



OFFICE BUILDING FOR LEASE

3509 - 3517 VIRGINIA BEACH BOULEVARD

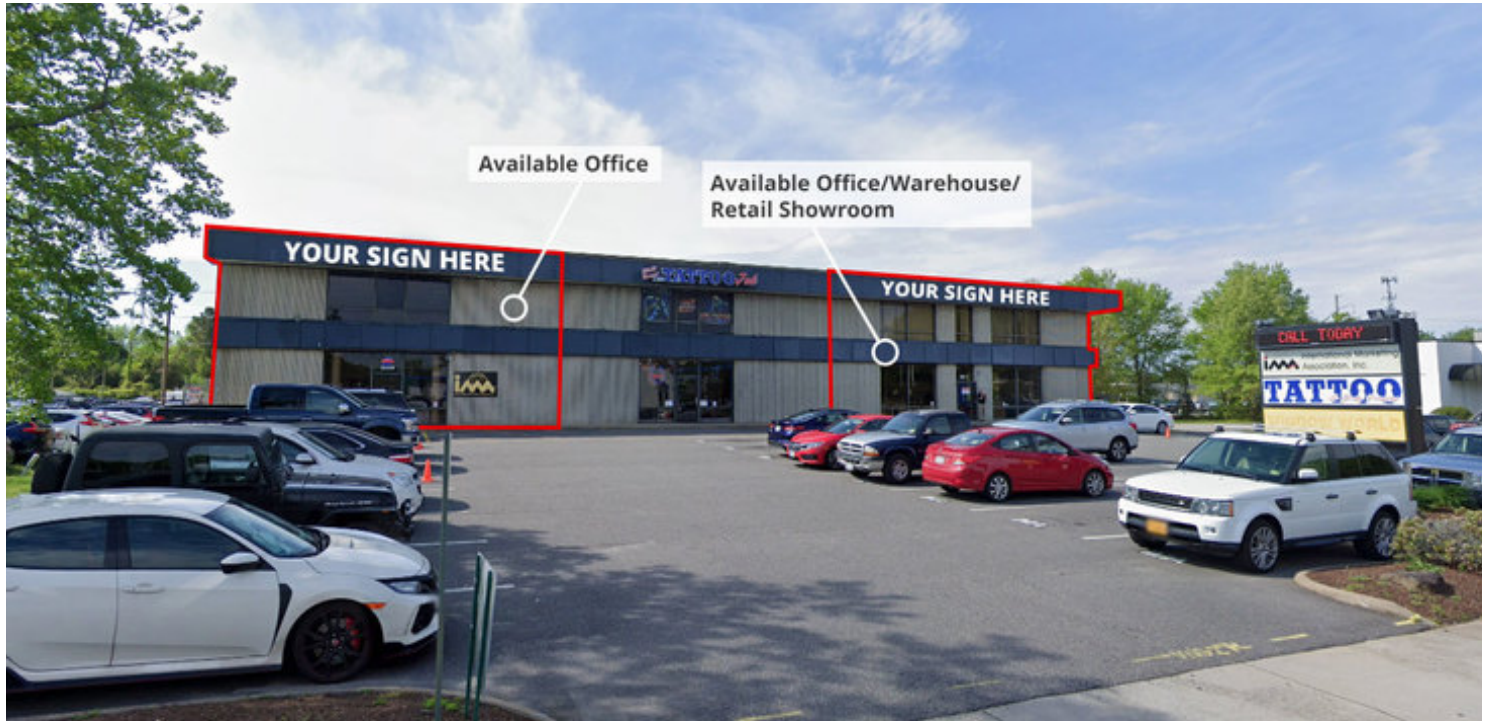
VIRGINIA BEACH, VA 23452



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	15,600 - 20,000 SF
Lease Rate:	\$12.00 psf
NNN Fees:	\$1.86 psf
Building Size:	43,600 SF
Zoning:	B2
Parking:	130 Spaces
Traffic Counts:	53,000 VPD

AVAILABLE SPACES SF

3509 VB Blvd	20,000 SF
3517 VB Blvd	15,600 SF

PROPERTY OVERVIEW

This centrally located Virginia Beach office/flex building is ideal for a business who wants convenient access to I-264 and prime signage and exposure on Virginia Beach Boulevard, Virginia Beach's most heavily trafficked roadway with 53,000 vehicles per day. The property is located in the Rosemont Business District, a strategic growth area in Virginia Beach, and centrally located along the city's bus line with 678,000 people in a 20 minute drive time.

PROPERTY HIGHLIGHTS

- 20,000 SF two-story former call center available
- 15,600 SF two-story flex space (7,200 sf showroom/8,400 sf warehouse)
- 4 Roll Up Doors; 3 Dock Level and 1 Ramp
- Includes prime building signage, pylon signage and electronic message board

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	5,055	42,110	99,604
Total Population:	12,844	108,526	259,430

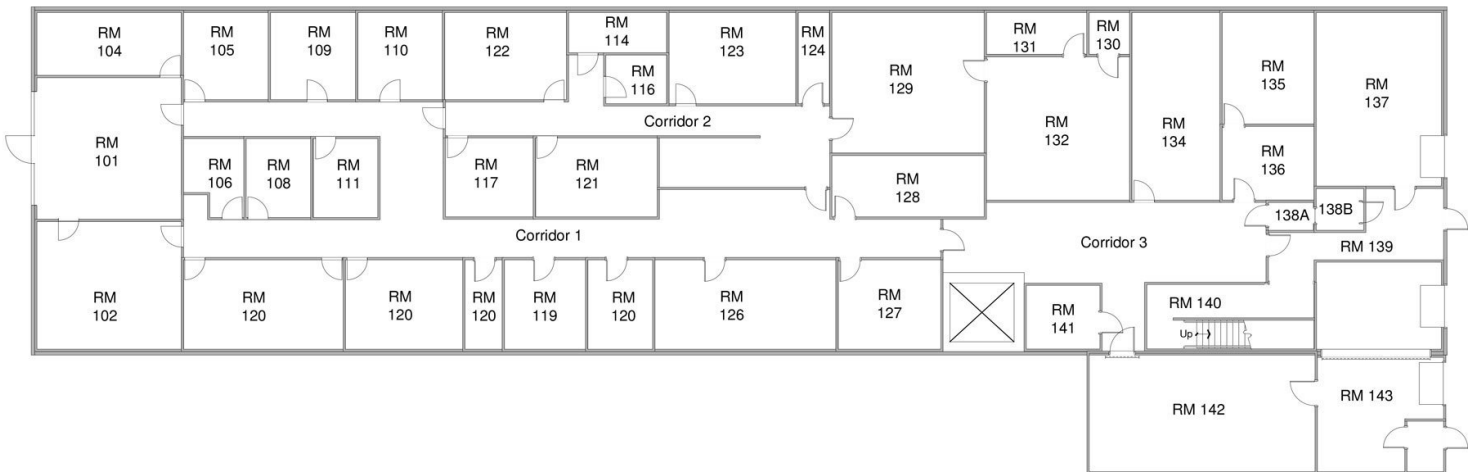
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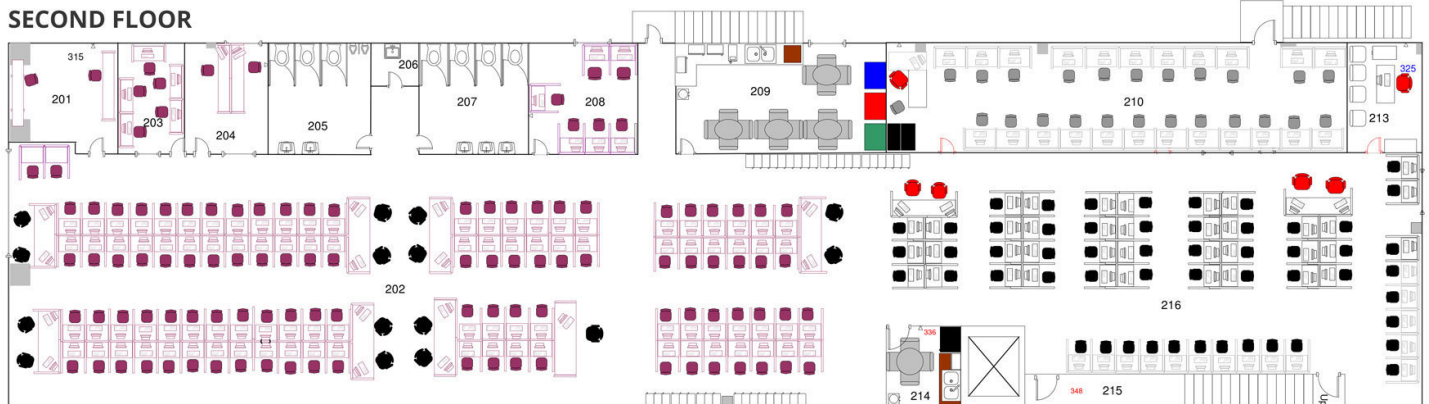
3509 FLOOR PLAN



FIRST FLOOR



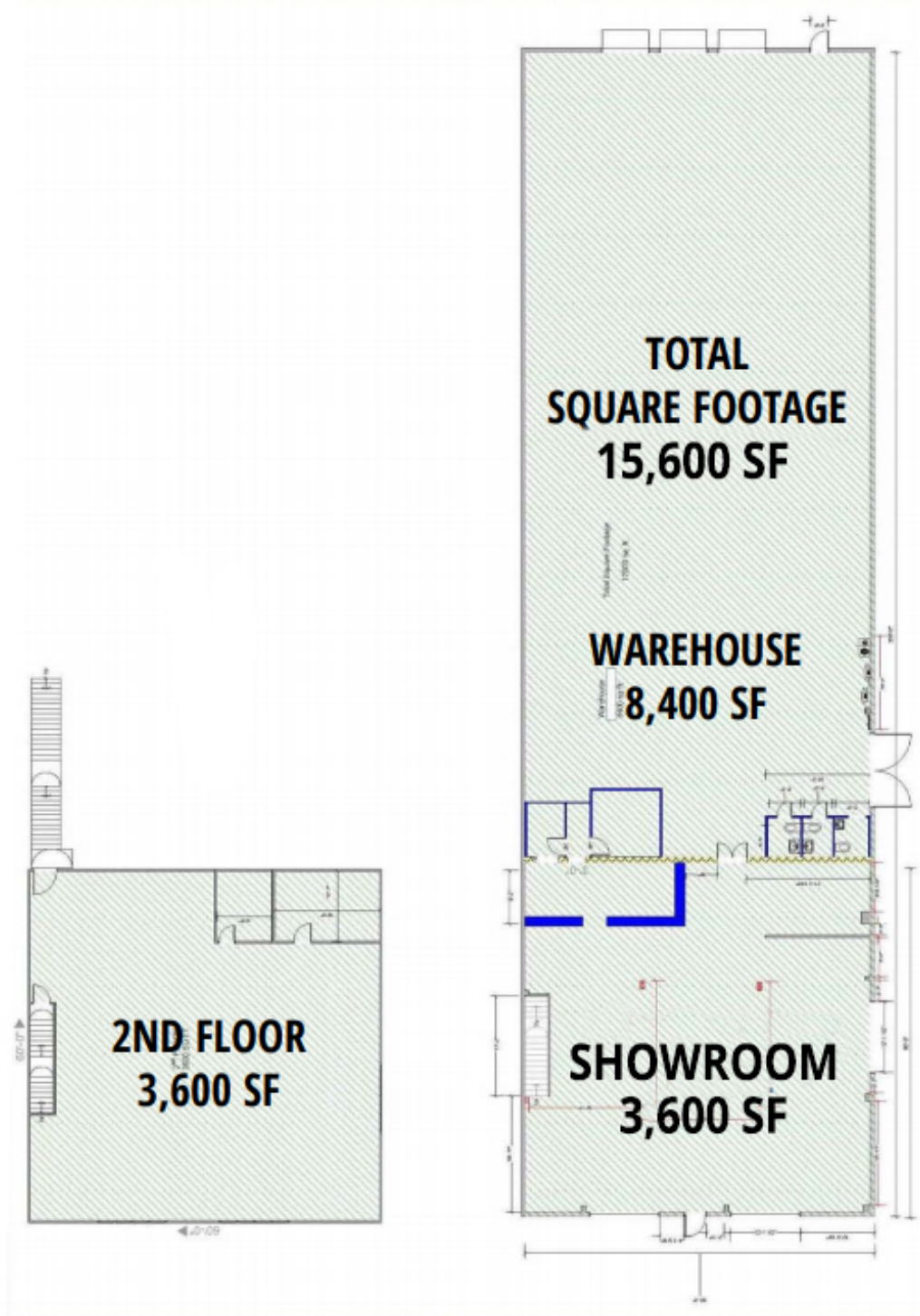
SECOND FLOOR



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3517 FLOOR PLAN



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SITE PLAN



RETAILER MAP

FirstWatch
The Daytime Care

HOBBY LOBBY

Onelife
FITNESS

Great Clips

NEX
Navy Exchange

144,000 VPD

24-Hour Club

SAM'S CLUB

Harris Teeter

ABC

BONEFISH GRILL

Virginia Beach Blvd

S Plaza Trail Rd

THE HOME DEPOT

Kroger

Walgreens

Pier 1 imports

PETSMART

Conn's

16,000 VPD

SITE

32,000 VPD

STARBUCKS

DUNKIN'

RITE AID

264

53,000 VPD

Rosemont Rd

144,000 VPD

SENTARA
HEALTHCARE

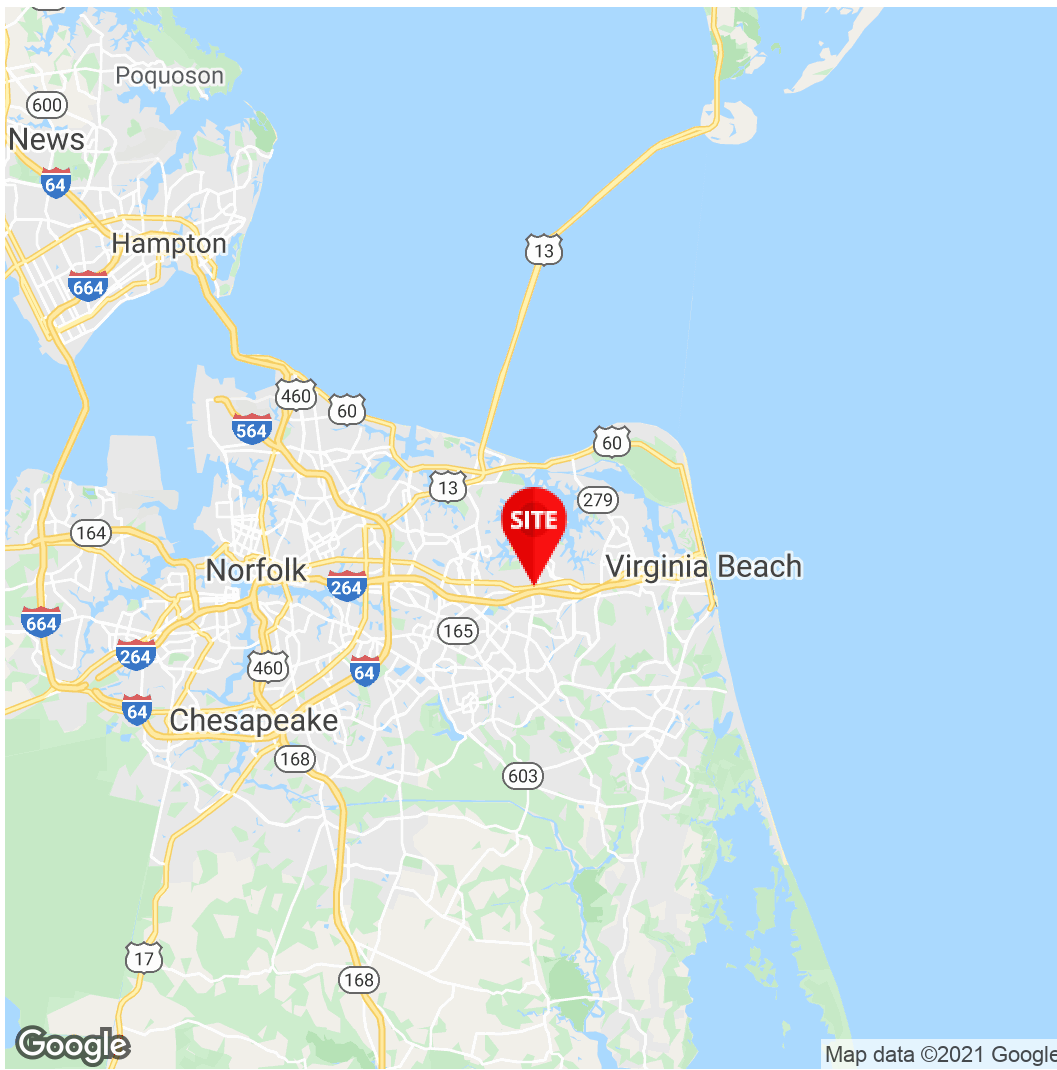
FOOD LION

BJ'S
WHOLESALE CLUB

A.C. MOORE
NO ONE DOES ARTS, CRAFTS & FLORALS BETTER.

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Cost Factory

Party City



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