



FOR SALE

404 S Parliament Drive Virginia Beach, VA

Ricky Anderson

Executive Vice President
+1 757 217 1892
ricky.anderson@colliers.com

Brian Davidson

Vice President
+1 757 228 1809
brian.davidson@colliers.com

150 West Main Street
Suite 1100
Norfolk, VA 23510
P: +1 757 490 3300



BUILDING DETAILS

- **SIZE:** ±8,740 SF two-story office building
- **LOT:** ±0.27 acre site
- **ZONING:** B-2 (Community Business District)
- **YEAR BUILT:** 1977
- **UPGRADES:** Recently renovated second floor
- **PARKING:** 22 parking spaces
- **OCCUPANCY:** 90% leased
- **YEAR 1 NOI:** \$113,864

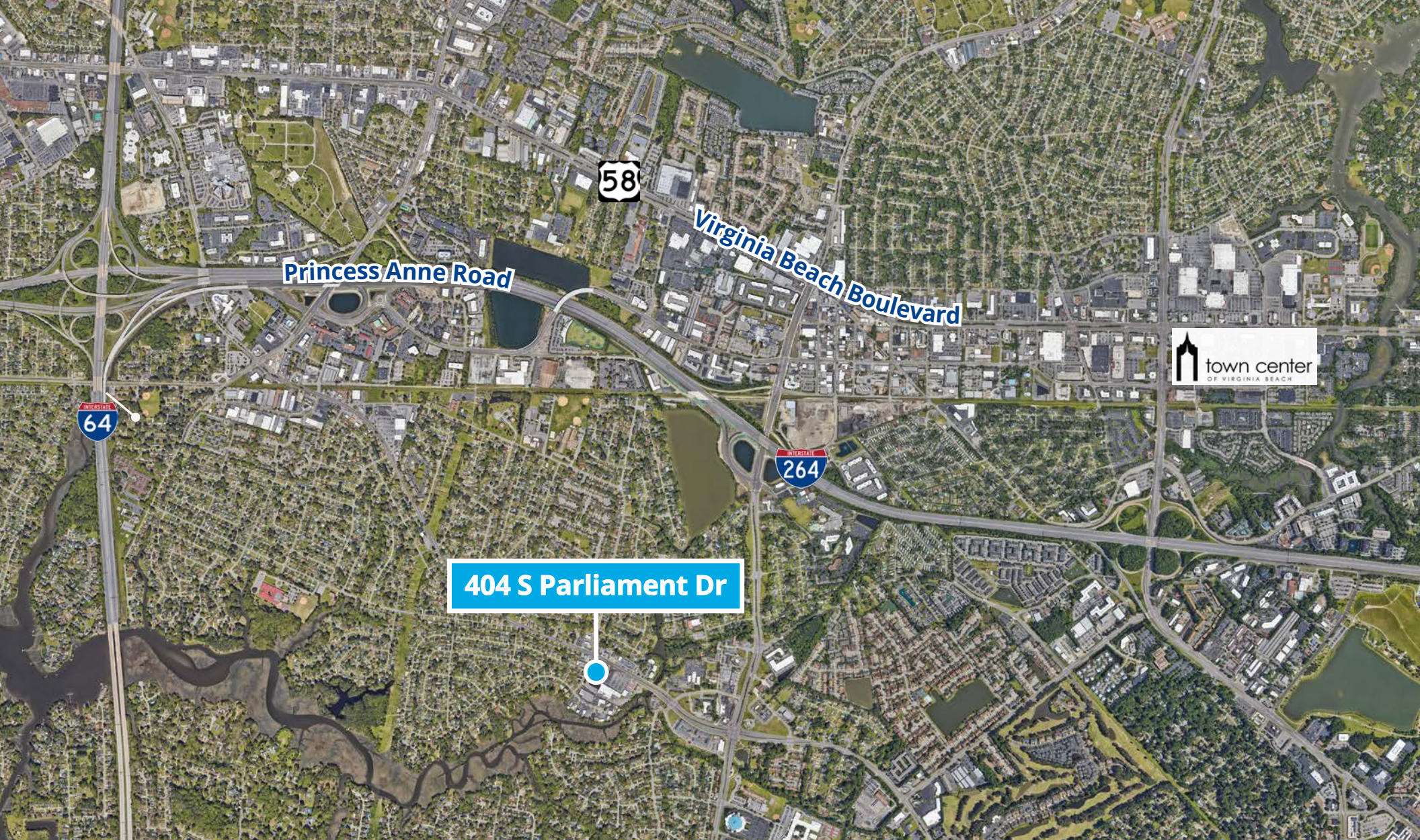
List Price:
\$1,290,000

Offered at \$1,290,000, 404 S Parliament Drive presents an exceptional investment opportunity in the heart of Virginia Beach.

This two-story, ±8,740 square foot office building is approximately 90% leased with two small vacancies, providing immediate cash flow with a Year 1 Net Operating Income (NOI) of \$113,864, reflecting a strong cap rate of over 8%. Built in 1977 and zoned B-2 Community Business District, the property offers flexibility for a range of commercial uses, including potential for future owner occupancy or continued multi-tenant income.

Situated on a ±0.27-acre lot, the property features 22 dedicated parking spaces and a recently renovated second floor. The building is strategically positioned between Witchduck and Newtown Roads, with direct access to I 264 and I 64, making it easily accessible from anywhere in the Hampton Roads region. Public transportation is also available via nearby bus lines, and Norfolk International Airport is just a 15-minute drive away.





Ricky Anderson

Executive Vice President
+1 757 217 1892
ricky.anderson@colliers.com

Brian Davidson

Vice President
+1 757 228 1809
brian.davidson@colliers.com

150 West Main Street
Suite 1100
Norfolk, VA 23510
P: +1 757 490 3300



This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2025. All rights reserved.