

# For Lease



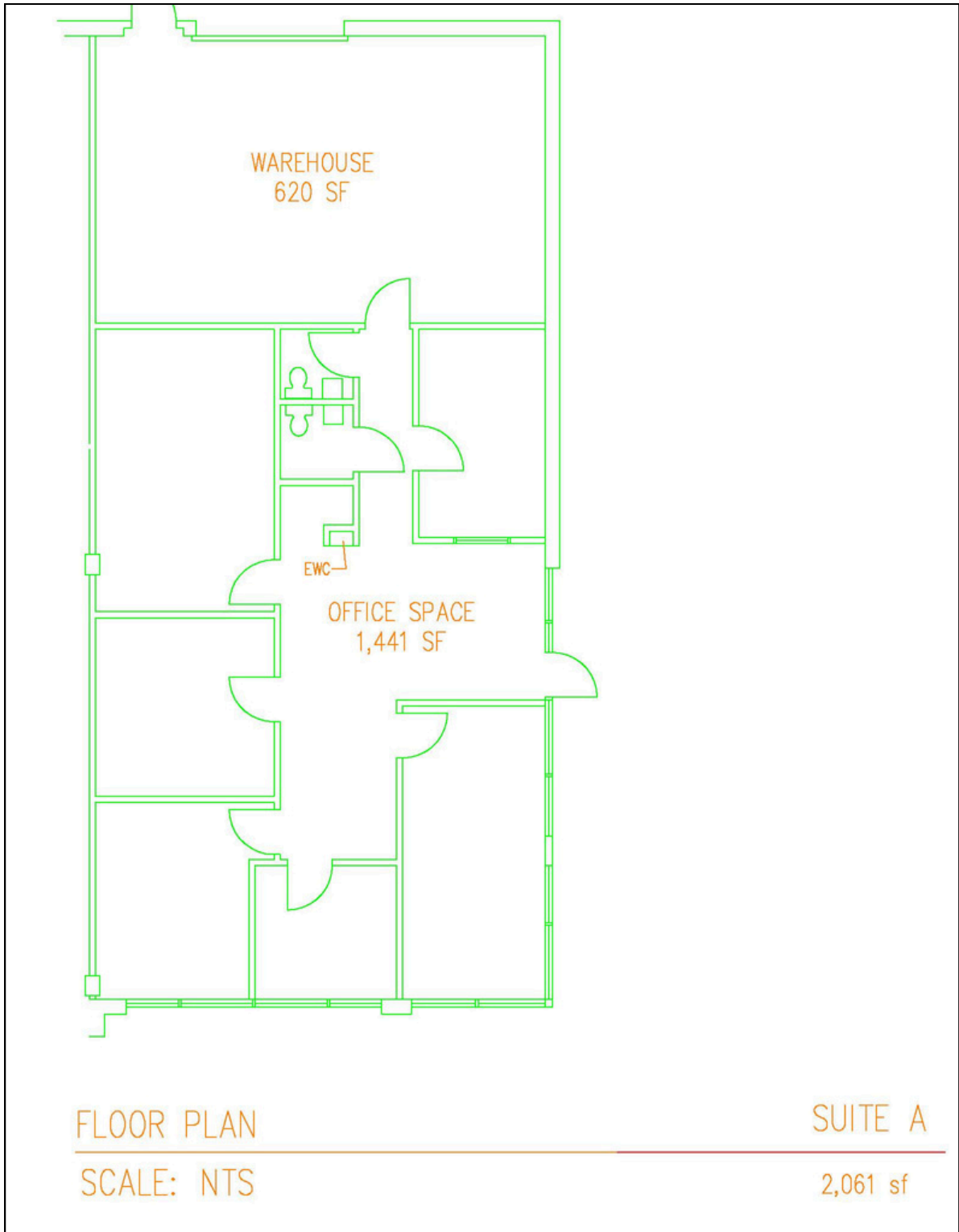
**509 Viking Drive  
Parkway West Building  
Virginia Beach, VA 23452**

## **Corporate quality office/flex space available**

Ideal location for companies requiring office, showroom, warehouse or sales and service space

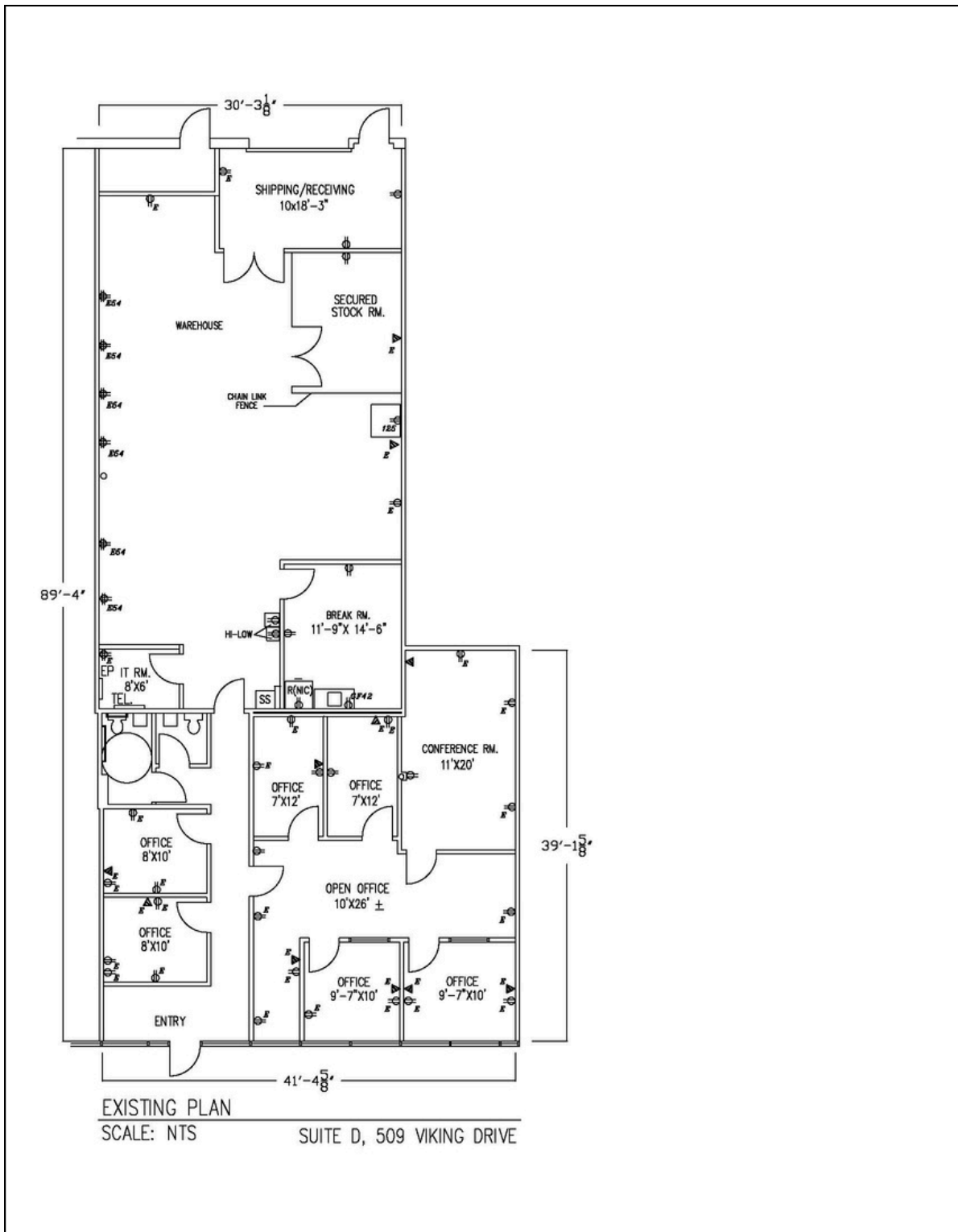
- Rates starting at \$12.25 p.s.f., NNN
- Abundant parking
- Situated off Lynnhaven Parkway on Viking Drive in the heart of the Lynnhaven business corridor
- Nearby amenities within 1/2 mile +/- include: post office, regional shopping mall, banks and restaurants
- Building is located within 1/4 mile of I-264

# Suite A - 2,061 SF Available



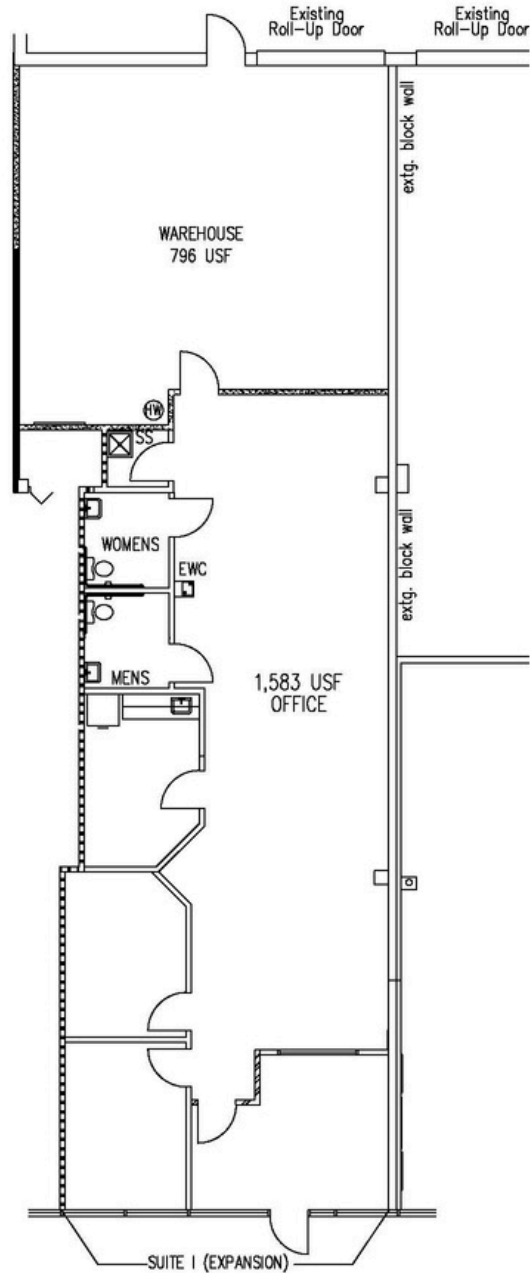
Availabilities	Total SF	Office SF	Warehouse SF	Loading
Suite A	2,061	1,441	620	Drive-In

# Suite D -3,110 SF Available



Availabilities	Total SF	Office SF	Warehouse SF	Loading
Suite D	3,110	1,445	1,665	Drive-In

# Suite I - 2,379 SF Available

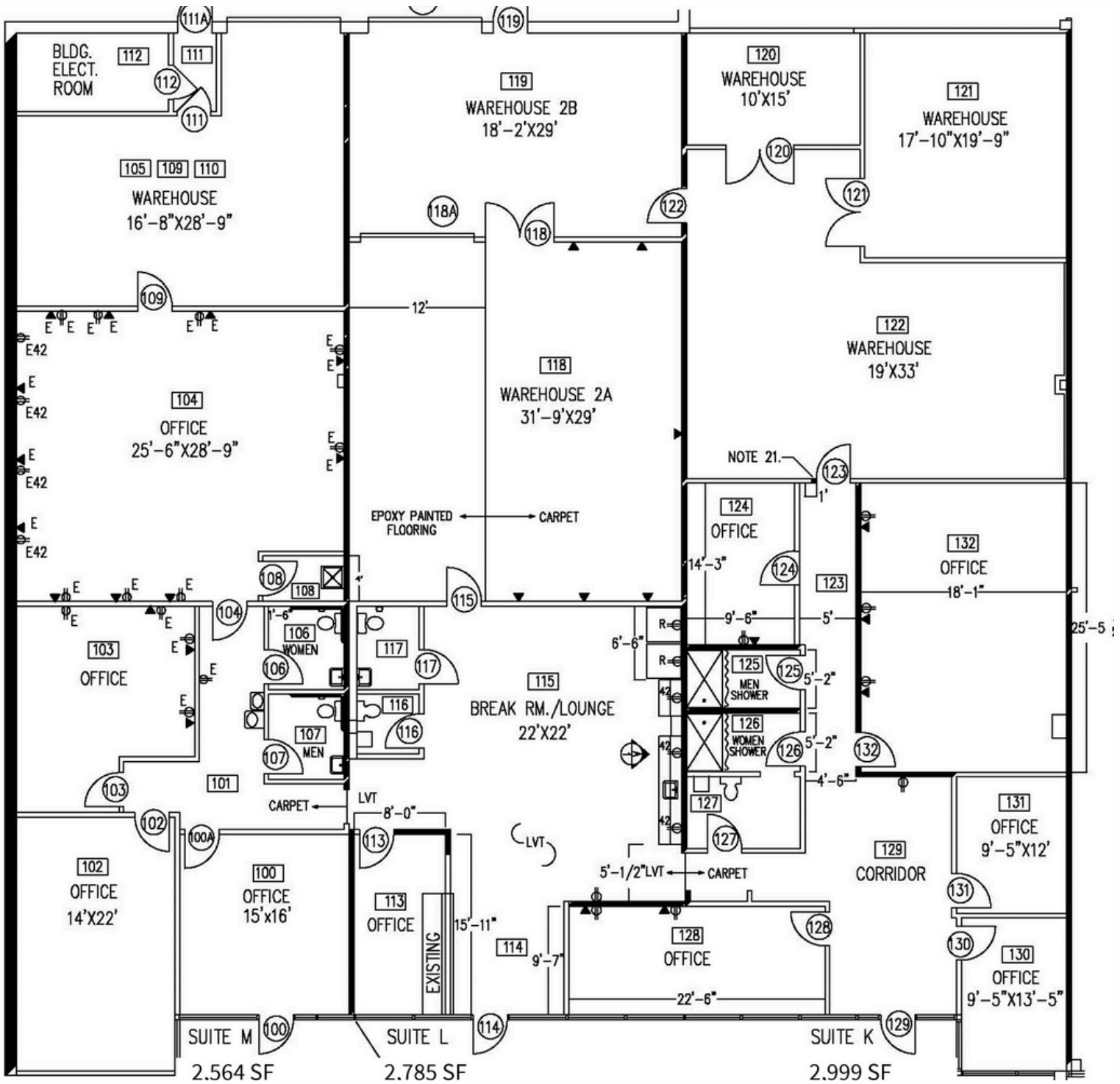


509 VIKING DRIVE – SUITE I

SCALE: NTS

Availabilities	Total SF	Office SF	Warehouse SF	Loading
Suite I	2,379	1,583	796	Drive-in

# Suite K, L and M - 8,348 SF Available



Availabilities	Total SF	Office SF	Warehouse SF	Loading
Suites K-L	5,784	3,377	2,407	Drive-in
Suite M	2,564	1,979	585	Drive-in

## Building Fact Sheet

Located at 509 Viking Drive in Oceana West Park, Directly off Lynnhaven Parkway and Interstate 264, Parkway West is easily accessible to the Hampton Roads area:

- 2 minutes from the Virginia Beach/Norfolk Expressway
- 5 minutes from the Oceanfront
- 20 minutes from Norfolk International Airport
- 25 minutes from Downtown Portsmouth

This attractive, single-story brick structure incorporates 42,000 square feet of office and warehouse space. Constructed of brick and double-insulated reflective storefronts, Parkway West's streamlined structure is highlighted by innovative landscaping

## Property Description

<b>Site square footage:</b>	192,607 square feet
<b>Building Square footage:</b>	41,813 square feet
<b>Total leasable square footage:</b>	41,563 square feet
<b>Exterior construction:</b>	Brick veneer with metal stud backing or "cavity" wall
<b>Windows:</b>	Double insulated reflective glass
<b>Insulation:</b>	R-19 in demising walls
<b>Overhead doors:</b>	Twelve (10' x 9') roll-up
<b>roof systems:</b>	Ballasted single-ply elastomeric membrane
<b>Floor slab:</b>	5" reinforced, 250 pounds per square foot capabilities
<b>Column spacing:</b>	Varies from 26' to 35'
<b>Clear ceiling height/office:</b>	8' (flexible)
<b>Clear ceiling height/warehouse:</b>	10' to 12'
<b>Office HVAC:</b>	Electric heat pump
<b>Warehouse heat:</b>	Ceiling mounted gas
<b>Electrical:</b>	200 amp, three-phase, four wire providing 208 with 120-volt service per unit
<b>Sewer service /Water service:</b>	4" Main / 8" Main
<b>Parking ratio:</b>	4.5: 1,00 sq. ft



Contact:

Wesley Edwards, CCIM  
Senior Vice President  
wesley.edwards@jll.com  
+1 757 287 4953

101 W. Main Street, Suite 7770 | Norfolk, VA 23510 | 757 965 3006