



MEDICAL OFFICE BUILDING FOR LEASE

LIBERTY V

1309 EXECUTIVE BLVD, CHESAPEAKE, VA 23320



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	2,930 - 3,674 SF
Lease Rate:	\$18.00 SF/yr (NNN)
Building Size:	49,870 SF
Year Built:	2001
Year Renovated:	2023
Parking:	6/1,000 SF
Tenant Improvement Allowance:	Generous tenant improvement allowances

AVAILABLE SPACES SF

Suite 120	3,674 SF
Suite 130	2,930 SF

PROPERTY OVERVIEW

Liberty Executive Park is conveniently located in the center of Chesapeake's prosperous Business District in between Greenbrier Parkway and Battlefield Boulevard. This essential corridor gives tenants access to a variety of restaurants, hotels, shops, and other amenities. With its close proximity to Interstate 64, Norfolk International Airport is just 22 minutes by car. Liberty V is one of five buildings in this distinguished office park and just a half a mile away from the new Summit Pointe mixed use Development.

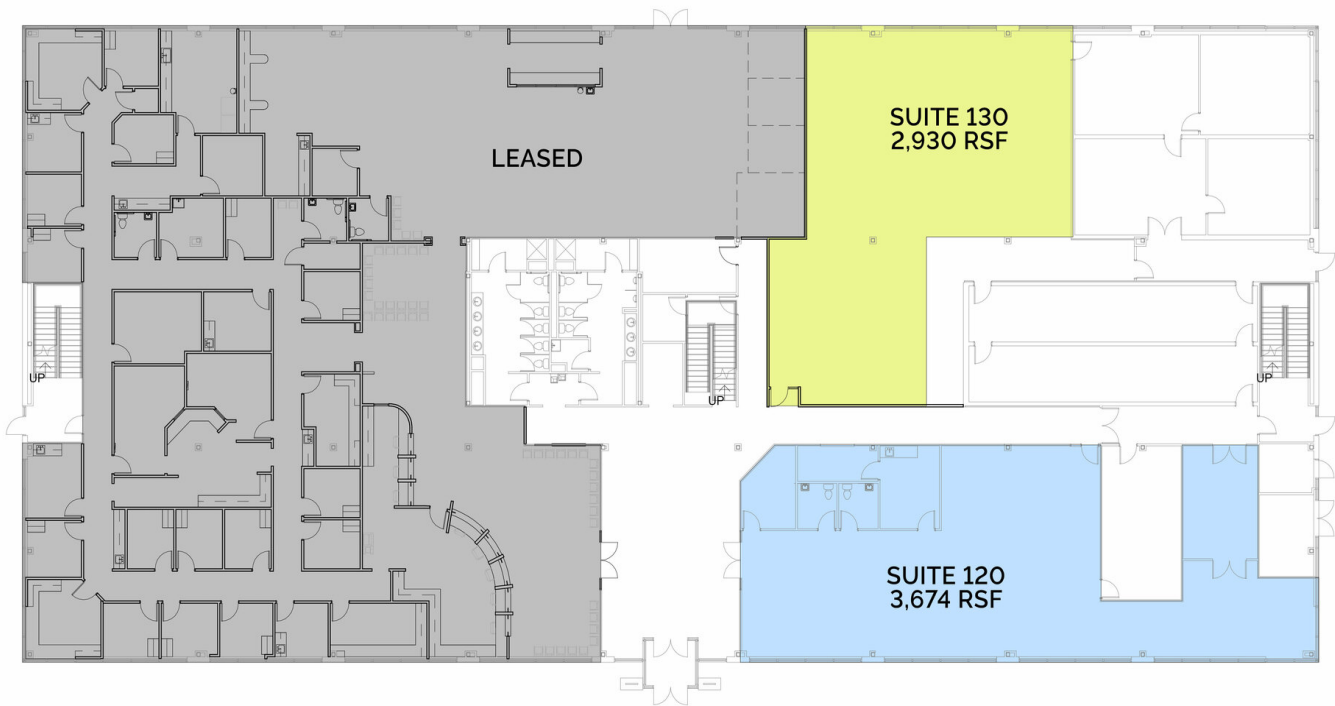
PROPERTY HIGHLIGHTS

- Medical Office Building
- Common areas and restrooms renovated in 2023
- Walkable to surrounding retail and hotel amenities at Towne Place at Greenbrier and Summit Pointe
- 24-hour controlled access
- Close proximity to Greenbrier Parkway, Battlefield Boulevard, and I-64
- Continuous ribbon window line with lake views

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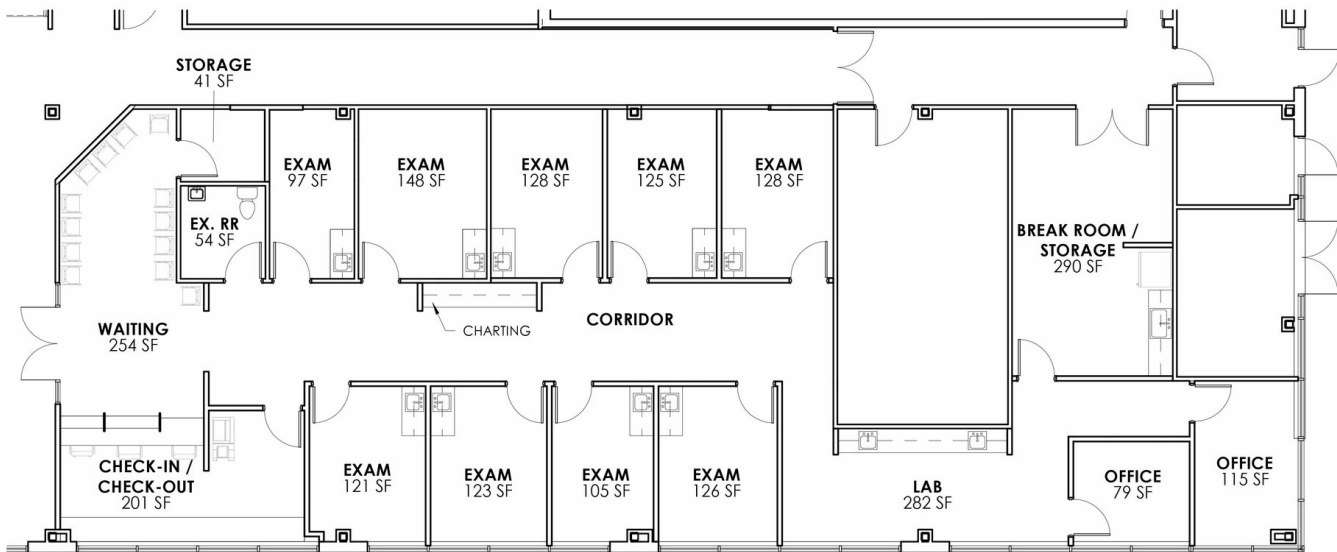
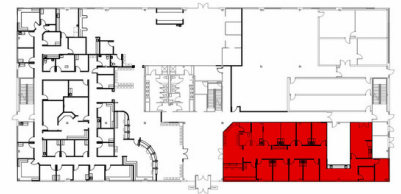
FIRST FLOOR PLAN



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CONCEPT PLAN | SUITE 120



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LOCAL AREA



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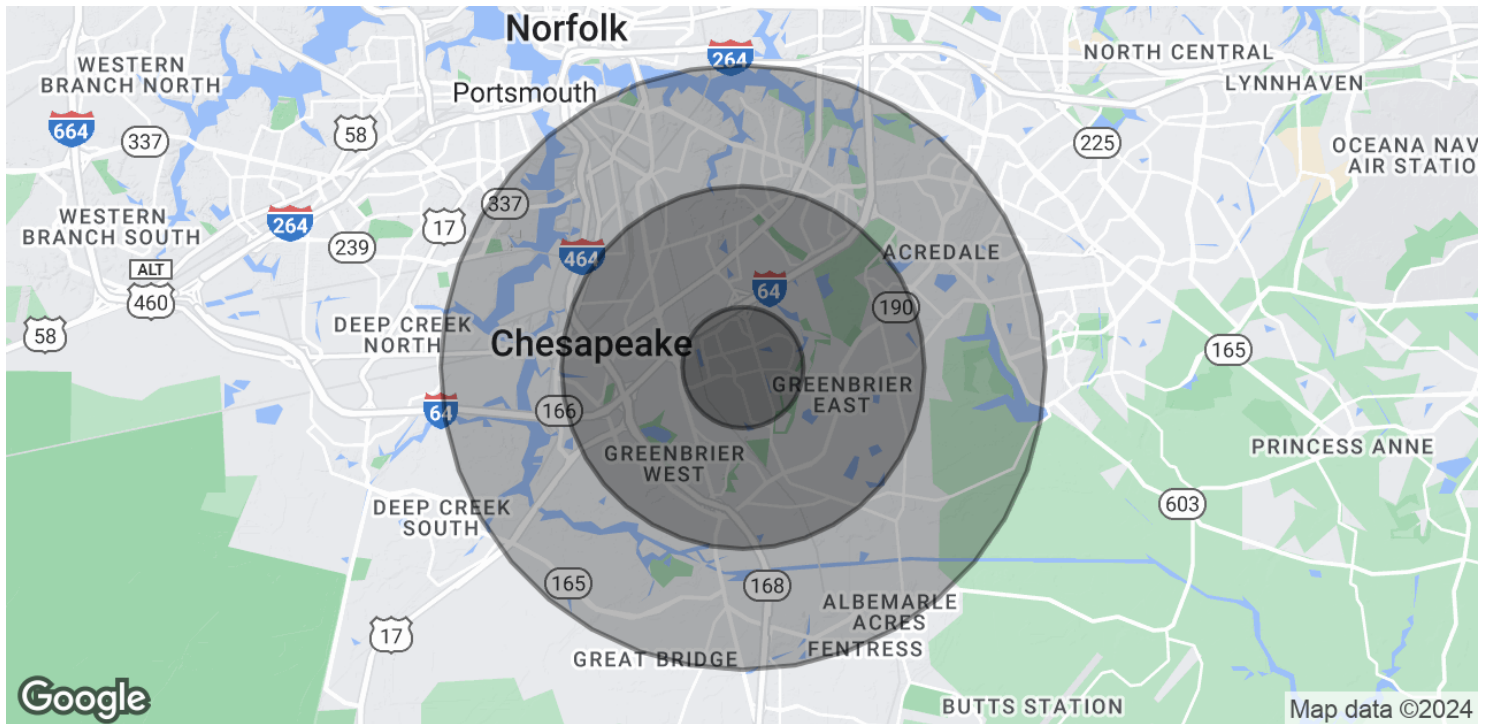
ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,917	74,440	194,038
Average Age	34.0	35.1	35.3
Average Age (Male)	33.3	32.8	33.1
Average Age (Female)	34.3	36.7	37.1

HOUSEHOLDS & INCOME

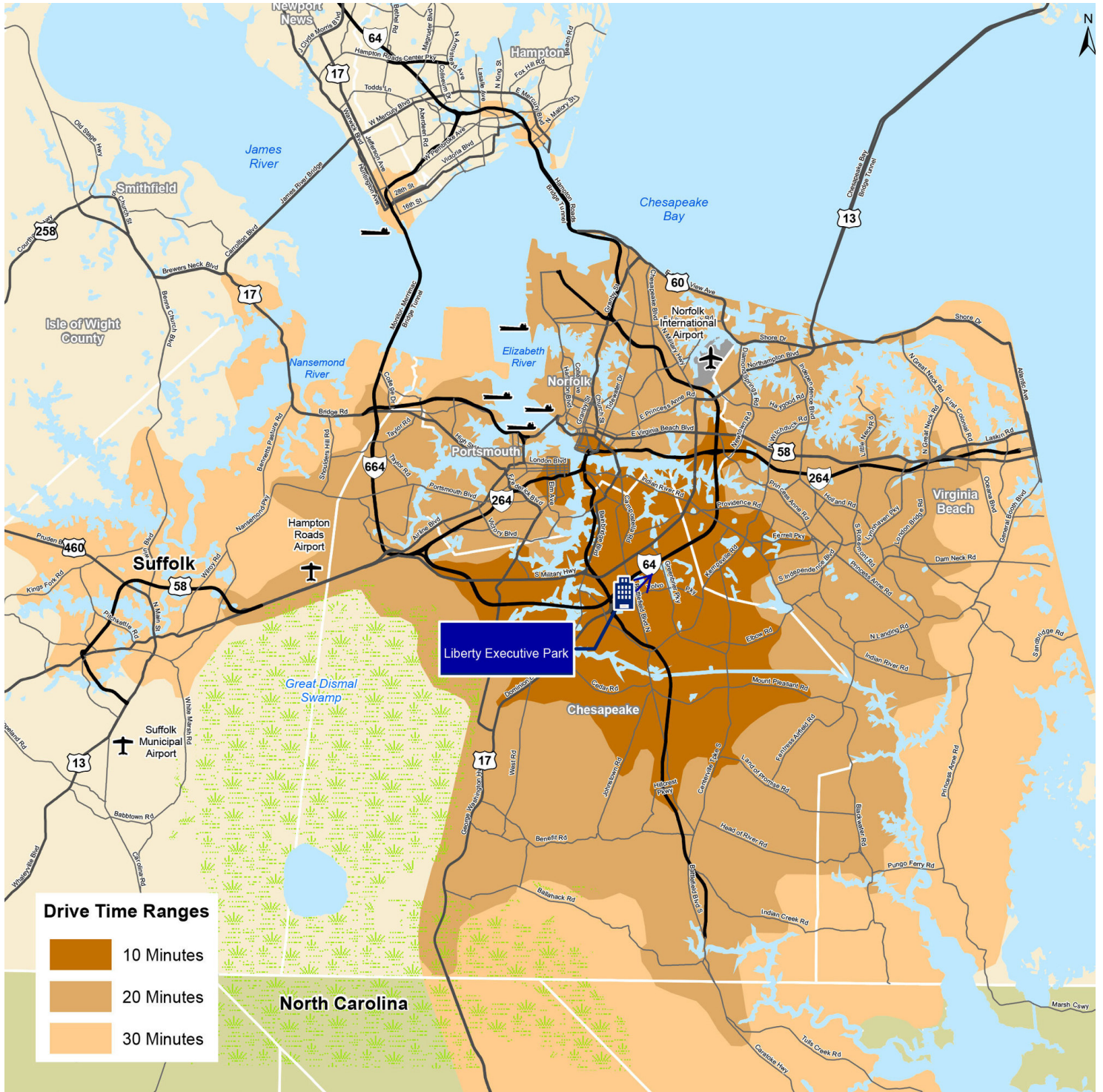
	1 MILE	3 MILES	5 MILES
Total Households	2,410	29,590	72,967
# of Persons per HH	2.5	2.5	2.7
Average HH Income	\$77,819	\$68,377	\$70,404
Average House Value	\$298,704	\$270,200	\$278,345

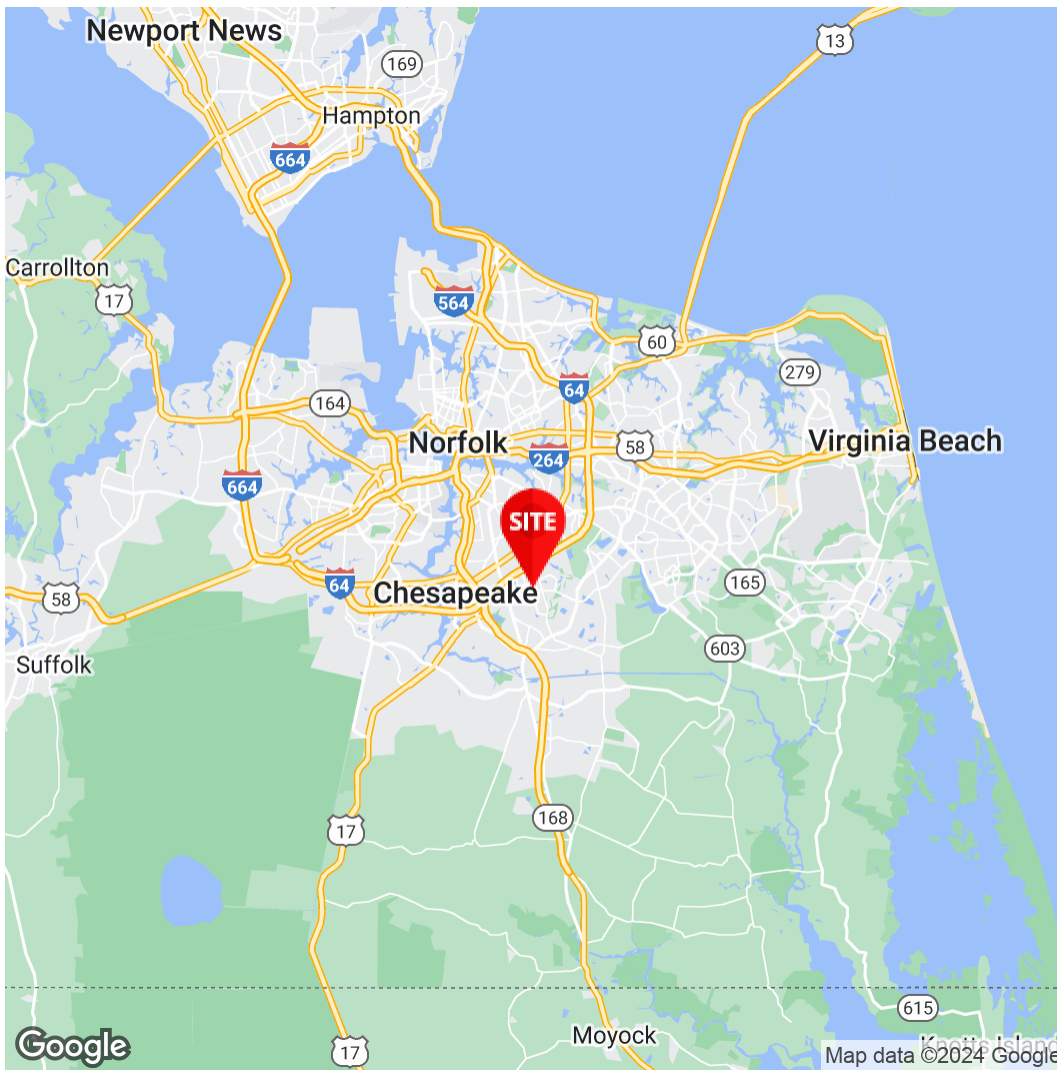
* Demographic data derived from 2020 ACS - US Census

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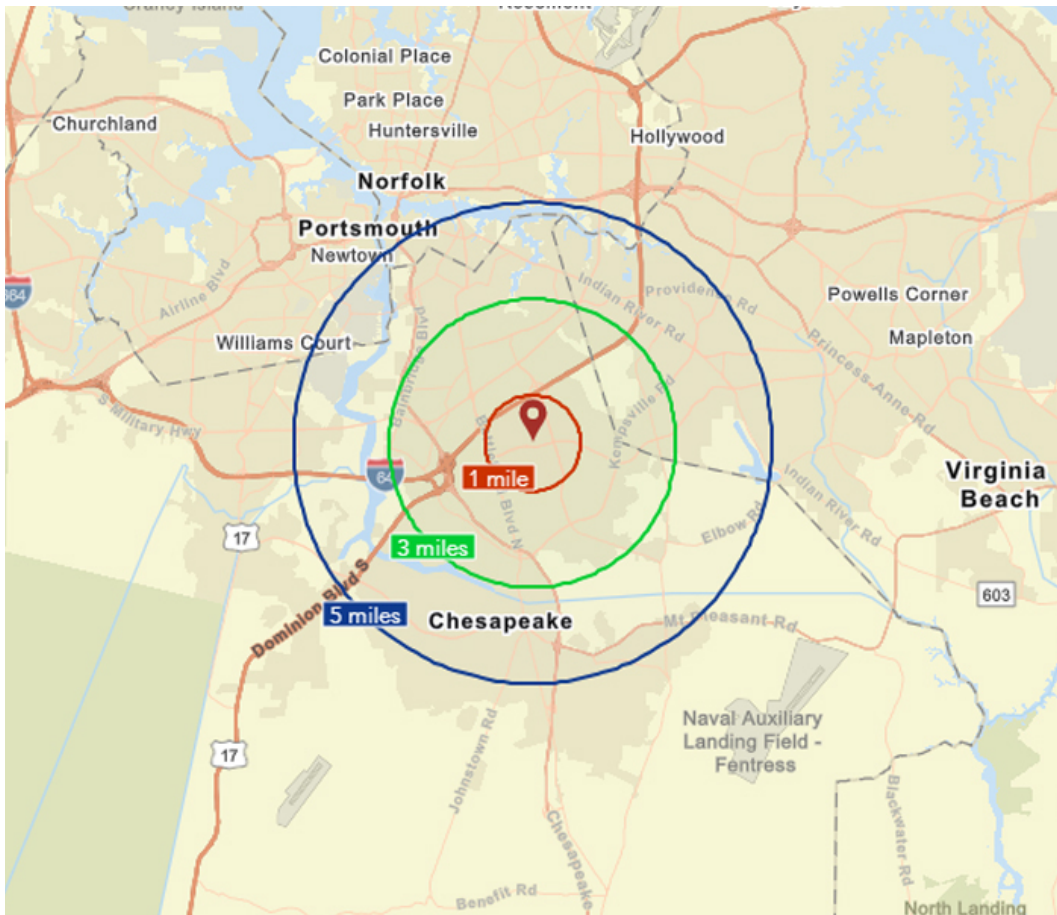
DRIVE TIME MAP





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