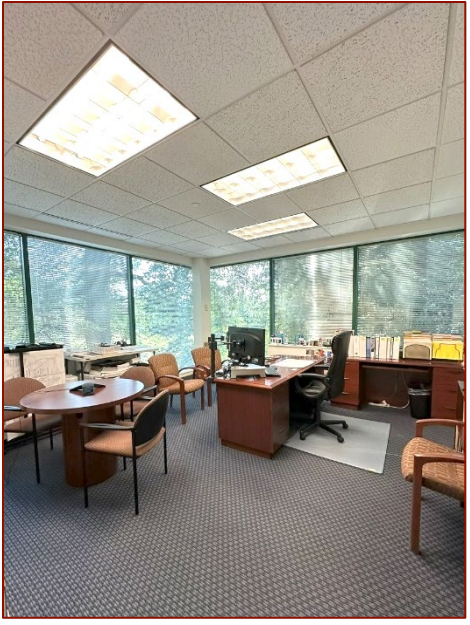
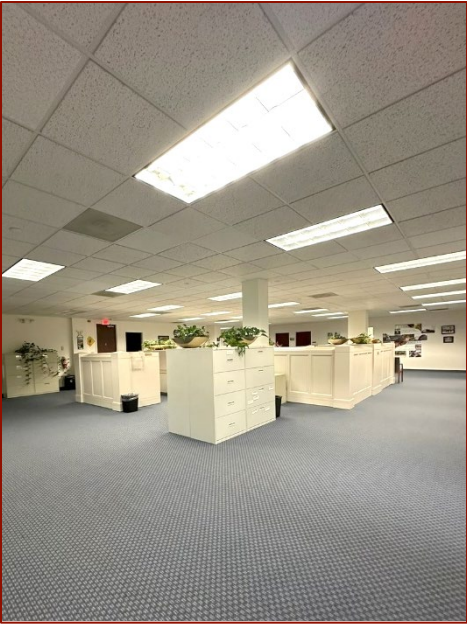
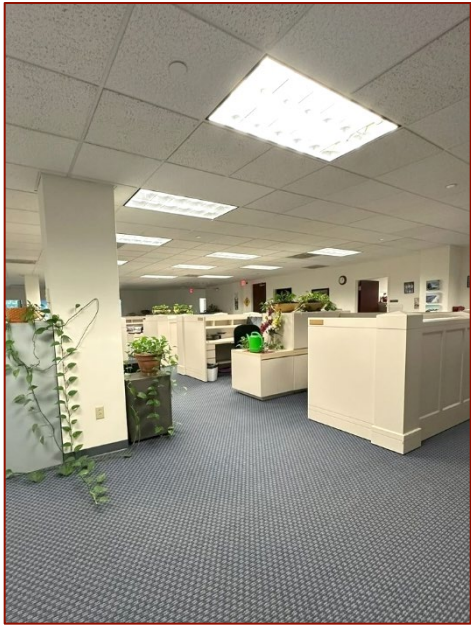


Abundant parking ratio of 5.0 spaces per 1,000 square feet with overflow parking throughout Reflections Office Park



Entrance to the Reflections Office Park is 1,600' from I-264 which shortens commute time from points further west in the region

# SPACE PHOTOS



# THE 3 PILLARS OF THE VIRGINIA BEACH ECONOMY

Atlantic Ocean

## TOURISM



**VIRGINIA BEACH OCEANFRONT**  
 20.2 Million Annual Visitors  
 \$2.4B Visitor Spending  
 5 Miles East | 8 Minutes Drivetime

## DEFENSE



**NAVAL AIR STATION OCEANA**  
 10,500 Active Navy Personnel  
 4,500 Civilian Personnel at Oceana  
 Defense Spending 40% of Local GDP

## PORTS



**FULLFILLMENT CENTER**  
 3rd Largest East Coast Port  
 and Fastest Growing



1600'

POTTERS ROAD

LYNNHAVEN PARKWAY

REFLECTIONS

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REFLECTIONS  
OFFICE PARK

REFLECTIONS  
1-MILE  
NATURE TRAIL

Lynnhaven Mall



CAVA



# SURROUNDING AREA

HAMPTON ROADS  
MSA 1.8 MILLION



## Listing Agents

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