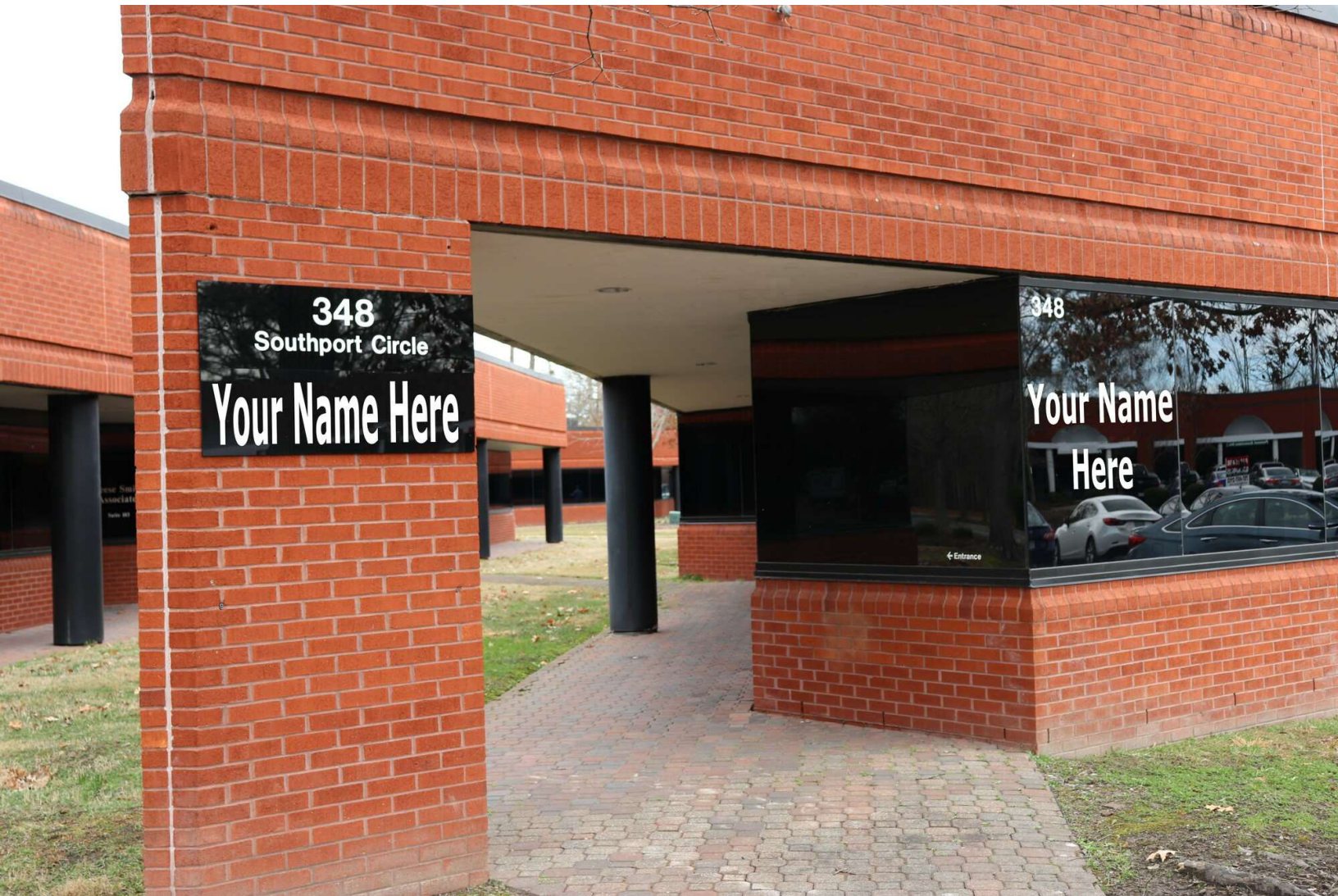


OFFICE SPACE FOR LEASE

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

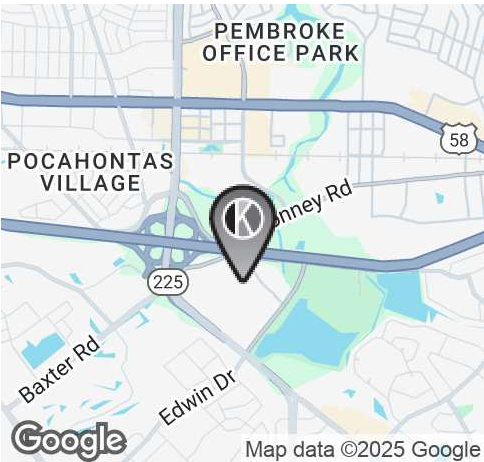
Available SF: 2,640

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



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

3720 Virginia Beach Blvd suite 200, Virginia Beach, VA 23452 | 757.748.8448 | www.katsias.com

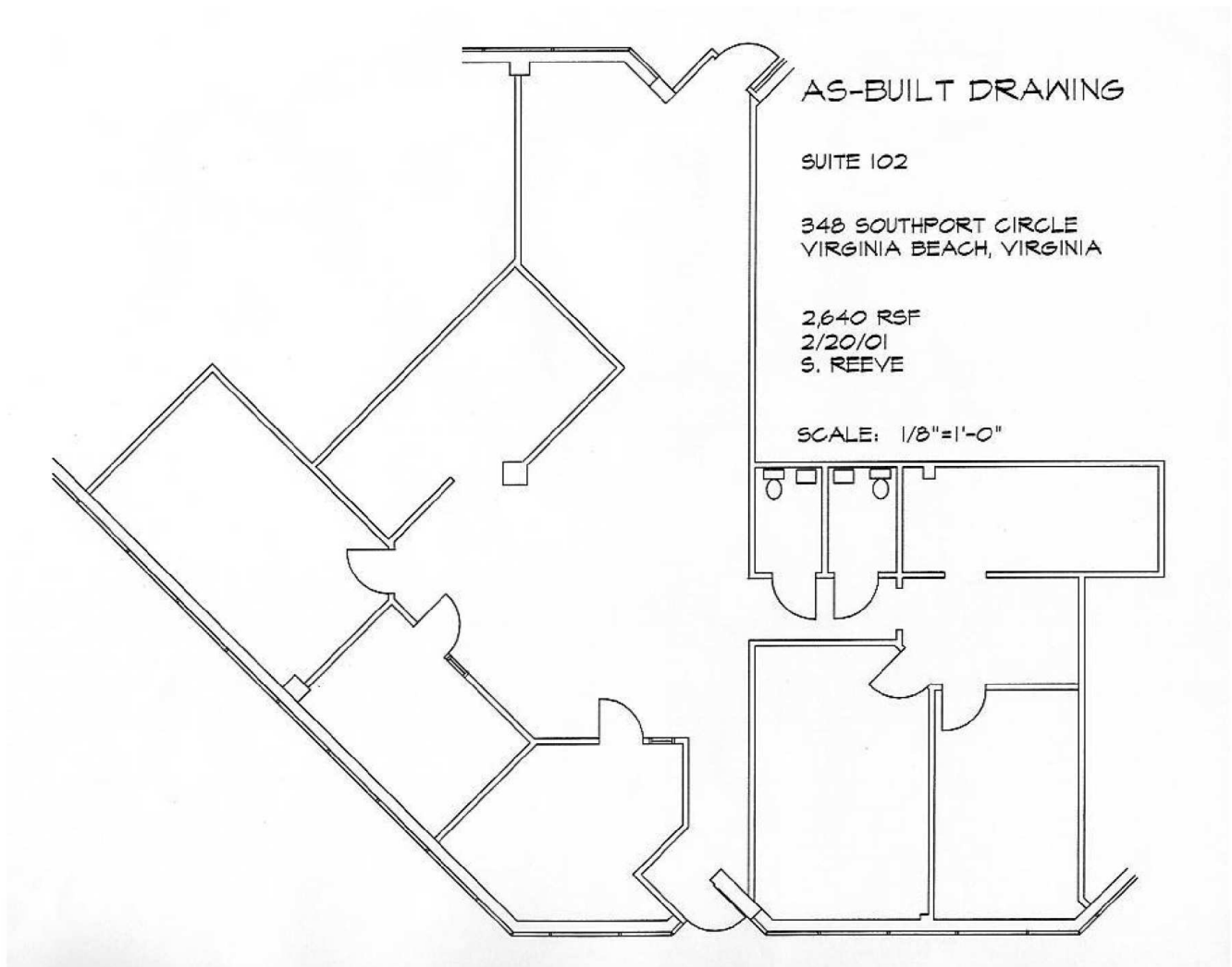
We have in preparing this information used our best endeavors to ensure that the information contained herein in true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should make their own inquiries to verify the information contained herein.

OFFICE BUILDING FOR LEASE

348 SOUTHPORT CIRCLE SUITE 102

VIRGINIA BEACH, VA 23452

FLOOR PLANS



Presented By:

Haven Spirelis | Leasing and Sales Associate
757.748.8448
Haven@katsias.com

John Katsias | President
757.490.3585
jk@katsias.com

3720 Virginia Beach Blvd Suite 200, Virginia Beach, VA 23452 | 757.748.8448 | www.katsias.com

We have in preparing this information used our best endeavors to ensure that the information contained herein is true and accurate, but accept no responsibility and disclaim all liability in respect of any errors, inaccuracies or misstatements contained herein. Prospective purchasers and/or lessors should make their own inquiries to verify the information contained herein.