

FOR LEASE

MEDICAL SUITES AT SENTARA CAREPLEX

3000 Coliseum Drive | Hampton, VA 23666



S.L. NUSBAUM
REALTY CO.



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SENTARALEASING.COM

EXECUTIVE SUMMARY

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OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (NNN)
Est. OPEX (2025):	\$12.19 PSF
Building Size:	416,805 SF
Available SF:	1,140 SF

PROPERTY HIGHLIGHTS

- 1,140 LSF (Suite 202) of second generation medical office space available for lease.
- Suite 202 features two exam rooms, laboratory, physician's office, business office, two private restrooms, and reception area.
- Rare opportunity to lease medical office space located within the Sentara CarePlex Hospital.
- Join top tier practices including Sentara Family & Internal Medicine, Sentara Cancer Institute, Hampton Oral & Facial Surgery, and many more.
- Less than two miles from I-64.
- Ample surface parking available.
- Generous landlord contribution to tenant's construction costs.
- Full service lease includes janitorial service, excluding infectious/regulated medical waste.

SECOND FLOOR PLAN

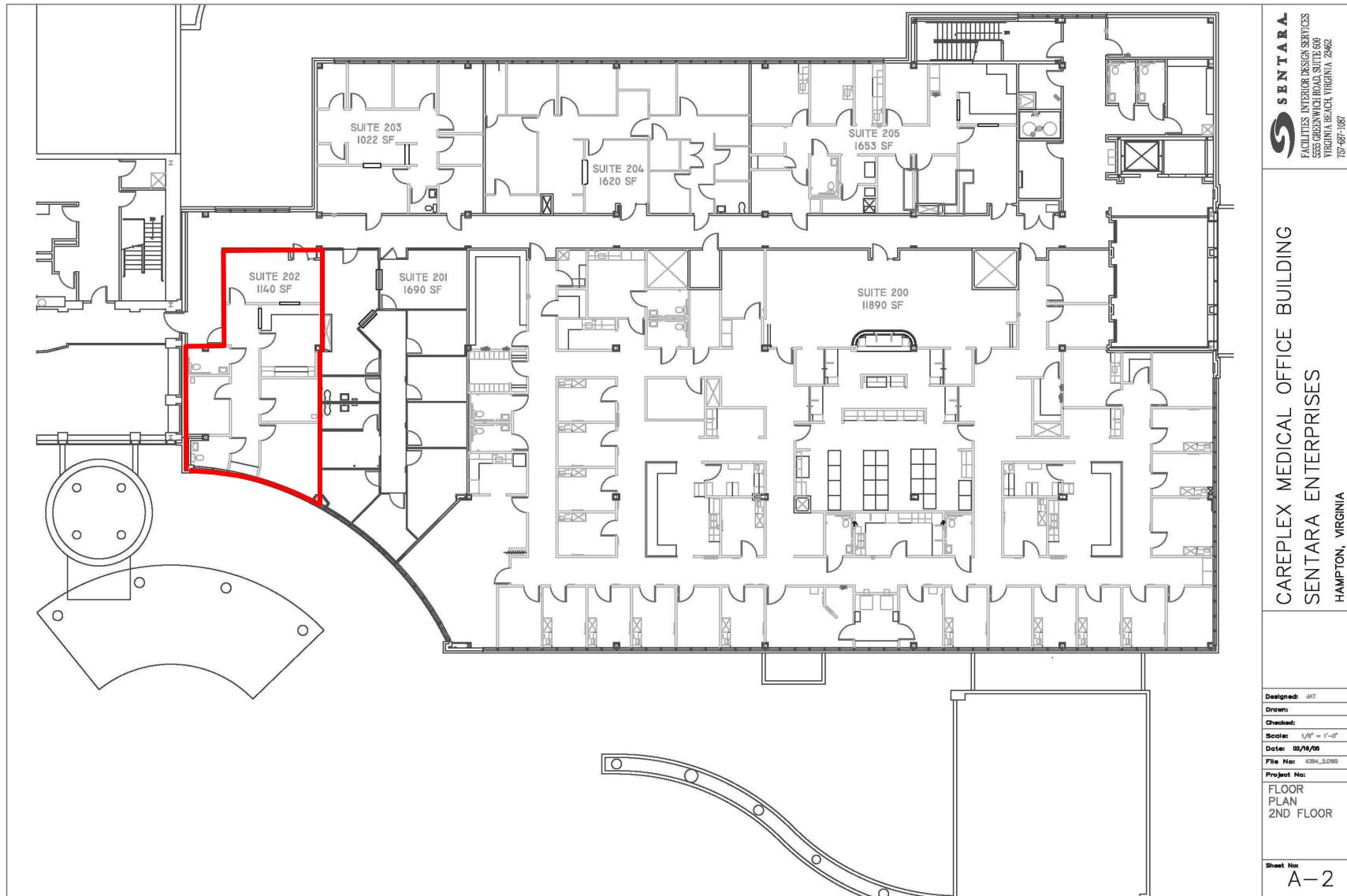
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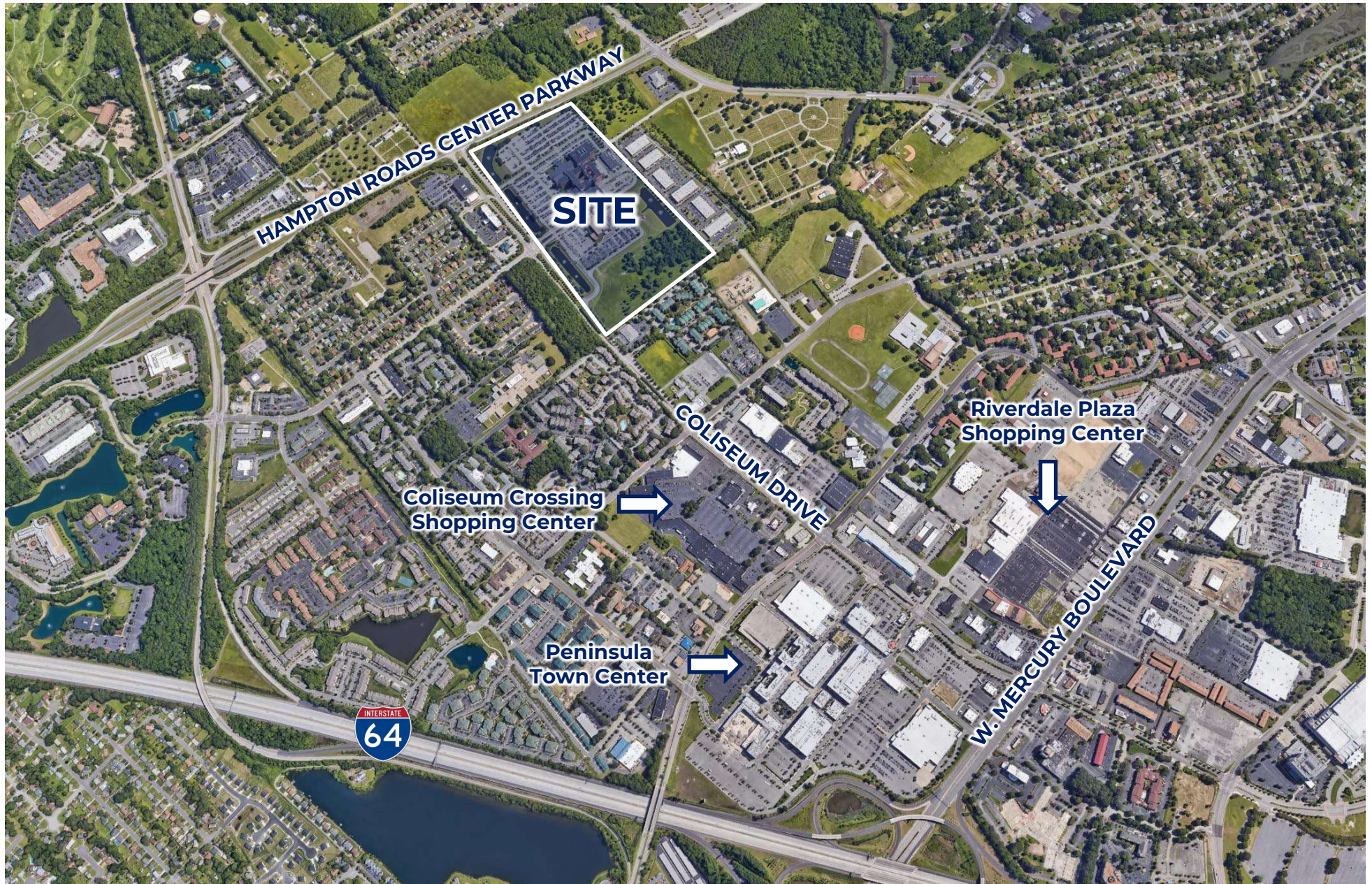
AERIAL MAP

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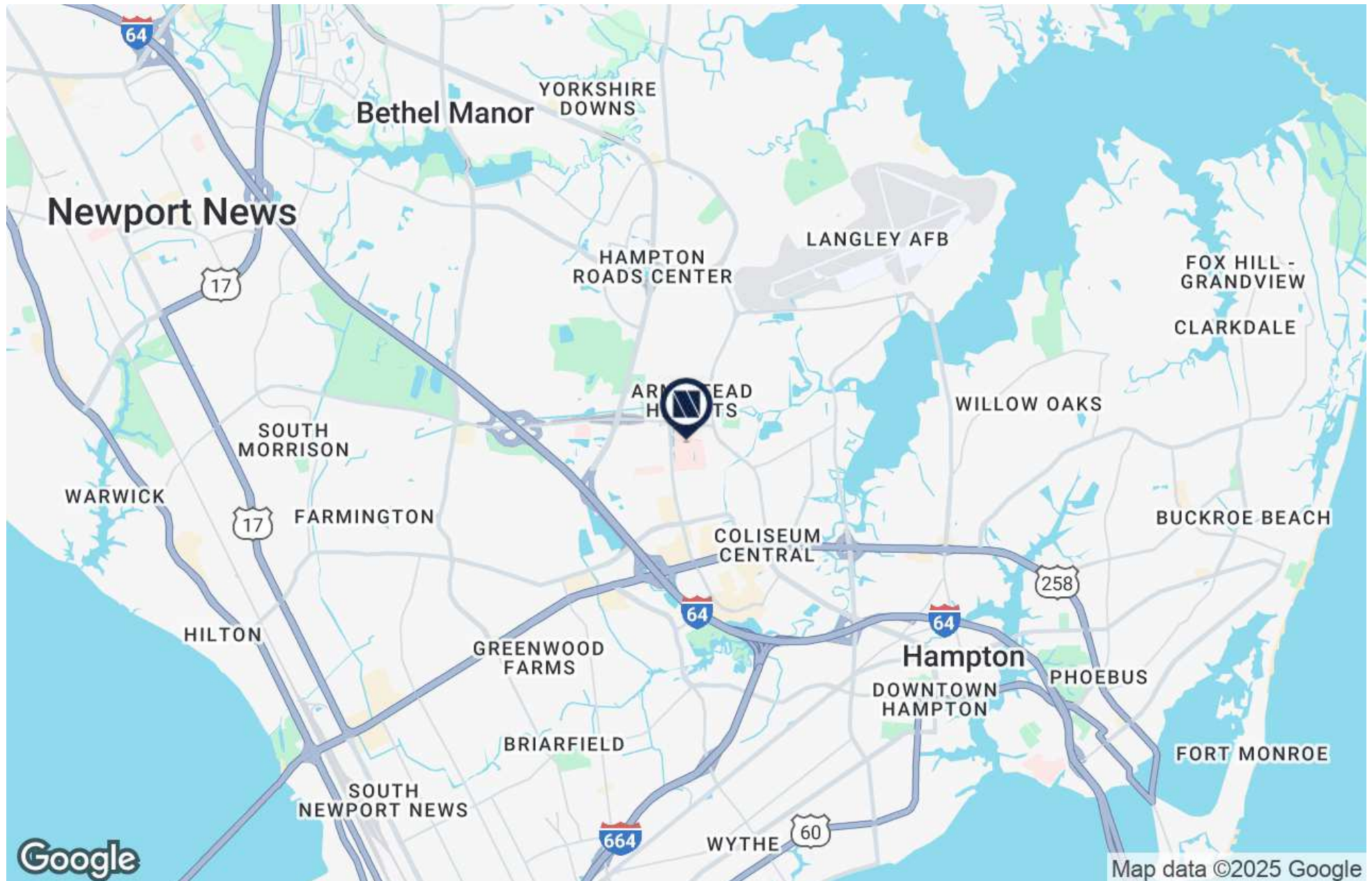
LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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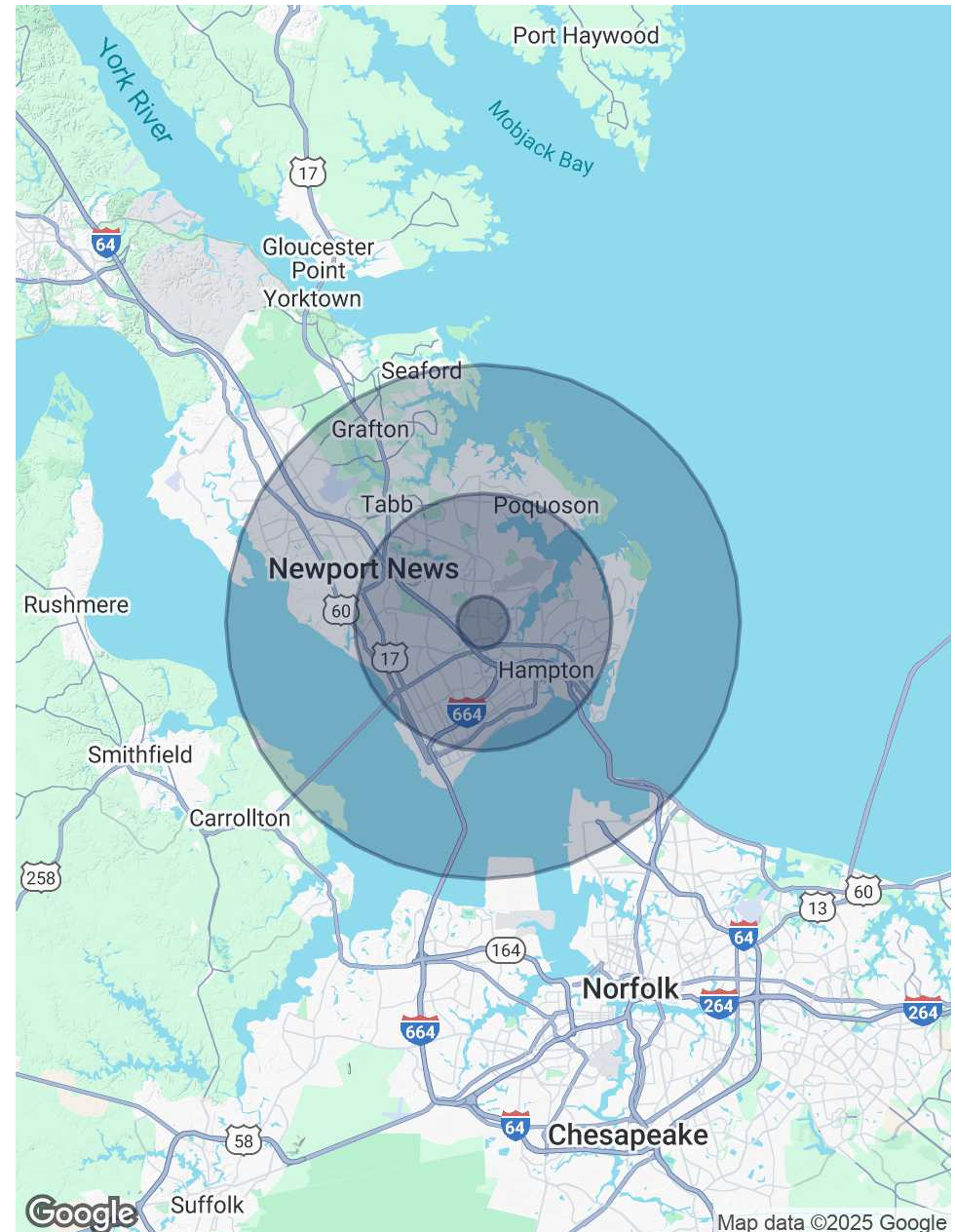
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,818	194,895	356,697
Average Age	31.8	36.0	36.3
Average Age (Male)	30.3	33.8	34.7
Average Age (Female)	32.0	37.6	37.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,394	75,848	138,654
# Of Persons Per HH	2.2	2.6	2.6
Average HH Income	\$50,650	\$59,661	\$65,541
Average House Value	\$217,830	\$223,973	\$268,352

2020 American Community Survey (ACS)



CONTACT INFORMATION

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