



For Lease

Office/Flex Building

Suites: 1,000 - 1,048 RSF \$1,545.00 - \$1,625.00 per month, MG



Holland Office Park & Holland Commerce Park

464-468 S Independence &
4480-4520 Holland Office Park
Virginia Beach, Virginia 23450

Property Highlights

- Modern office and office/warehouse space with versatile layouts
- Convenient access to 264, 64, and VB Blvd
- Ample parking directly in front of your suite for employees and clients
- Exterior building signage available
- Professional and inviting environment
- Strategic location for business success

Property Description

Introducing a prime leasing opportunity at 464-468 S Independence & 4480-4520 Holland Office Park in Virginia Beach, VA. This expansive property offers modern, versatile office/flex space perfectly suited for a range of businesses. Boasting convenient access, ample parking, and state-of-the-art amenities, this location provides a professional and inviting environment for tenants and clients alike. With its strategic location and well-designed layout, this property is primed to elevate your business to new heights. Don't miss out on the chance to make this prestigious address your company's address.

For more information

Patrick L. Reynolds, CCIM, SIOR

O: 757 216 8438 | C: 757 343 4666
patrickreynolds@naidominion.com

Matt Wilbricht

O: 757 216 8438 | C: 757 270 6956
mattwilbricht@naidominion.com

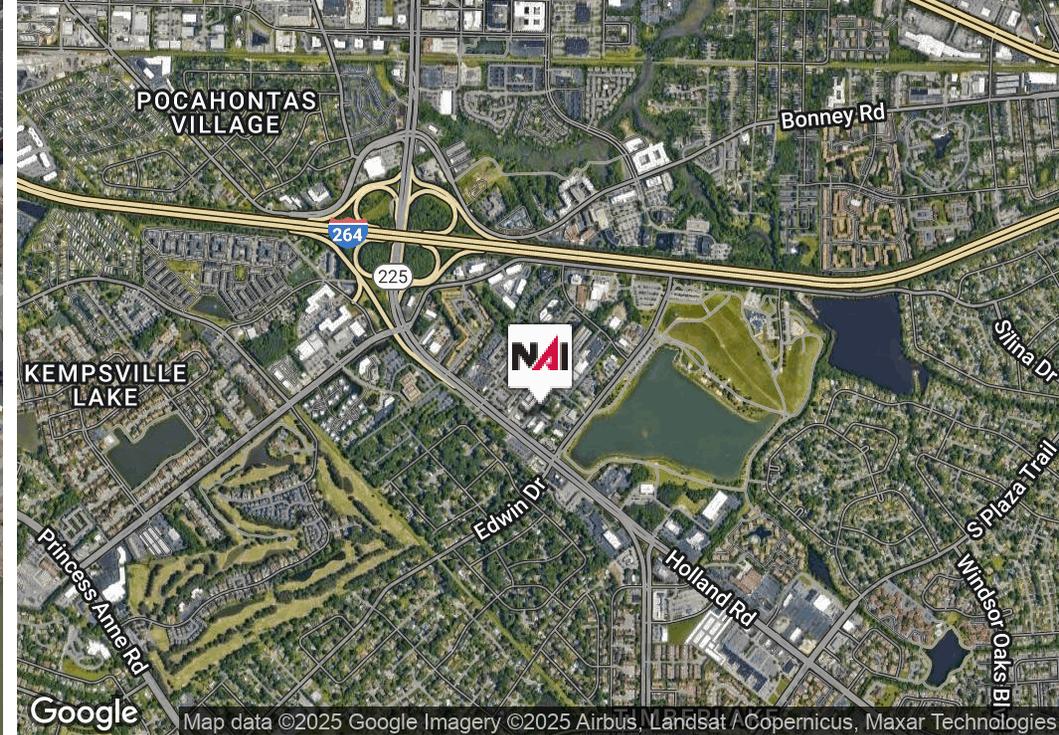
AVAILABLE SUITES

Available RSF	1,000 - 1,048 RSF
Lease Rate	\$1,545.00 - 1,625.00/month, MG
Site	5.673 Acres
Building Size	57,351 SF

DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	14,696	\$65,646
3 Miles	137,862	\$70,868
5 Miles	306,055	\$74,713

Executive Summary

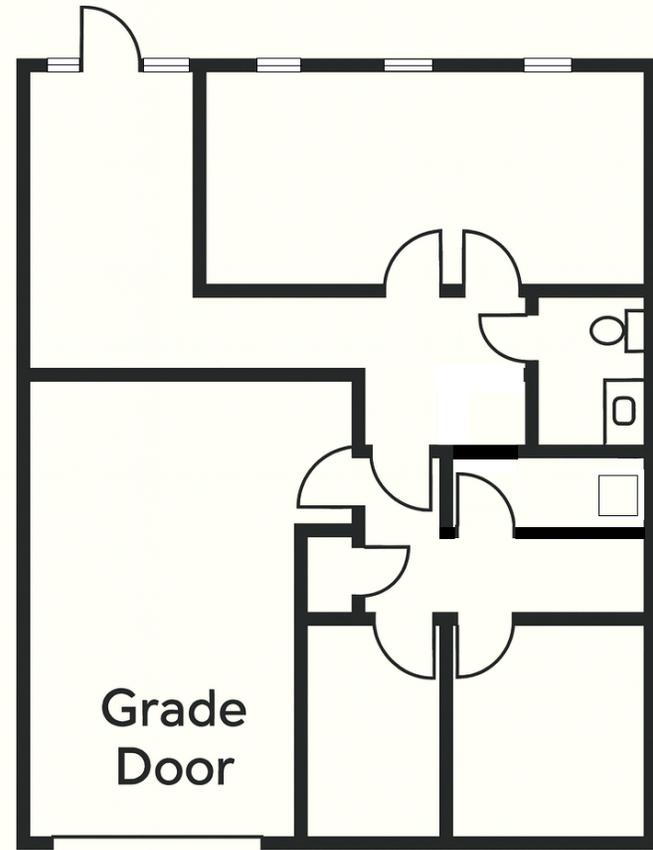
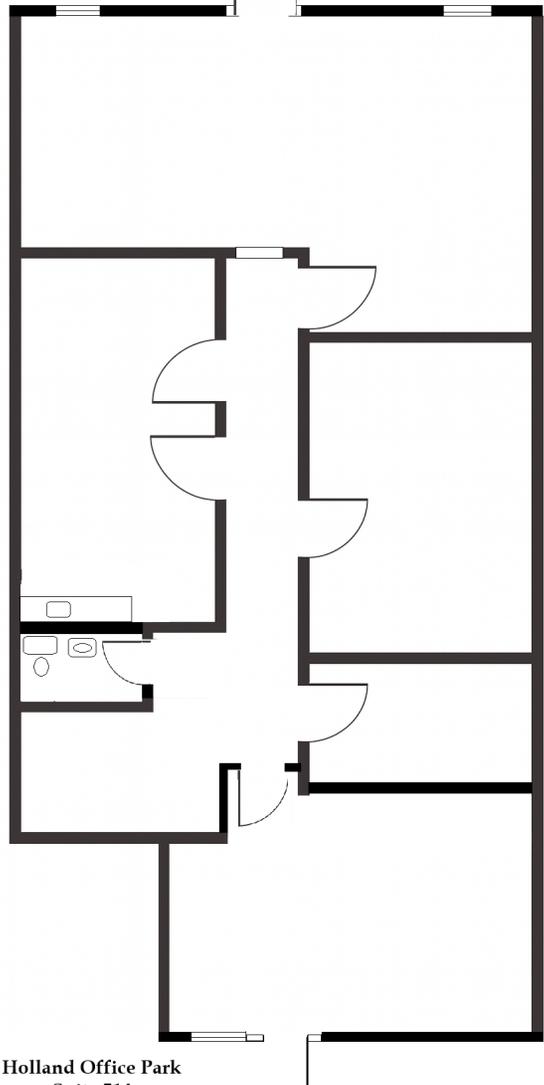


NUMBER OF UNITS:	34
AVAILABLE SF:	1,000 - 1,048 RSF
LEASE RATE:	\$1,545.00 - 1,625.00/month, MG
LOT SIZE:	5.673 Acres
BUILDING SIZE:	57,351 SF
BUILDING CLASS:	B
ZONING:	O-2 and I-1
MARKET:	South Independence/Holland Road
SUB MARKET:	Town Center - Virginia Beach
CROSS STREETS:	Edwin Drive

Available Units

- Building 5: 4510 Holland Office Park - Suite 514: 1,000 sqft = \$1,545/month
- Building A: 468 S. Independence Blvd - Suite A108 - 1,048 sqft = \$1,625/month

Floor Plans



Holland Office Park
Suite A108

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Holland
Commerce Center

Holland Office
Park

South Independence Boulevard

Edwin Drive

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