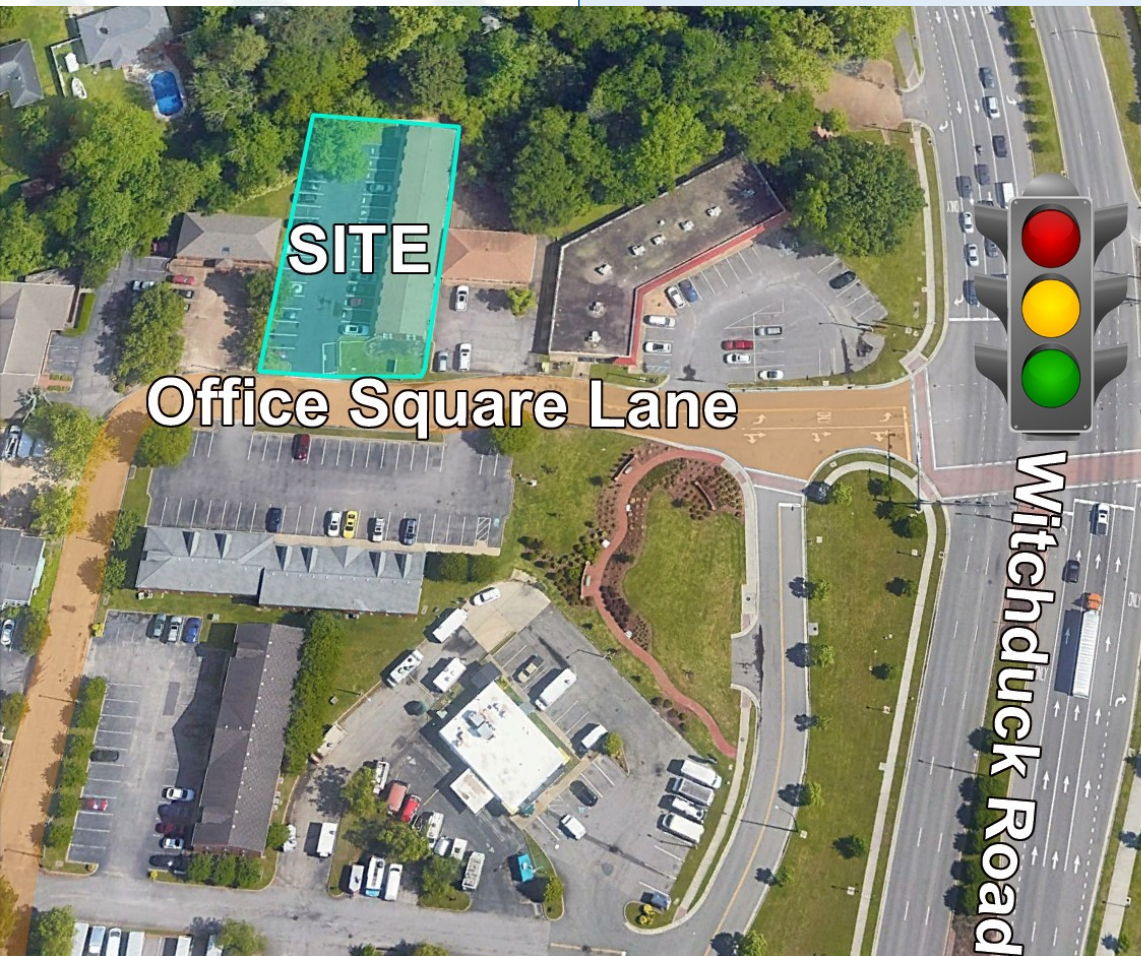


Kempsville Office Space For Lease

317 Office Square Lane, Virginia Beach, VA 23462



Fantastic Location Near The Town Center Of Virginia Beach

- 1,040 SF office suite
- 4 private offices, large new kitchen, kitchenette, bath, break room & reception area
- Two designated parking spaces with two guest spaces
- Great location just off I-264 at Witchduck Road near Virginia Beach's Town Center
- Stable, local ownership and management
- Traffic count: 27,000 VPD

Rental Rate: \$13/SF

CAM Fee: \$2.85/SF

Tenant pays for electricity

PRESENTED BY:

A.R. (Rick) Gregor, Jr.

Owner/Agent

757.287.3301

rickgregor@snugharbordevelopment.com

MID ATLANTIC
COMMERCIAL
REAL ESTATE

Kempsville Office Space For Lease

317 Office Square Lane, Virginia Beach, VA 23462



DEMOGRAPHICS	1 mile	3 miles	5 miles
Total Households:	6,052	51,674	117,793
Total Population:	15,469	133,680	314,479
Average Income:	\$90,010	\$85,942	\$90,623

A.R. (Rick) Gregor, JR.

Agent / 757.287.3301 / rickgregor@snugharbordevelopment.com

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