

*For Lease*

**1434**

Crossways Boulevard

**Two Building | Class A Office Campus**  
With Interstate Frontage ±172,976 RSF Available





## Lease Rate

\$22.00 SF/yr (Full Service)



# 1434

## Crossways Boulevard

### Property Highlights

- Two building office campus available with interstate signage
- Two-story, Class A office buildings totaling 222,989 RSF
- Built in 1999 on 17.99 acre site
- Large flexible floor plans with great window lines
- Beautiful two-story atrium and updated common areas showcase contemporary finishes
- 1,357 available parking spaces
- Excellent access to I-64 and Greenbrier Parkway
- Close proximity to hotels, restaurants, banks, retail, and the mixed-use Dollar Tree Headquarters development at Summit Point

### Available Spaces

**Crossways I**      First Floor: 53,711 RSF  
Second Floor: 53,711 RSF  
**Total: 107,422 RSF** (entire wing)

**Crossways II**      First Floor: 49,057 RSF  
Second Floor: 11,291 RSF  
5,206 RSF  
**Total: 65,554 RSF**

# 1434

## Crossways Boulevard

### Asset Profile

**Address** 1434 Crossways Boulevard  
Chesapeake, VA 23320

**Total RSF** 222,989 RSF

**Site Size** 17.99 Acres

**Stories** Two (2)

**Year Built** 1999

**Zoning** M-2 (General Industrial)

**Parking** 6.09/1,000 SF (1,357 spaces)



High Parking Ratio & Flexible  
Layouts Suit Broad Tenant Base

# Crossways I & II Floor Plans

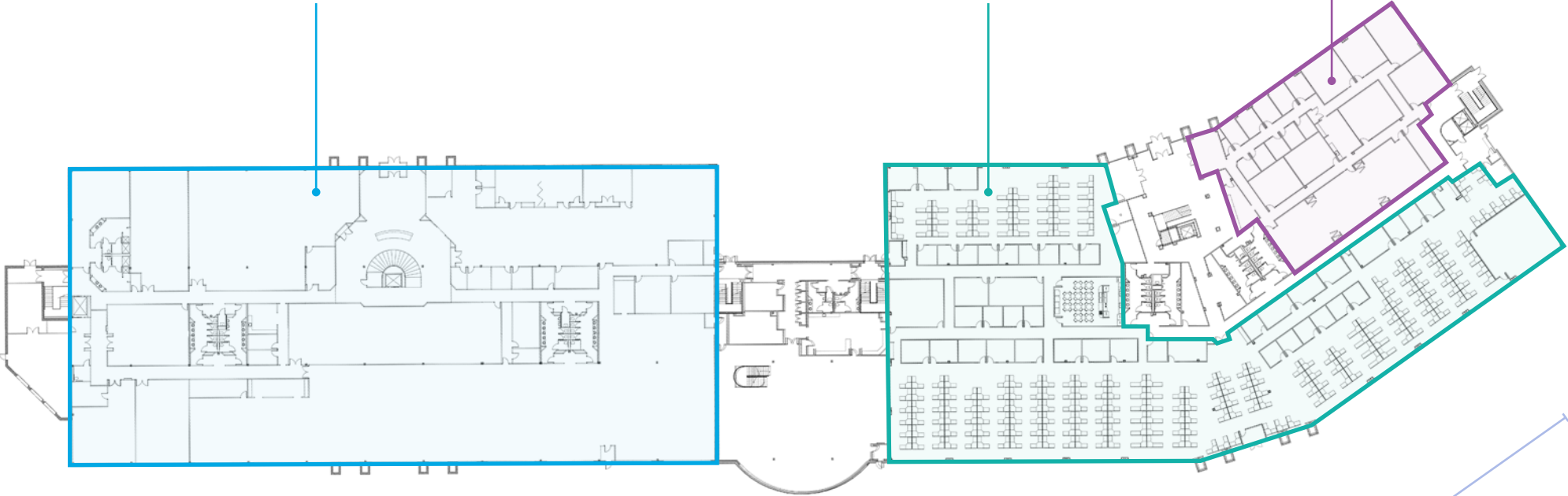
## First Floor

11,207 up to 102,768 RSF

**53,711 RSF**  
SUITE 100

**37,850 RSF**  
SUITE 150/175

**11,207 RSF**  
SUITE 175



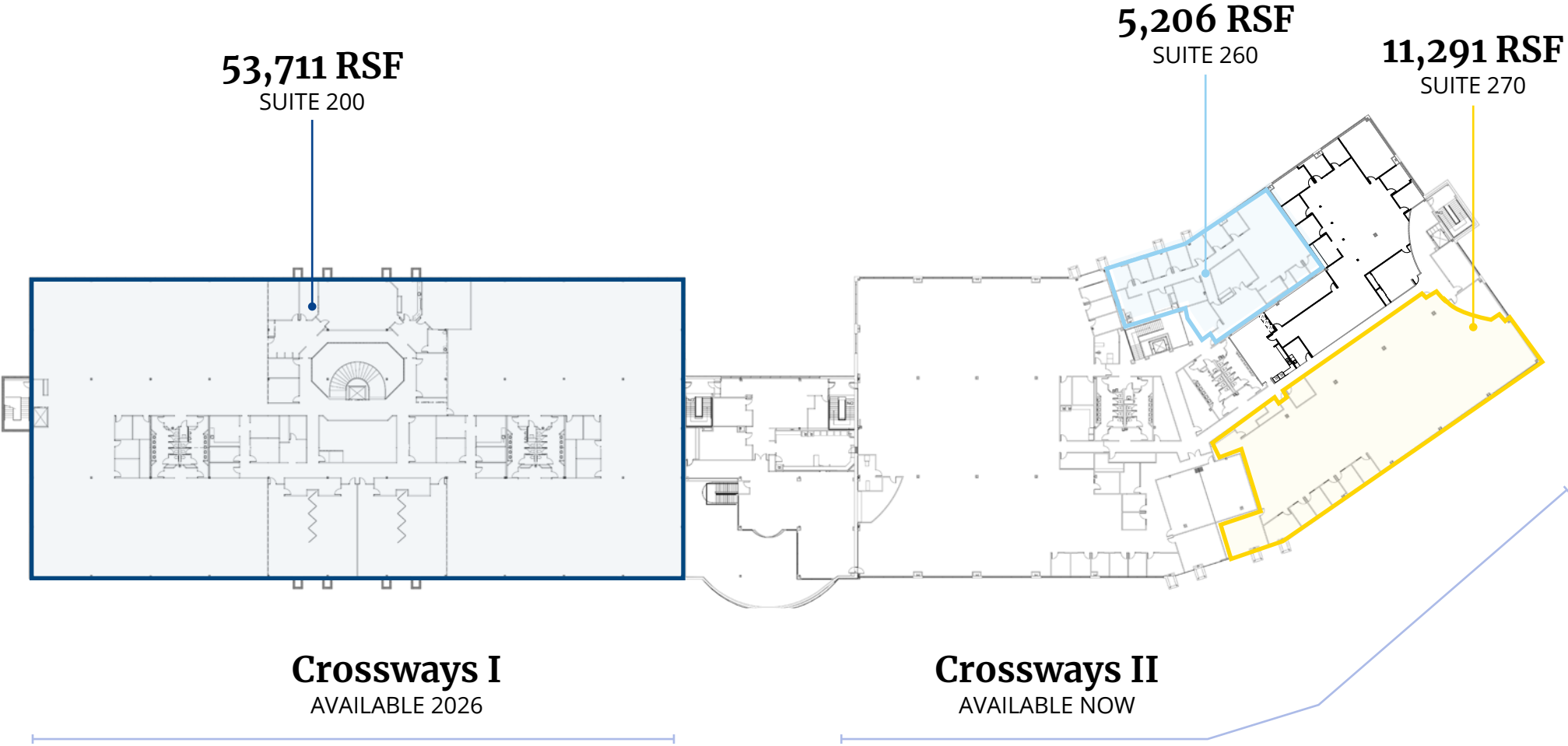
**Crossways I**  
AVAILABLE 2026

**Crossways II**  
AVAILABLE NOW

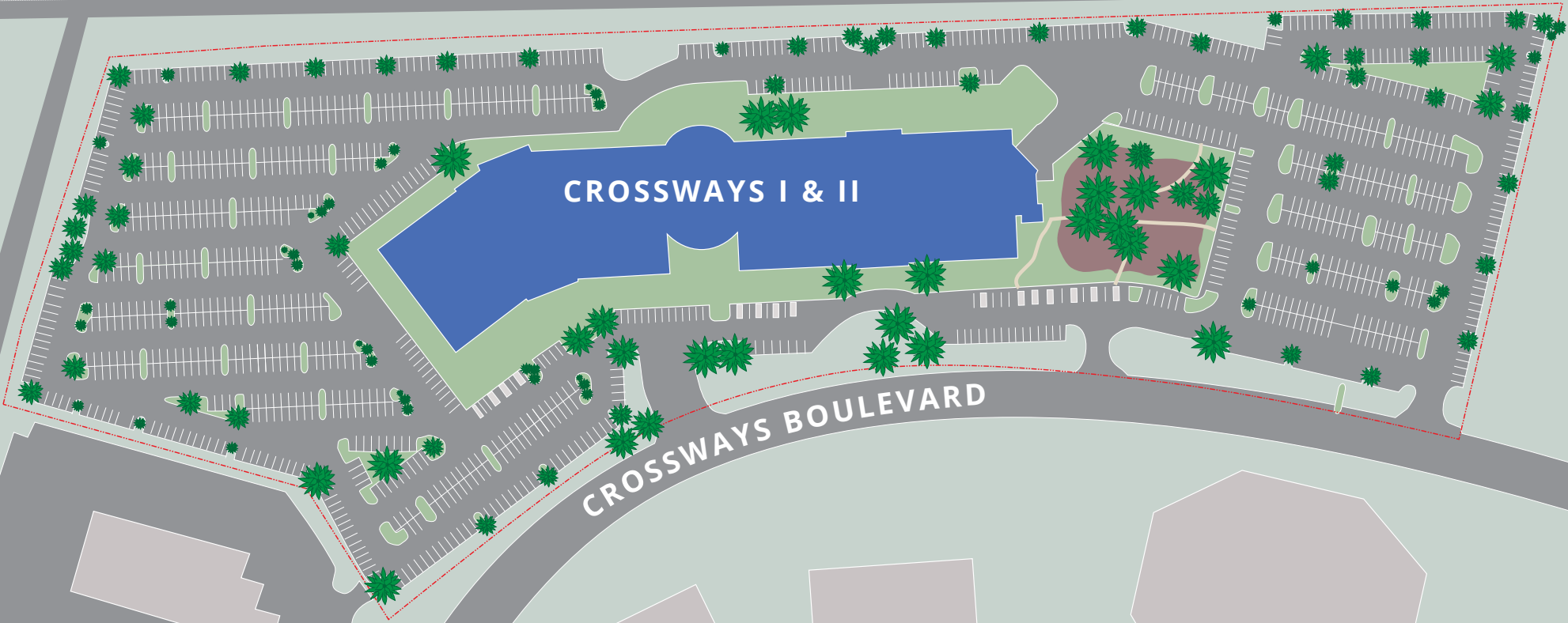
# Crossways I & II Floor Plans

## Second Floor

5,206 up to 70,208 RSF



# Site Plan



± 222,989 SF building | ± 17.99 acre site

# Site Aerial



± 222,989 SF building | ± 17.99 acre site

# Location & Amenities



**Greenbrier Square**

Kroger DICK'S planet fitness  
HomeGoods Starbucks five BELOW

**Crossways Shopping Center**

Marshall's T.J. Maxx  
ULTA BEAUTY Michaels DSW®  
ROSS DRESS FOR LESS® VCF VALUE CIT FURNITURE!

1434 Crossways Blvd

SUMMIT POINTE  
\$300M mixed-use project  
Dollar Tree Headquarters

Walmart sam's club  
KOHLS at home  
The Home & Holiday Superstore

**Greenbrier Market Center**

BEST BUY BARNES & NOBLE HOBBY LOBBY  
TARGET Harris Teeter Cane's

THE HOME DEPOT LOWE'S

FOOD LION

Immediate access to amenity base of the Greenbrier Submarket



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*Leasing Advisors*

**Ricky Anderson**  
Executive Vice President  
+1 757 217 1892  
ricky.anderson@colliers.com

**Chris Kieran**  
Senior Vice President  
+1 757 228 1867  
chris.kieran@colliers.com

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150 West Main Street  
Suite 1100  
Norfolk, VA 23510  
Main: +1 757 490 3300  
colliers.com

