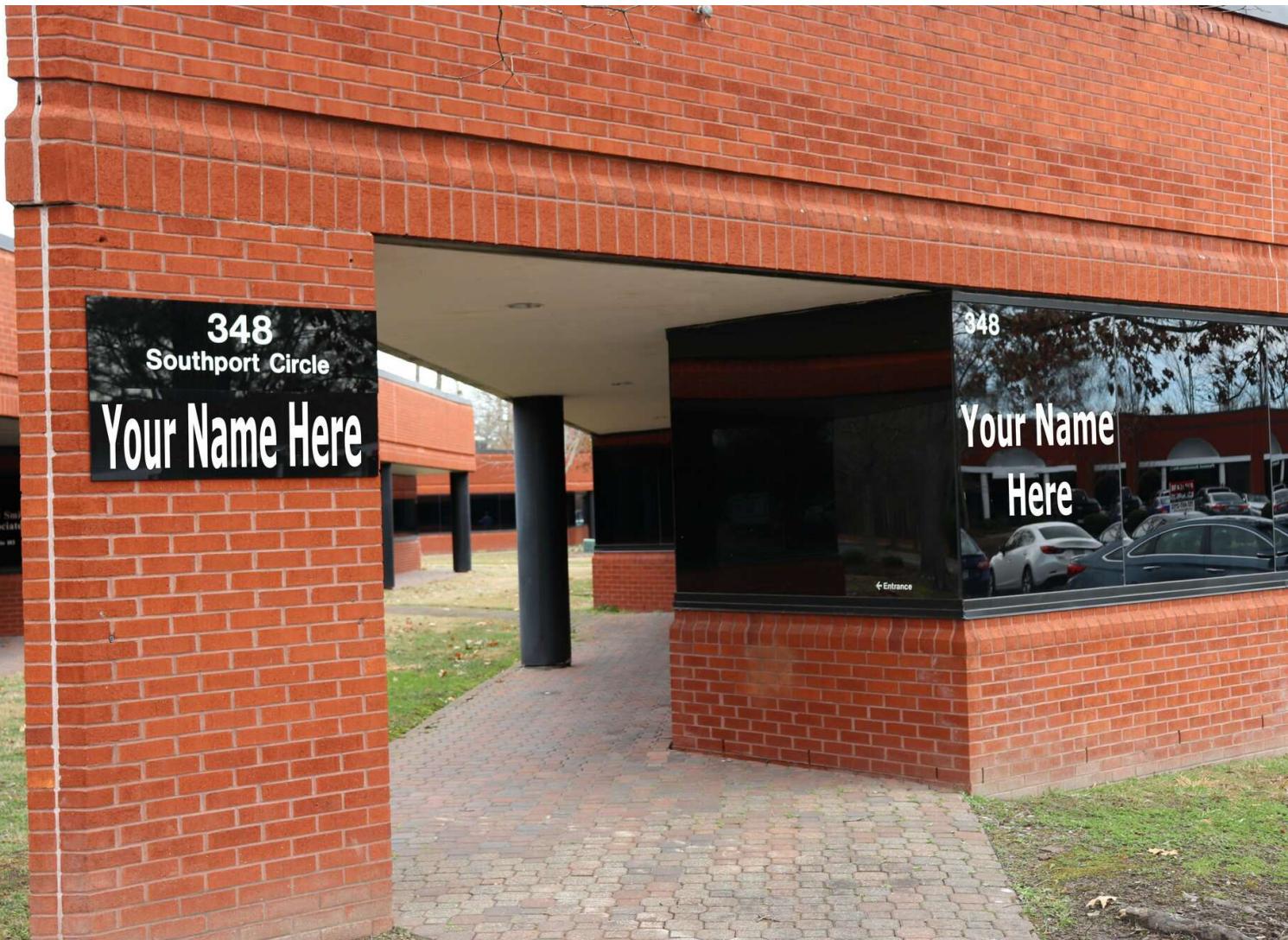


# OFFICE SPACE FOR LEASE

**348 SOUTHPORT CIRCLE SUITE 102**

VIRGINIA BEACH, VA 23452



*Brokerage with vision. Real estate with results.*

*Presented By:*

**Haven Spirelis**

Leasing and Sales Associate

757.748.8448

Haven@katsias.com

**John Katsias**

President

757.490.3585

jk@katsias.com

OFFICE BUILDING FOR LEASE

# 348 SOUTHPORT CIRCLE SUITE 102

VIRGINIA BEACH, VA 23452

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Available SF:** 2,640

**Lease Rate:** \$18 Net of Utilities

**Zoning:** I - 1

### PROPERTY HIGHLIGHTS

- Class B office space available for lease
- Central location with convenient access to I-264
- Close proximity to Town Center, Wegmans, Pembroke Mall, and Mount Trashmore
- Located on Southport Circle near Expressway Drive
- In the heart of Pembroke's central business district
- Abundant parking with 5.33 spaces per 1,000 SF



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	6,309	52,015	115,041
Total Population:	14,646	135,582	306,644
Average HH Income:	\$64,735	\$70,812	\$74,781



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3720 Virginia Beach Blvd suite 200, Virginia Beach, VA 23452 | 757.748.8448 | [www.katsias.com](http://www.katsias.com)

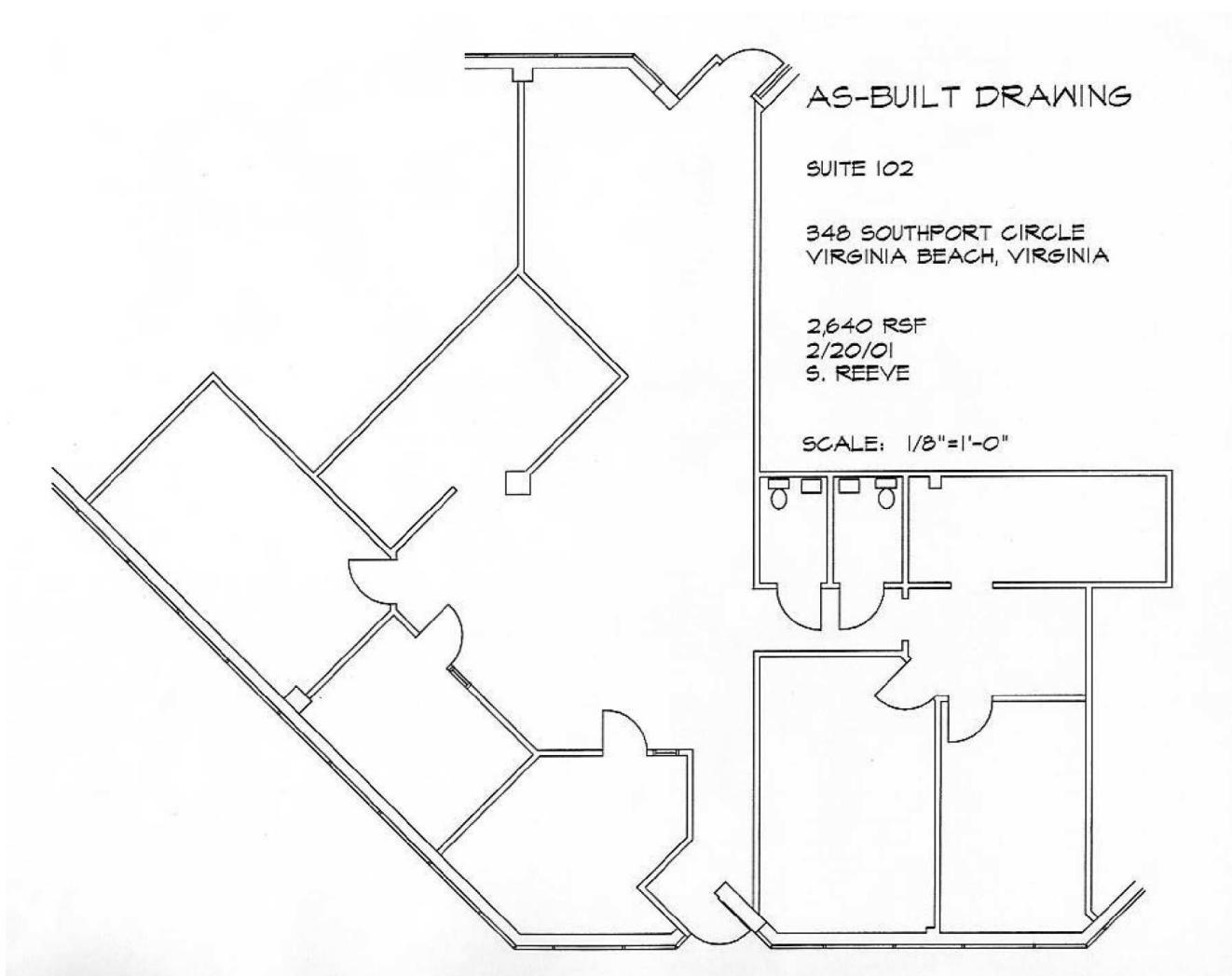
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## FLOOR PLANS



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