



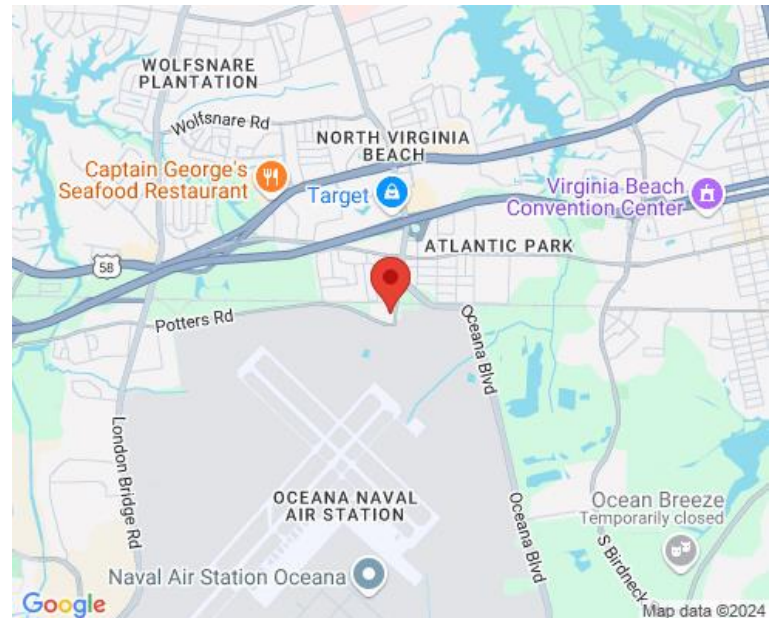
PROPERTY OVERVIEW

AREA MAP

±3,000 SF OFFICE/FLEX UNIT 115 FOR LEASE OR SALE

This two-story office/flex space is located in Trade Center in the Hilltop area of Virginia Beach and is ideal for any office user, light industrial or indoor recreational business looking for space near Hilltop in Virginia Beach, VA.

- Zoned I-1 Light Industrial District; APZ1
- Just minutes from I-264 at First Colonial Road, NAS Oceana, Hilltop and Virginia Beach oceanfront
- Six offices with two restrooms and two kitchens; second floor accessed via stairs
- This space does not have warehouse space
- **RENTAL RATE** : \$2,600/month (net of electrical and office janitorial; includes water and trash)
- **SALES PRICE** : \$325,000



FOR MORE INFORMATION, PLEASE CONTACT:

LENNY BURNS
(757) 490-3141

lburns@pembrokerealty.com

COLE WERKHEISER
(757) 490-3141

cwerkheiser@pembrokerealty.com

Pembroke Realty Group
4433 Corporation Lane, Suite 250
Virginia Beach, VA 23462
www.pembrokerealty.com



TRADE CENTER SUITE 115
105 SOUTH FIRST COLONIAL ROAD
VIRGINIA BEACH, VA 23454
(CORNER OF SOUTH FIRST COLONIAL & POTTERS RD.)

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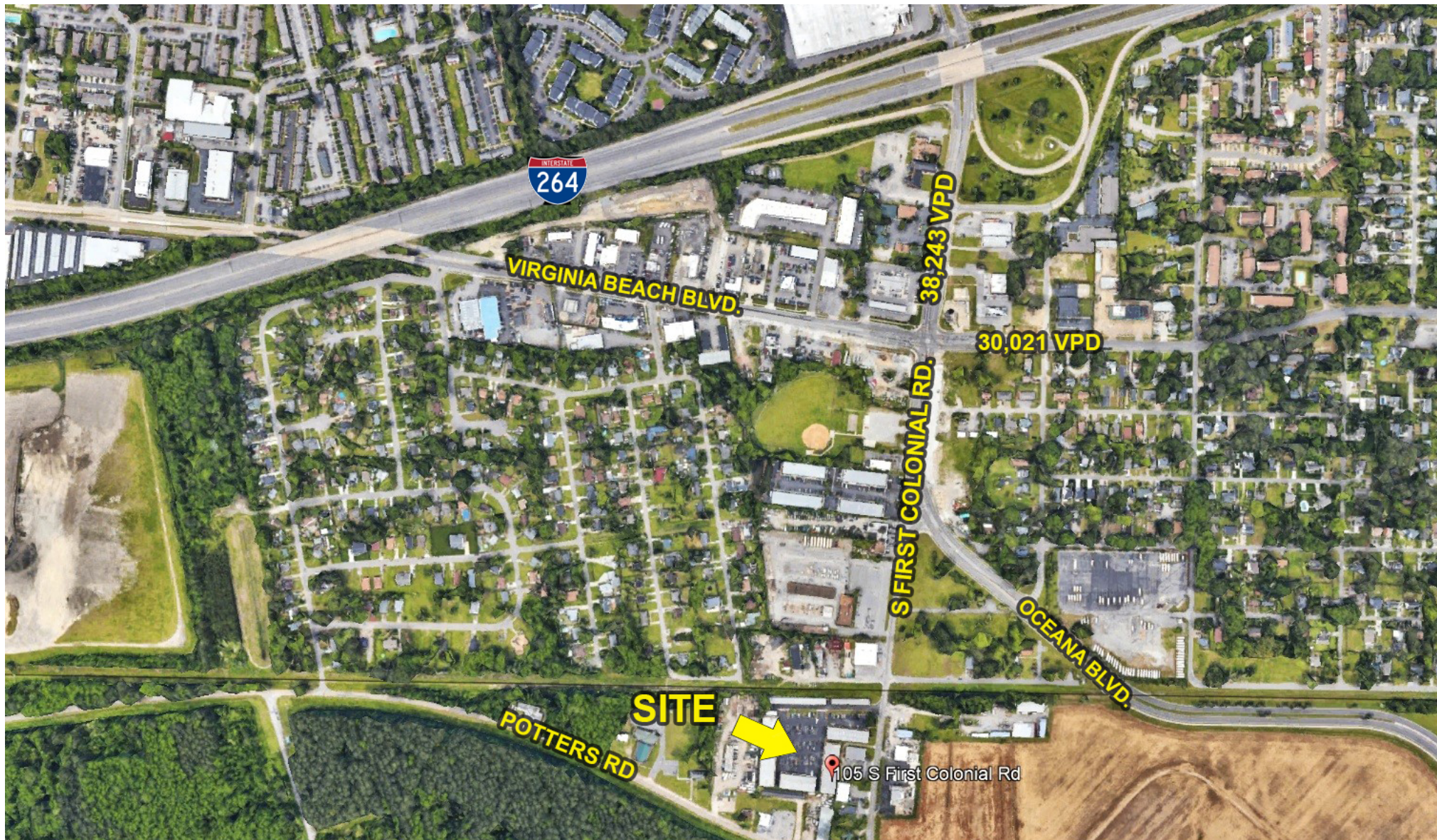
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Trade Center

± 3,000 SF AVAILABLE



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