



OFFICE BUILDING FOR SALE OR LEASE

3204 CHURCHLAND BLVD
CHESAPEAKE, VA 23321



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PROPERTY OVERVIEW



OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Sale Price:	\$799,000
Lot Size:	1.24 Acres
Year Built:	1995
Building Size:	4,840 SF

PROPERTY OVERVIEW

This freestanding, medical building is located in the heart of the Churchland medical corridor. It features easy access to I-664 & Route 164.

PROPERTY HIGHLIGHTS

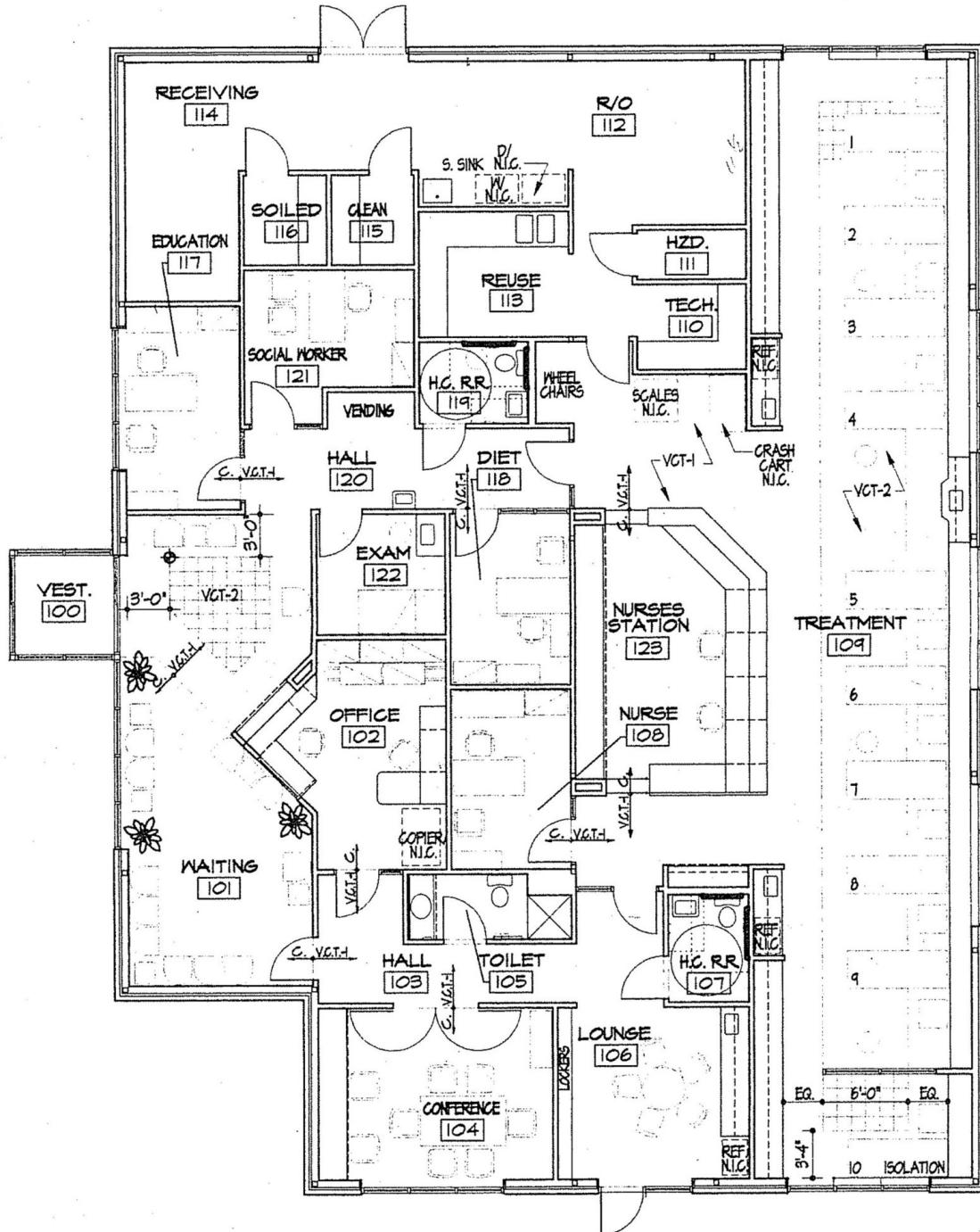
- Monument signage
- Private offices with open area featuring high ceilings and large windows
- Wood look laminate flooring
- Porte-cochère covered entrance for patients
- Private entrance for doctors and employees
- Waiting room, reception, conference room, employee lounge with kitchen, shower, private offices, nurses station, 3 restrooms, loading area, detached storage shed and open area
- Exterior video surveillance system
- Laundry hook ups
- Ample parking

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FLOOR PLAN

The logo for Divaris Real Estate, Inc. It features a red square containing a white stylized lowercase 'de'. To the right of the square, the word 'DIVARIS' is written in a large, bold, black, sans-serif font. Below 'DIVARIS', the words 'REAL ESTATE, INC.' are written in a smaller, black, sans-serif font.

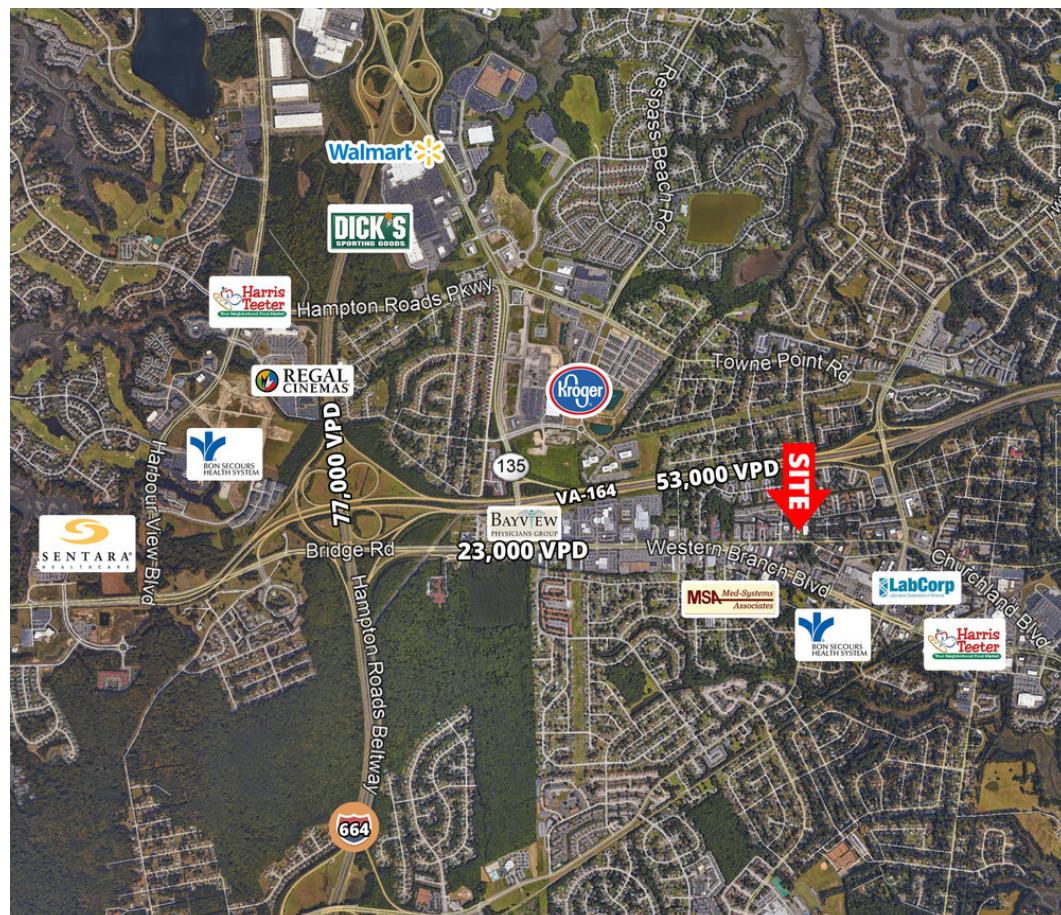




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