



OFFICE BUILDING FOR SALE OR LEASE

3204 CHURCHLAND BLVD

CHESAPEAKE, VA 23321



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CHESAPEAKE, VA 23321

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

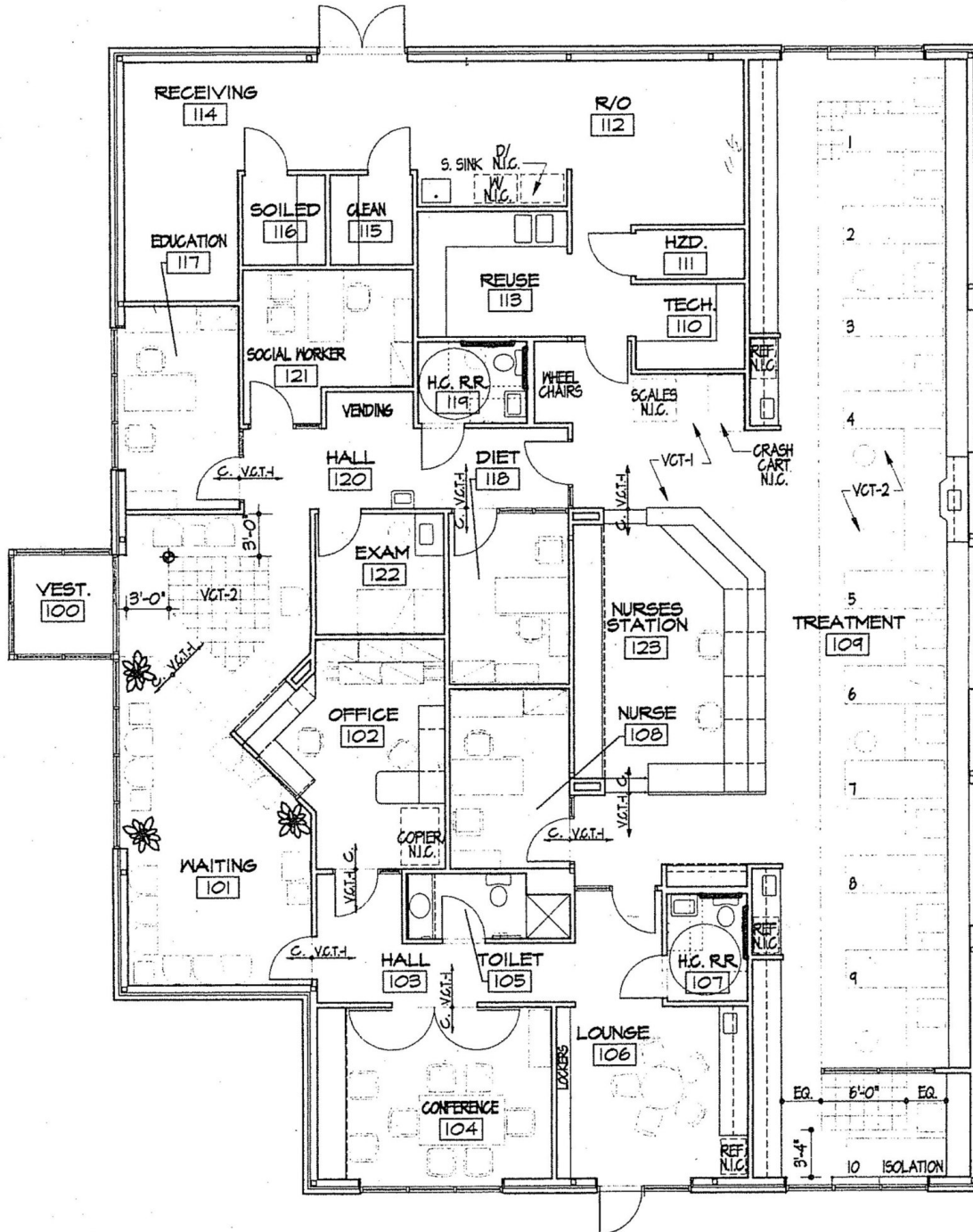
PROPERTY OVERVIEW

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

FLOOR PLAN





Vivian L. Turok

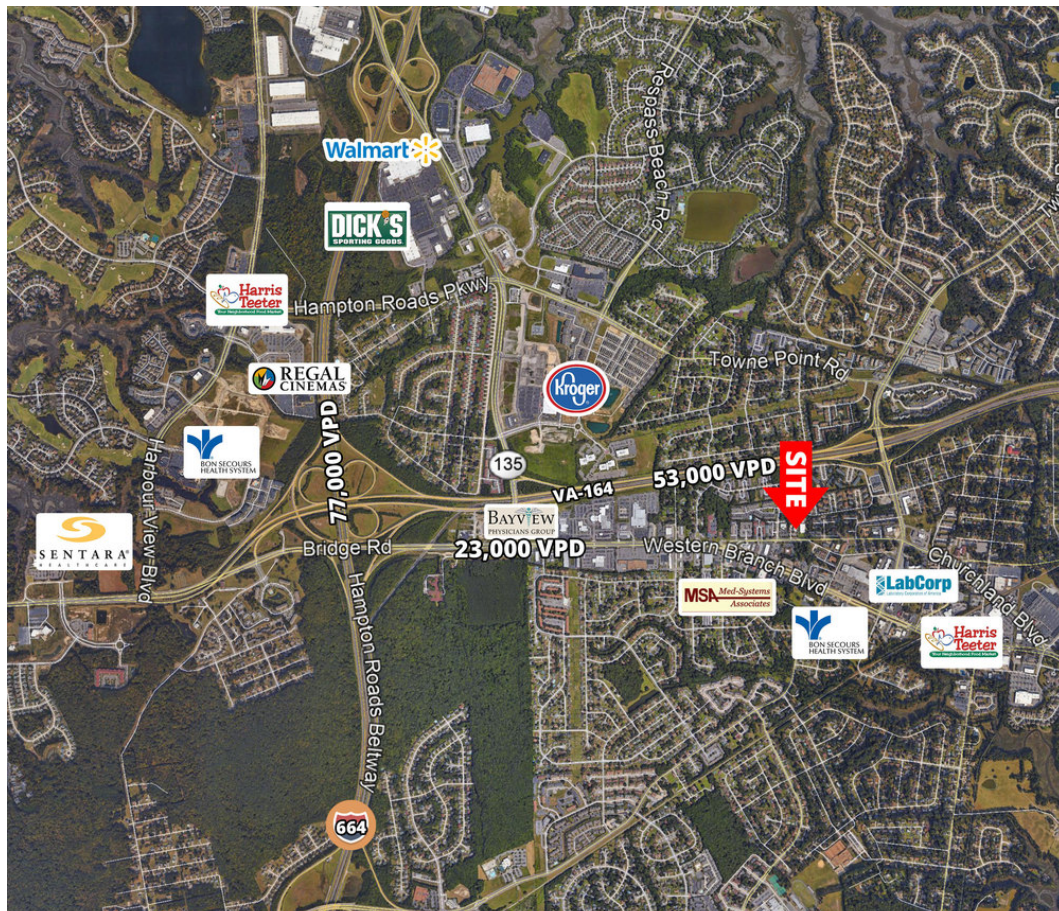
Senior Vice President
757.497.2113
Vturok@divaris.com

Elizabeth Napolitano

Sales And Leasing
Associate
757.333.4331
Elizabeth.napolitano@divaris.com

Jason Oliver, CCIM

Vice President,
Investment Sales
757.333.4383
Joliver@divaris.com



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