

MEDICAL OFFICE CONDO

Oakbrooke Professional Center
516 Innovation Drive, Suite 305
Chesapeake, VA 23320









INVESTMENT SALE

- Total: 4,059 ± SF medical office condo
- New 60-month Lease in Place with National Medical Group: Elite DNA Behavioral Health, Lease Term expires June 30, 2030
 - Tenant Pays Rent, Real Estate Taxes, Insurance, Condo Fees, Interior Repairs
 - Year 1 NOI: \$100,975
- Located in the Greenbrier | Battlefield submarket

- Oakbrook Business & Technology Center Co-located with the Regional FBI Headquarters

➤ SALE PRICE: **\$1,442,500 | \$355.56/SF | 7.0% CAP RATE**

DEMOGRAPHICS WITHIN 5 MILES

 POPULATION 170,424	 EMPLOYEES 81,011
 HOUSEHOLDS 64,190	 AVG. HH INCOME \$120,768
 BUSINESSES 5,427	 DAYTIME POPULATION 157,222

The information contained herein has been obtained from sources believed to be reliable but is not warranted. We cannot be responsible for errors, omissions, withdrawal, or prior lease or sale.

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HARVEY LINDSAY

COMMERCIAL REAL ESTATE

www.harveylindsay.com

PROPERTY IMAGES | 516 Innovation Drive, Suite 305



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TENANT INFORMATION | 516 Innovation Drive, Suite 305

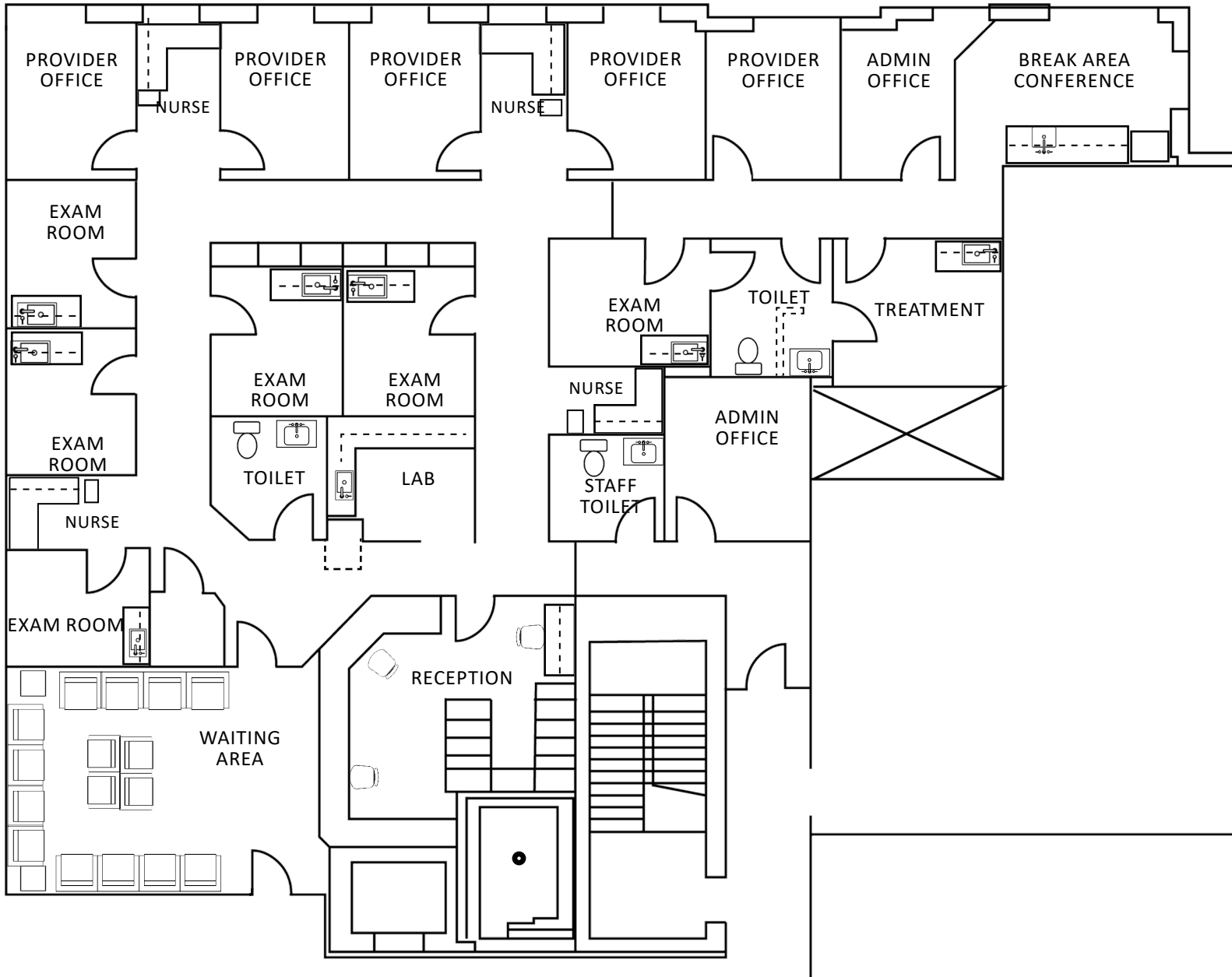


Begun in 2013 in Ft. Meyer, FL, the company was founded by Elizabeth Dosoretz, CEO and Founder, a licensed clinical worker, to meet the mental health challenges in her local community. Since that first clinic, DNA Elite has grown from a single clinic to a multi-state behavioral health group, including 34 locations across Florida, serving individuals and families with a wide range of mental health needs. Their location into 516 Innovation Dr., Chesapeake, VA is their second in Virginia with more planned in the Hampton Roads area, across the state, and the Southeast.

To learn more about them, visit their website at <https://elitedna.com/>



FLOOR PLAN | 516 Innovation Drive, Suite 305 | 4,059 SQ. FT.



TENANT RENT ROLL & CASH FLOW | 516 Innovation Drive, Suite 305

Condo Ste 305, 516 Innovation Dr
Ste 305, 516 Innovation Dr
Chesapeake, VA 23320

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Tenant Rent Roll

Fiscal Year Beginning August 2025

Suite/Unit	Tenant	Rentable Area(Sq. Ft.)	Lease Start Date	Lease End Date	Initial Lease Term (Months)	Current Monthly Rate Per Sq. Ft.	Current Annual Rate Per Sq. Ft.	Current Year Annual Base Rent
305	IN HARMONY WELLNESS IHW, LLC	4,059.00	Jul-25	Jun-30	60	\$2.07	\$24.83	\$100,967
	Total Amount	4,059.00						\$100,967

Condo Ste 305, 516 Innovation Dr
Ste 305, 516 Innovation Dr
Chesapeake, VA 23320

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Cash Flow Details

Fiscal Year Beginning August 2025

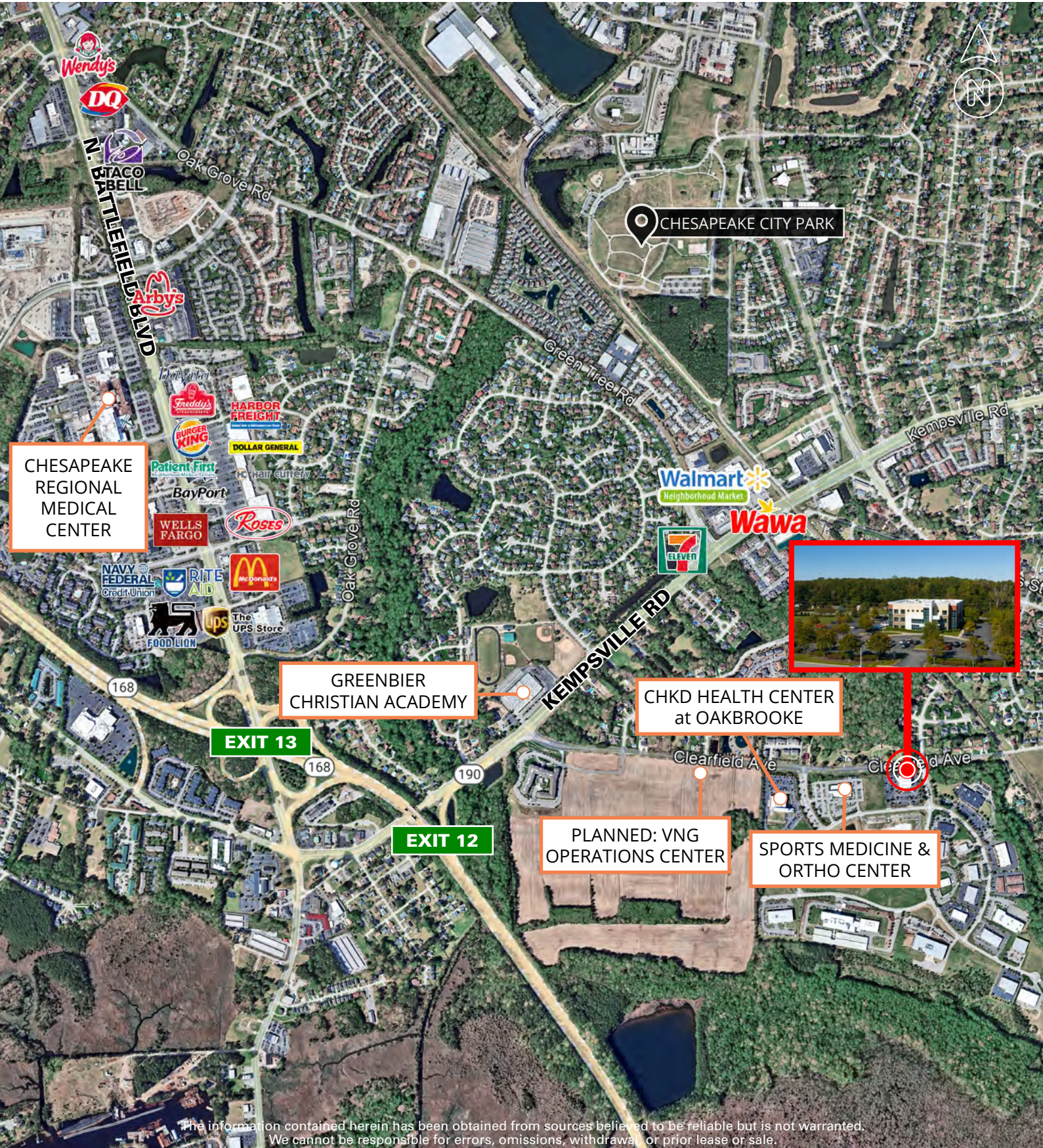
INCOME

For the Year Ending	Year 1 Jul-2026	Year 2 Jul-2027	Year 3 Jul-2028	Year 4 Jul-2029	Year 5 Jul-2030
POTENTIAL RENTAL INCOME (PRI)					
Base Rental Income	\$100,967	\$103,294	\$106,109	\$109,009	\$110,885
- Turnover Vacancy	\$0	\$0	\$0	\$0	\$2,114
- Rent Concessions	\$0	\$0	\$0	\$0	\$0
Total Base Rental Income	\$100,967	\$103,294	\$106,109	\$109,009	\$108,771
- General Vacancy / Credit Loss	\$0	\$0	\$0	\$0	\$0
EFFECTIVE RENTAL INCOME (ERI)	\$100,967	\$103,294	\$106,109	\$109,009	\$108,771
+ Tenant Expense Reimbursements	\$17,567	\$17,831	\$18,098	\$18,370	\$17,480
+ 0	\$0	\$0	\$0	\$0	\$0
TOTAL OTHER INCOME	\$0	\$0	\$0	\$0	\$0
GROSS OPERATING INCOME (GOI)	\$118,534	\$121,125	\$124,207	\$127,379	\$126,251

EXPENSE DETAIL

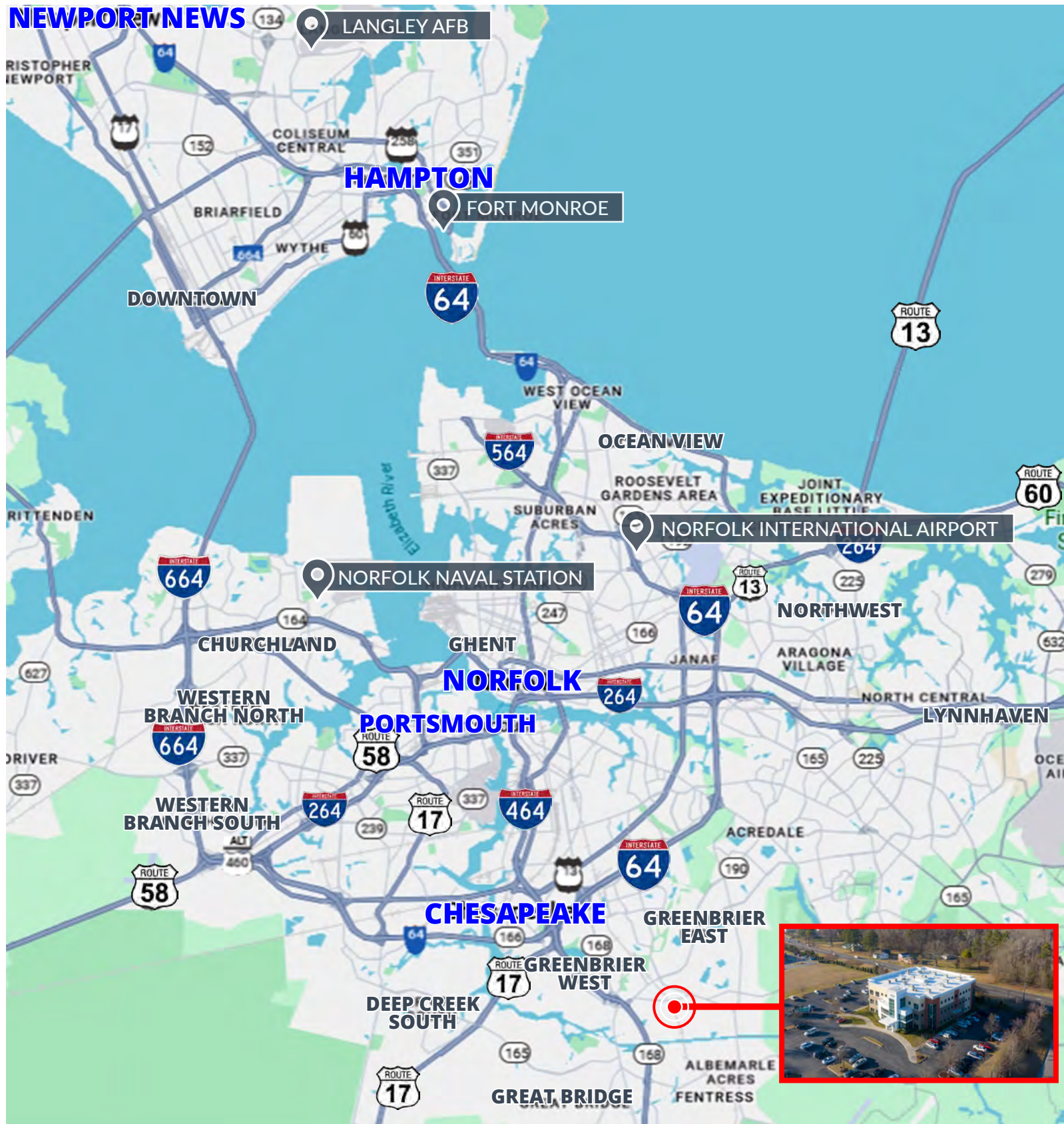
Real Estate Taxes	\$4,419	\$4,485	\$4,552	\$4,621	\$4,690
Condo Fee (includes Insurance)	\$13,140	\$13,337	\$13,537	\$13,740	\$13,946
TOTAL OPERATING EXPENSES	\$17,559	\$17,822	\$18,089	\$18,361	\$18,636
NET OPERATING INCOME (NOI)	\$100,975	\$103,303	\$106,118	\$109,018	\$107,615

RETAIL MAP | 516 Innovation Drive, Suite 305 | Chesapeake, VA



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LOCAL AREA | 516 Innovation Drive, Suite 305 | Chesapeake, VA



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COMMERCIAL REAL ESTATE

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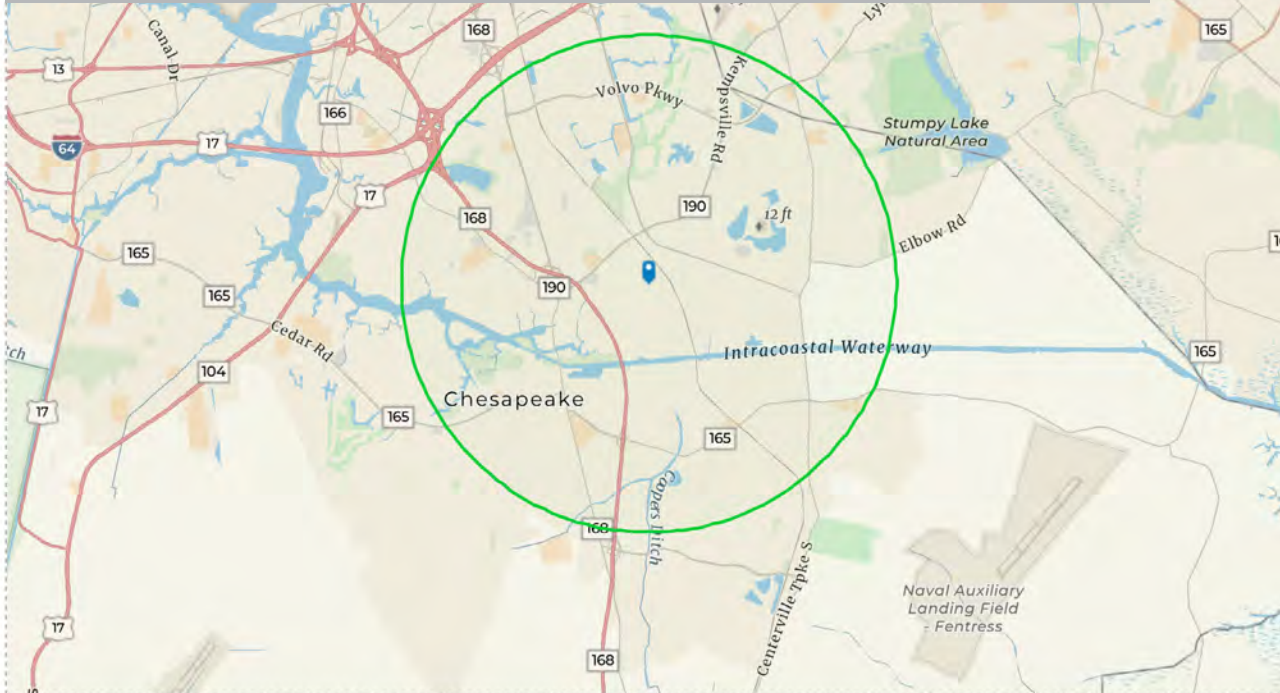
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OAKBROOKE PROFESSIONAL CENTER | 516 Innovation Drive. Suite 305

DEMOGRAPHIC PROFILE

516 Innovation Drive, Chesapeake, Virginia, 23320
Ring of 3 miles



EDUCATION



No High School Diploma



19%

High School Graduate



43%

Bachelors/Grad/Prof Degree

EMPLOYMENT



White Collar



Blue Collar



Services

4.2%

Unemployment Rate

KEY FACTS



66,817

Total Population



26,183

Total Households

39.8

Median Age



\$120,675

Avg. HH Income

BUSINESS



2,610

Total Businesses



39,174

Total Employees

INCOME



\$77,438

Median Disposable Income



\$47,178

Per Capita Income



\$242,911

Median Net Worth

CHESAPEAKE, VA

This property is located in Chesapeake, one of Virginia's fastest-growing cities, known for its strong sense of community, excellent public services, and high quality of life. With a diverse and expanding population, Chesapeake offers the perfect environment for a thriving medical practice. Its central location in the Hampton Roads region, easy access to major highways, and proximity to neighboring cities like Norfolk and Virginia Beach make it convenient for both patients and healthcare professionals. Whether you're starting a new practice or expanding an existing one, Chesapeake is a smart, strategic choice.

The city of Chesapeake offers a judicious location with attractive real estate opportunities for medical professionals. With a growing population and continued commercial development, the city presents strong demand for healthcare services in both established neighborhoods and up-and-coming areas. Medical office spaces in Chesapeake benefit from competitive pricing compared to nearby cities, modern infrastructure, and ample parking, making them ideal for patient accessibility and operational efficiency. Whether leasing or purchasing, investing in Chesapeake real estate positions your practice in a high-growth, business-friendly environment with long-term value.

POINTS OF INTEREST

Major Healthcare Systems

- Chesapeake Regional Healthcare
- Sentara Health
- Riverside Health
- Bon Secours

Community and Public Health Care Services

- Chesapeake Integrated Behavioral Healthcare (CIBH)
- Chesapeake Health District (VDH)
- Chesapeake VA Care Clinic



Greenbrier Office Submarket Statistics (At-A-Glance)

INVENTORY
3.9 MSF

EXISTING BLDGS.
148

VACANCY RATE
10.5 %

