

FOR LEASE

MEDICAL TIMESHARE SUITE | BELLEHARBOUR I

3920 Bridge Road, Suffolk, VA 23435



S.L. NUSBAUM
REALTY CO.



JOHN M. PROFILET, SIOR

Senior Vice President

O. 757.640.2278

C. 757.679.3278

jprofilet@slnusbaum.com

MICHAEL GOOD

Senior Associate

O. 757.640.2217

C. 757.646.0525

mgood@slnusbaum.com

SENTARALEASING.COM

EXECUTIVE SUMMARY

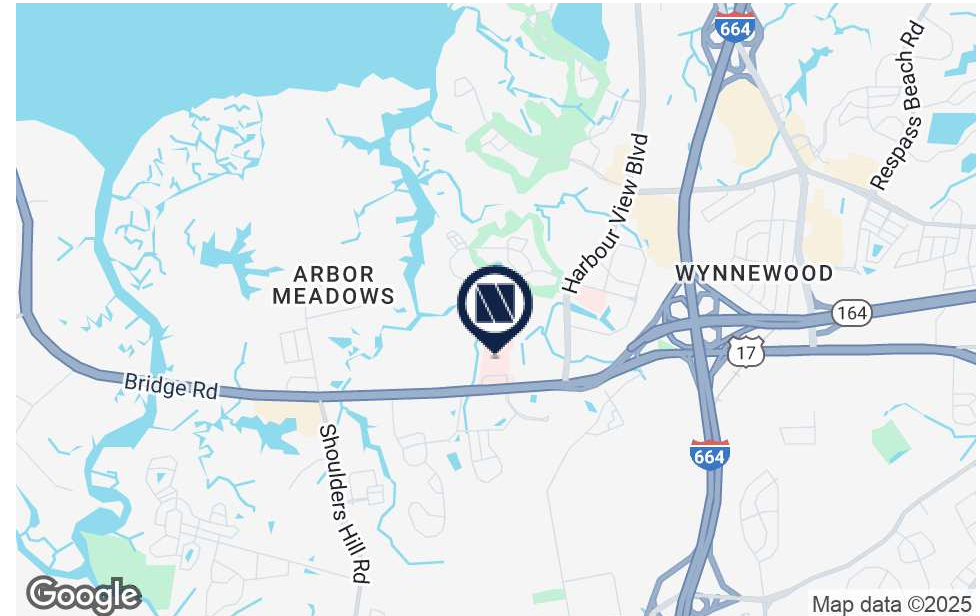
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OFFERING SUMMARY

Lease Rate:	Half and Full Day Timeshare Rates Available
Building Size:	76,170 SF
Available SF:	1,790 SF
Zoning:	B2
Submarket:	Harbourview/N Suffolk

LOCATION OVERVIEW

Well located in the BelleHarbour/Harbour View area of Suffolk with immediate access to I-664. Suffolk is the fastest growing city in Hampton Roads with excellent demographics for a growing affluent population. Minutes to Peninsula cities of Newport News and Hampton, and Southside cities of Norfolk and Portsmouth.

PROPERTY HIGHLIGHTS

- 1,790 LSF (Suite 301) of second generation medical office space available in this Class A medical office building well located in the BelleHarbour/Harbour View area of Suffolk.
- Excellent visibility from well traveled Route 17 with immediate access to I-664 and beyond.
- On site services include Advanced Imaging Center, Full Service Laboratory, Non-Invasive Cardiac Testing, Physical Therapy, Primary Care Physicians, Sleep Study Center, 2 Advanced Surgical OR's, 14 Observation Beds, and FAA Helipad.
- 24 hours a day, 7 days a week Emergency Department on site staffed by Board Certified Emergency Physicians.
- Above code surface parking spaces on-site (6:1,000); Full gurney capable elevators; Ambulatory Surgical Center (ASC).
- Full service lease includes janitorial service, excluding infectious/regulated medical waste.

ADDITIONAL PHOTOS

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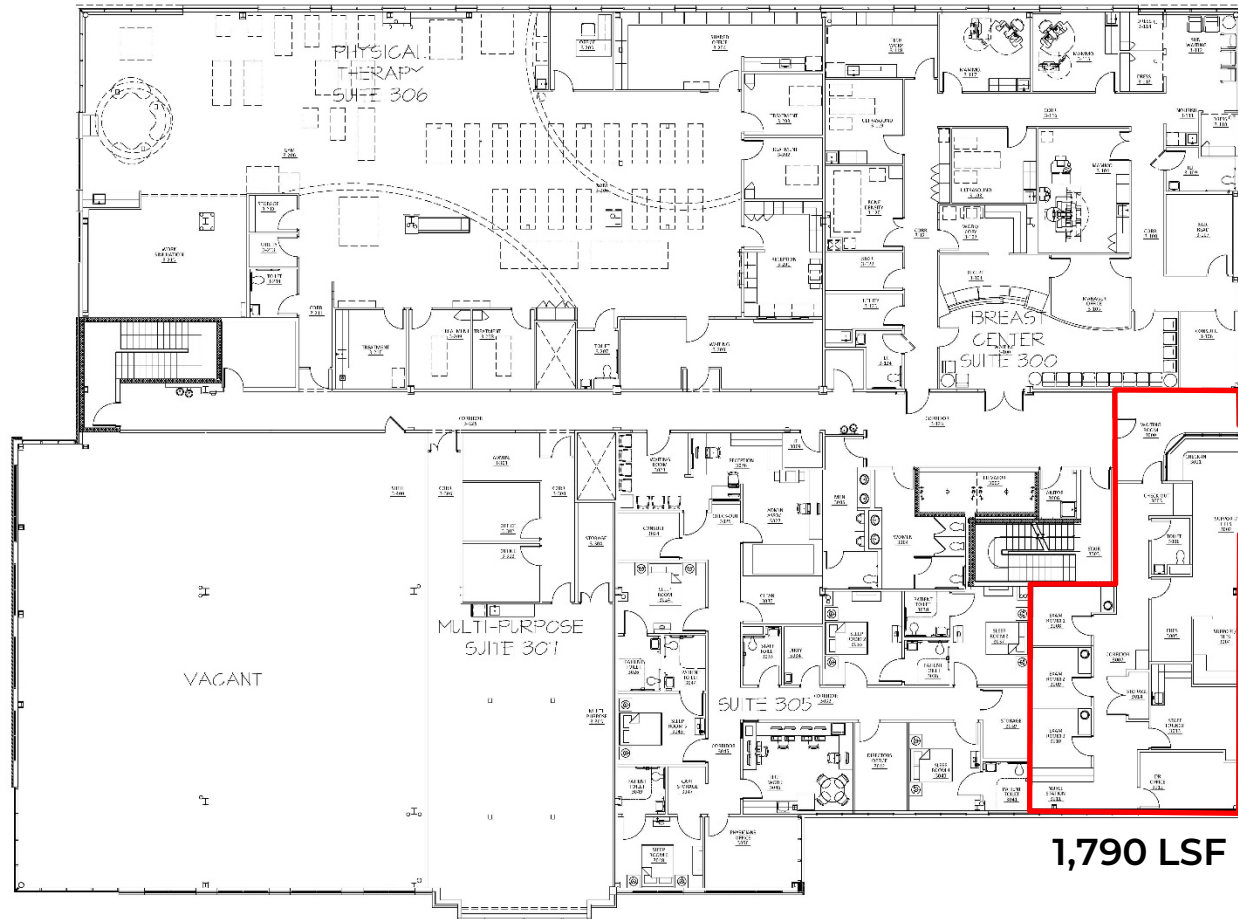
THIRD FLOOR PLAN

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THIRD FLOOR PLAN
SCALE: N.T.S.

SENTARA
SENTARA HEALTHCARE
CORPORATE FACILITIES - DESIGN
385 GILBERT ROAD, STE. 170
NORFOLK, VIRGINIA 23502, PH: 757-262-3111

BELLEHARBOUR

3920 BRIDGE ROAD
THIRD FLOOR
SUFFOLK, VA 23435
THIRD FLOOR PLAN

DESIGNED: .
DRAWN: .
CHECKED: .
SCALE: N.T.S.
DATE: 03.25.18
REVISIONS

1	
2	
3	
4	
5	
6	
7	

3rd Floor

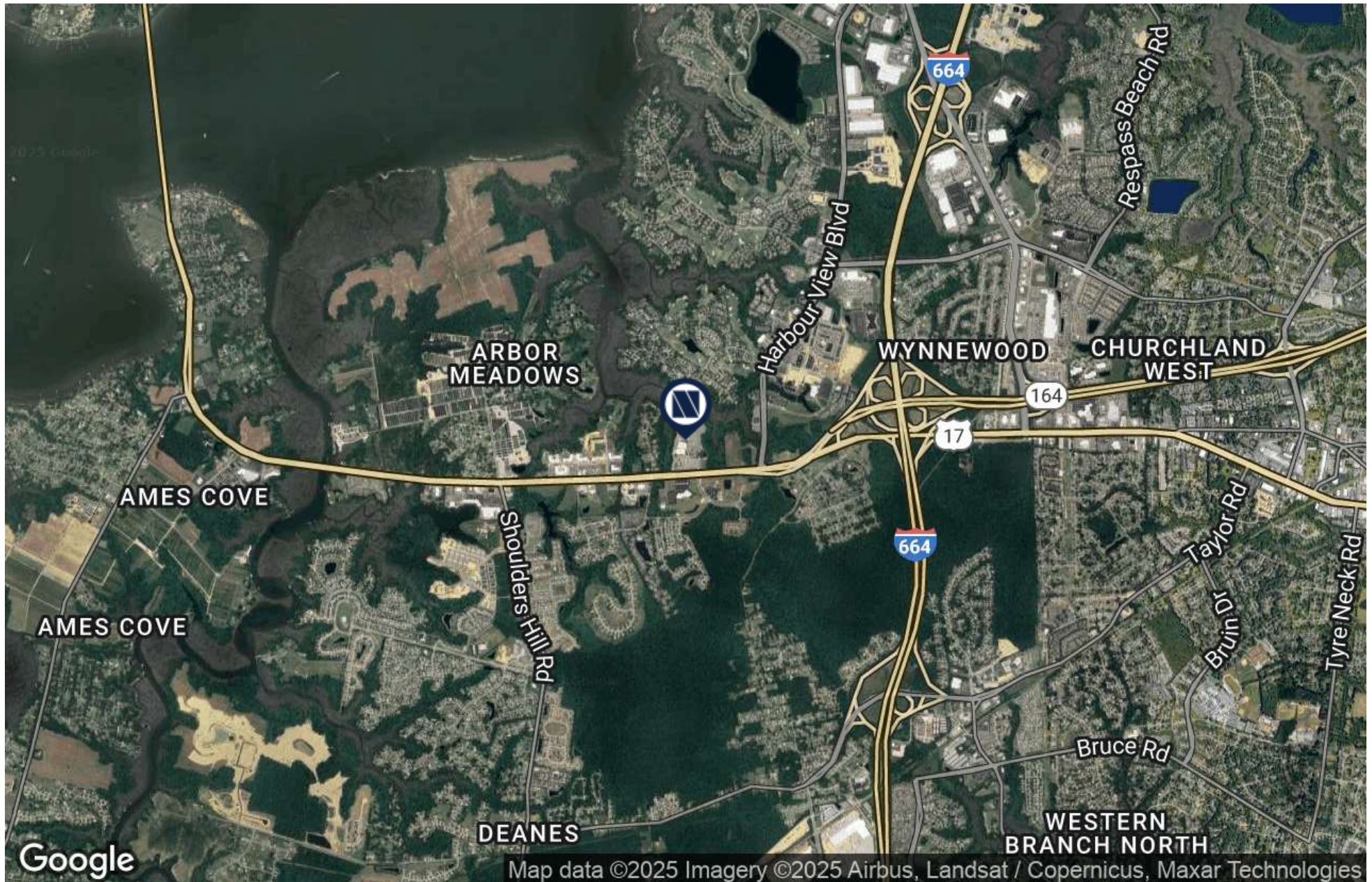
LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

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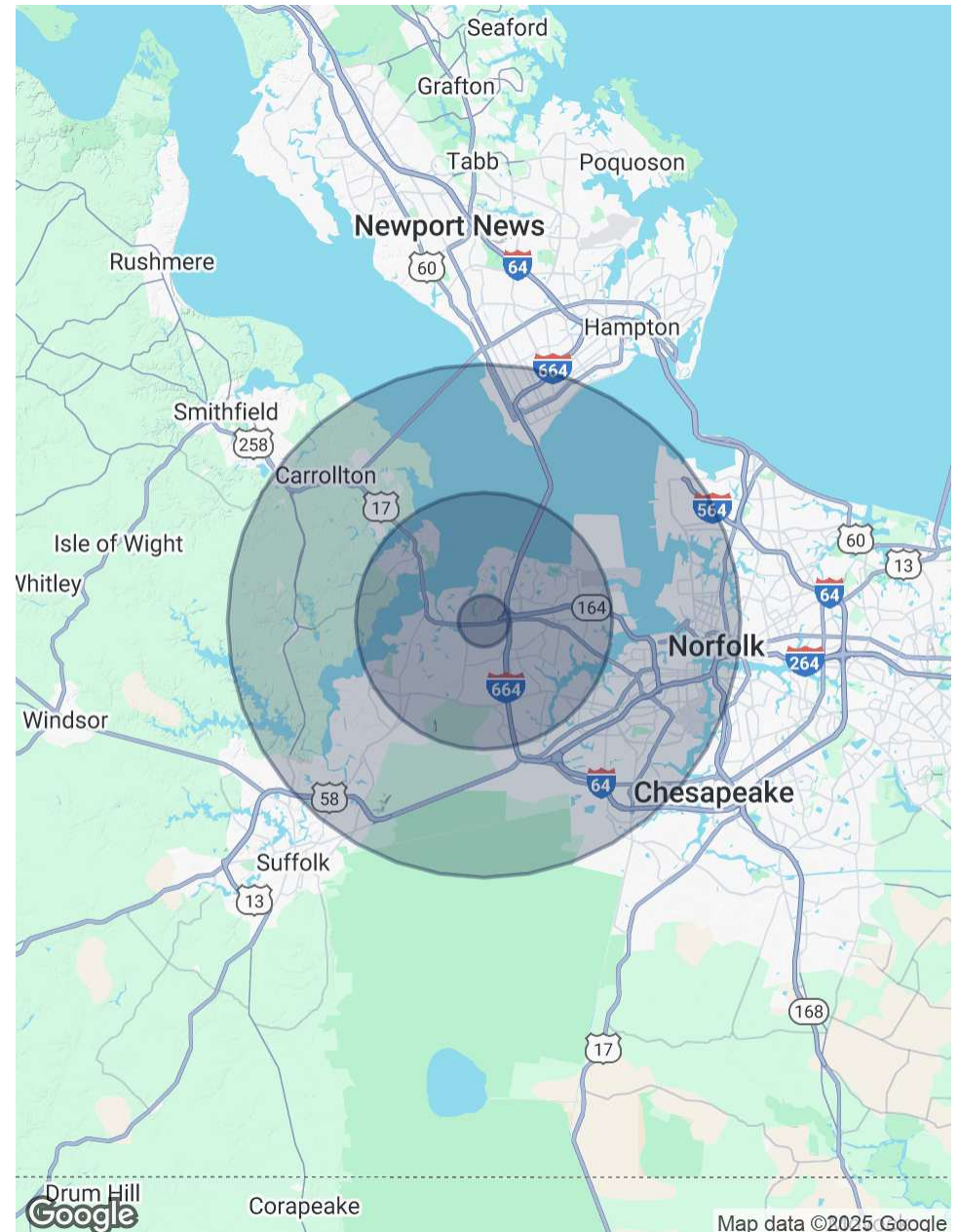


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,150	89,287	324,923
Average Age	40.9	38.8	35.5
Average Age (Male)	39.2	37.7	33.9
Average Age (Female)	42.8	39.5	37.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,921	35,098	131,160
# Of Persons Per HH	2.2	2.5	2.5
Average HH Income	\$101,552	\$99,100	\$74,808
Average House Value	\$289,020	\$263,243	\$221,132

2020 American Community Survey (ACS)



CONTACT INFORMATION

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