



# Centrally Located in Lynnhaven Submarket

## Parkway 3 & 4

**FOR LEASE** | 2697 International Parkway, Virginia Beach | VA 23452

### FEATURES

Parkway 3 and 4 is a two building flex property totaling ±64,186 SF. Centrally located in the Lynnhaven Submarket of Virginia Beach, the two buildings are ideally suited to accommodate office and flex users.

- Flex and office space for lease
- 64,186 Total Square Feet
- Parkway 3 — ± 35,920 SF
- Parkway 4 — ± 28,266 SF
- Available suites for lease ranging from 1,450 SF to 7,099 SF
- Clear Height: 12' - 20'
- Loading: 10' x 10' & 12' x 10'
- Grade-Level Doors
- Power: 3-Phase, 240V, 200AMP
- Parking: 270 Free Surface Spaces; Ratio of 4.21 / 1,000 SF
- Zoning: I-1 (Light Industrial)
- Located within a Qualified Opportunity Zone
- Lease Rate: 1st Floor: \$9.50 PSF, NNN  
2nd Floor: \$7.95 PSF, NNN

Starting from:

**\$7.95 to  
\$9.50**  
PSF NNN

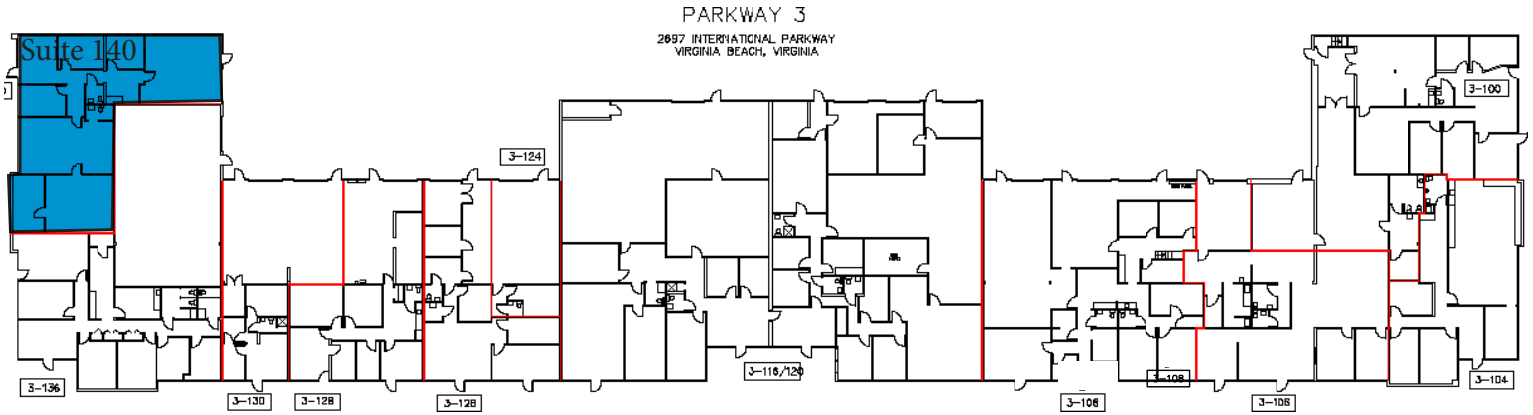
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Parkway 3 Availabilities

Suite 140

Total

2,600 SF

Office

2,128 SF

Warehouse

472 SF

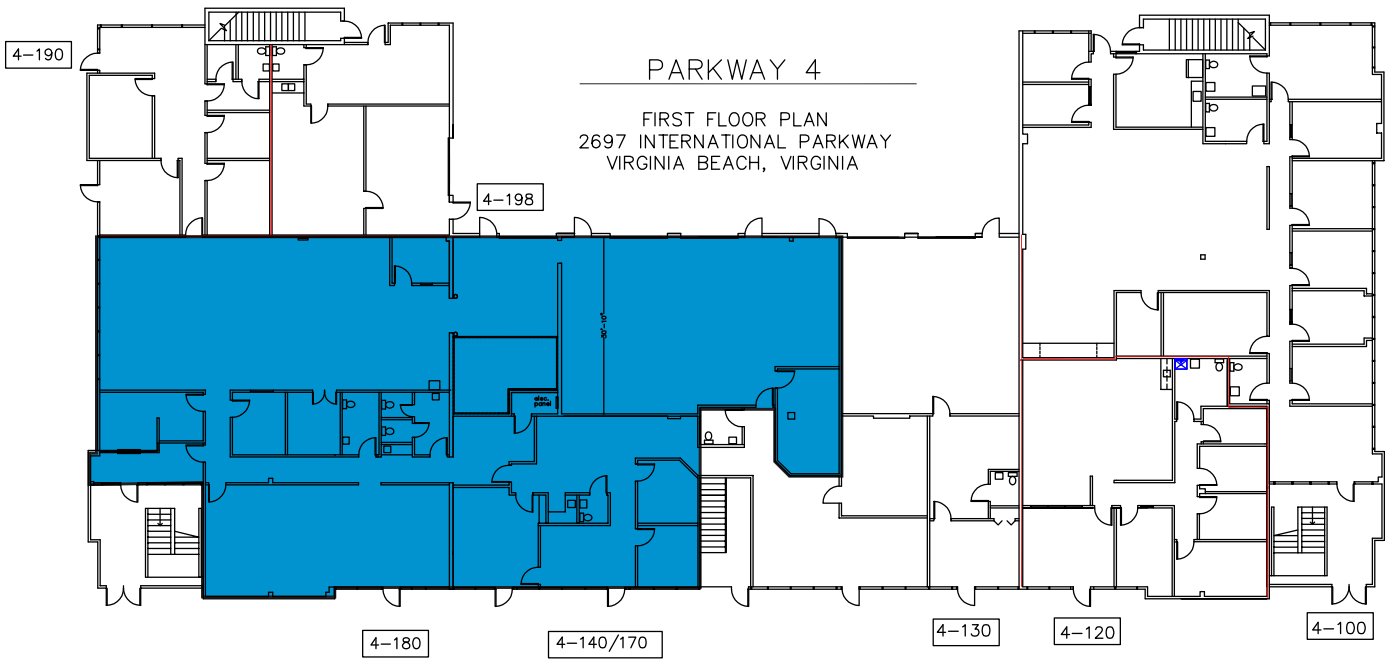
Loading

(1) 10'x10'

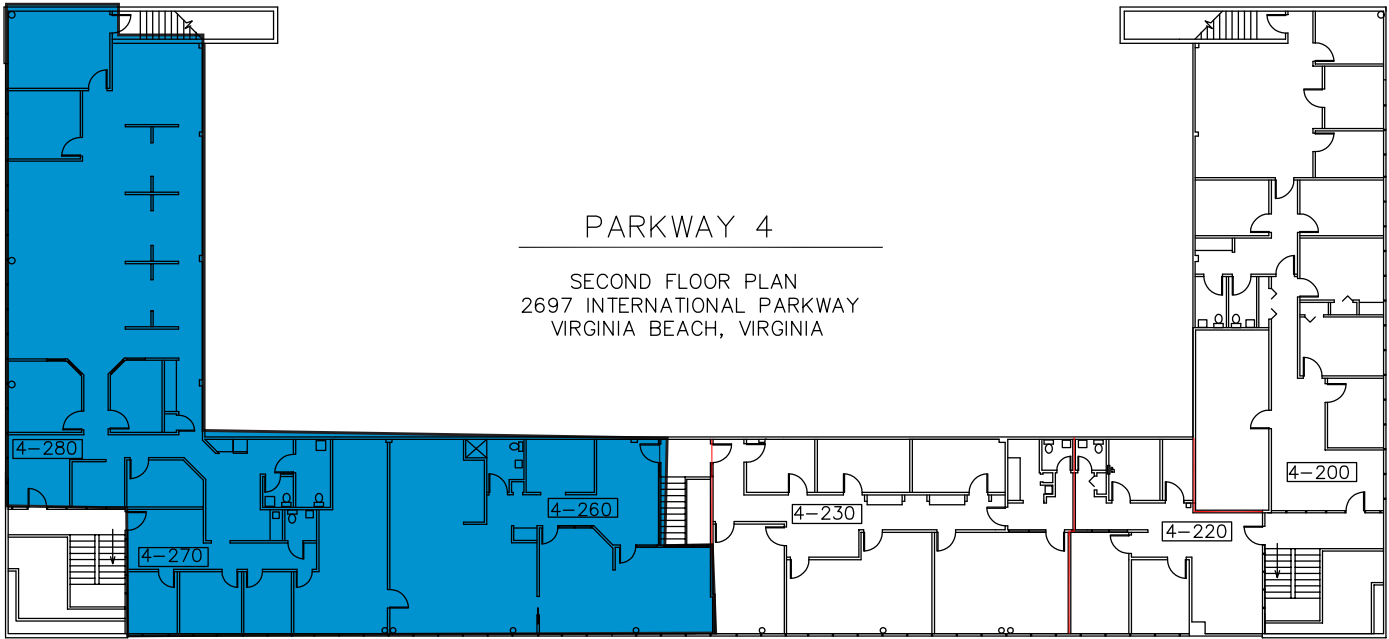
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Parkway 4 Availabilities	Total	Office	Warehouse	Loading
Suite 140	7,099 SF	3,375 SF	3,724 SF	(3) 12' x 10'



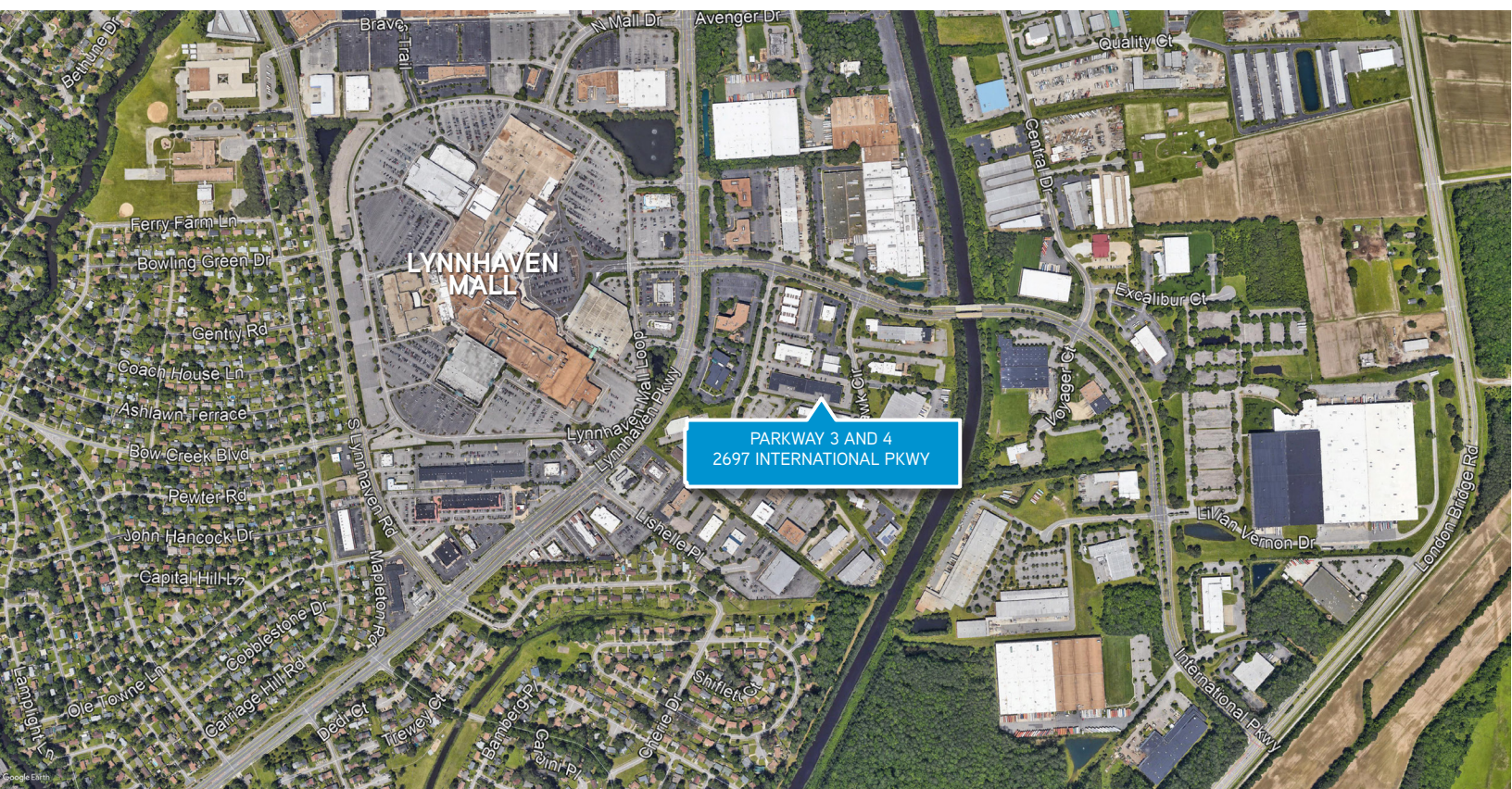
Parkway 4 Availabilities	Total	Office	Warehouse	Loading
Suite 280	2,850 SF	2,850 SF	-	-
Suite 260	2,458 SF	2,458 SF	-	-

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