



**OFFICE BUILDING FOR LEASE**

**4669 SOUTH BLVD.**

VIRGINIA BEACH, VA 23452



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

**Available SF:** 1,850 SF

**Lease Rate:** \$21.50 SF/yr (Net of Janitorial)

**Building Size:** 4,500 SF

### AVAILABLE SPACES **SF**

Suite 105 1,850 SF

### PROPERTY OVERVIEW

Conveniently located on South Boulevard near the intersection with Independence Boulevard. Easy access to I-264. In close proximity to Virginia Beach Town Center, hotels, retail, restaurants, and other nearby tourist activities.

### PROPERTY HIGHLIGHTS

- Suite has 3 private offices, open area for 4 workstations, a conference room and huddle room
- Available 11/1/24
- Monument signage available
- Beautifully landscaped and clean parking area

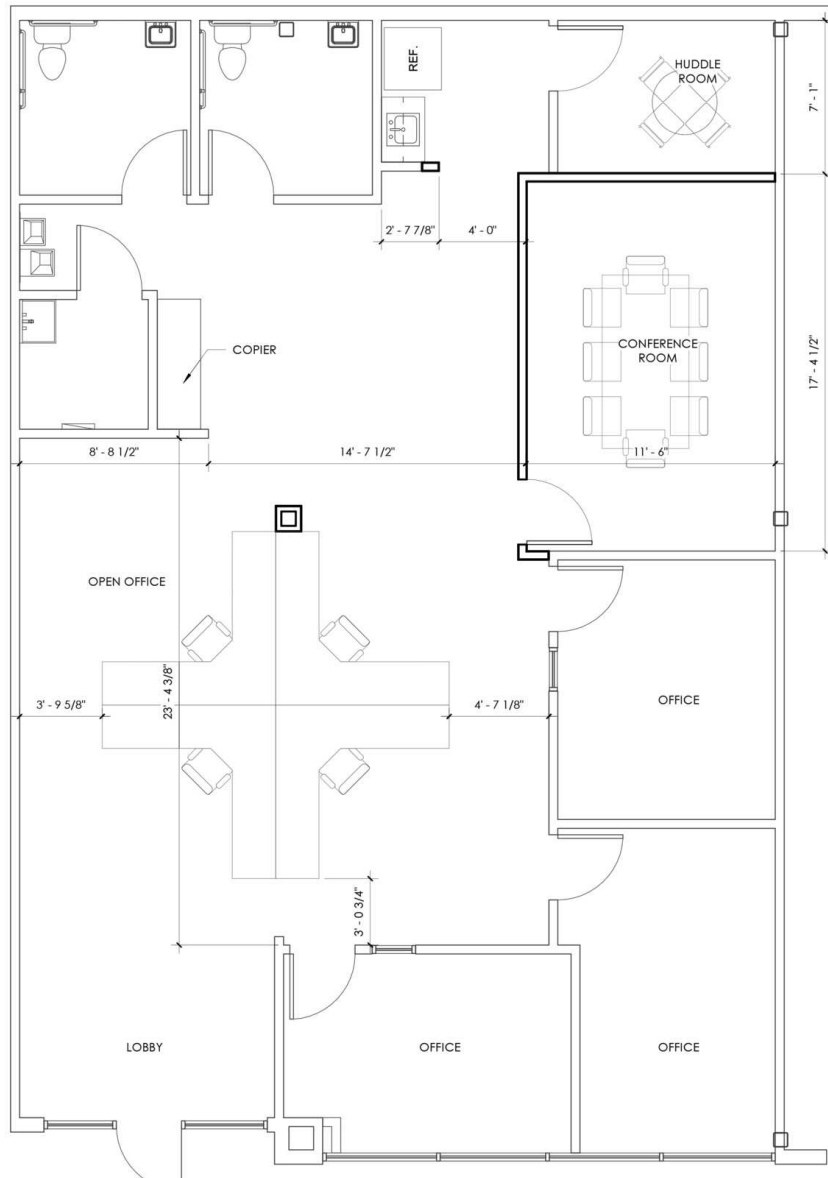
### DEMOGRAPHICS

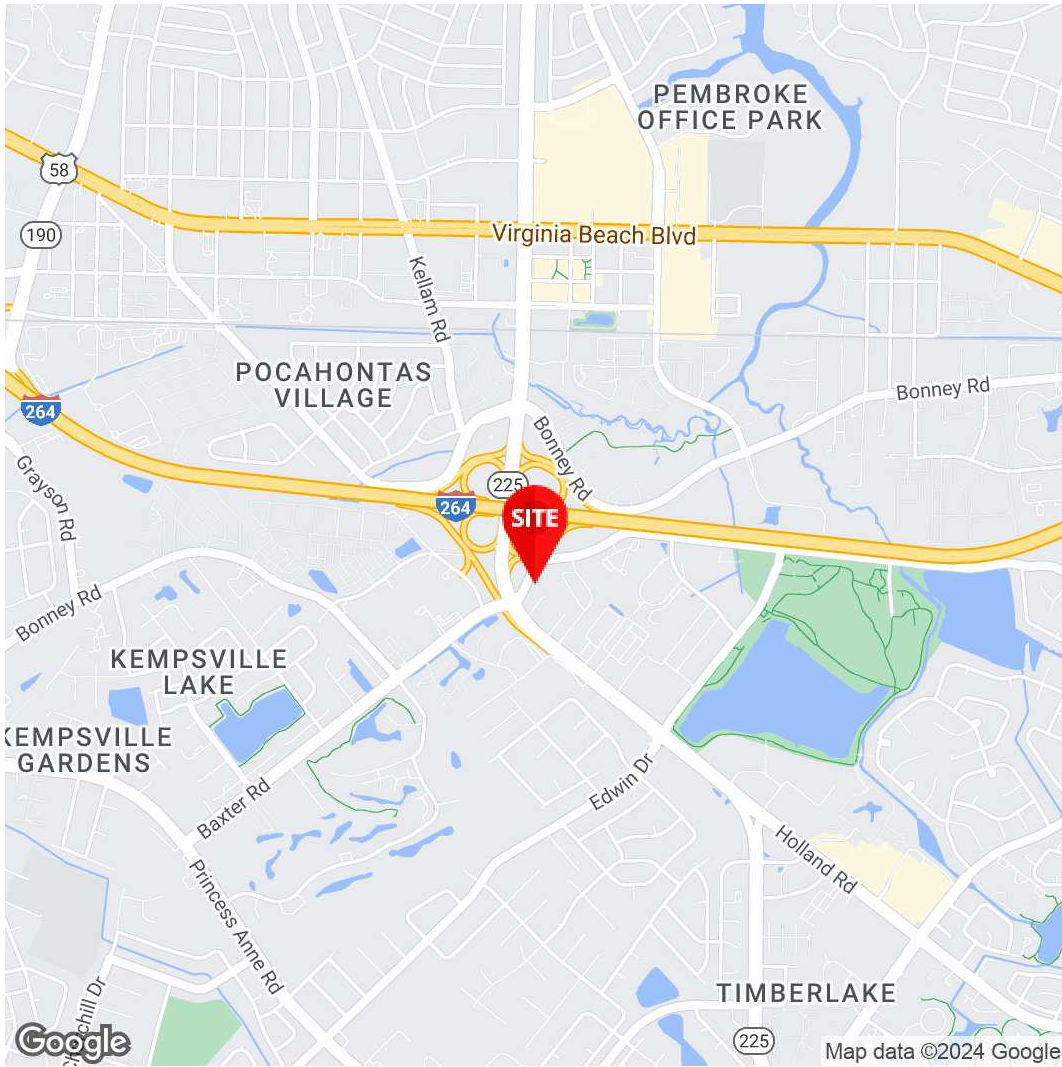
	1 Mile	3 Miles	5 Miles
Total Households:	7,662	54,481	112,992
Total Population:	16,953	141,391	300,409
Average HH Income:	\$83,085	\$86,966	\$91,635

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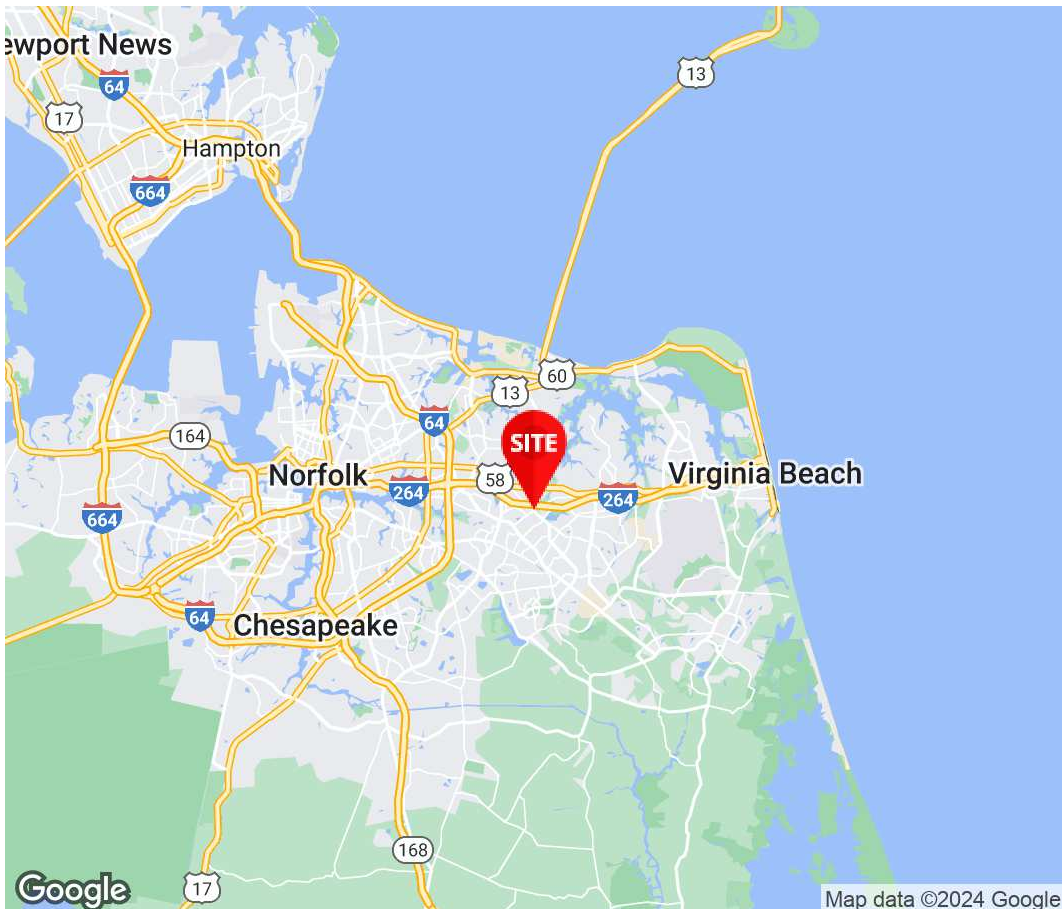
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SUITE 105 | 1,850 SF





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