



MEDICAL OFFICE BUILDING FOR LEASE

837 FIRST COLONIAL ROAD

VIRGINIA BEACH, VA 23451



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,000 SF
Lease Rate:	1,833.33/month (Net of electric & janitorial)
Building Size:	3,050 SF

AVAILABLE SPACES

Suite C	1,000 SF
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PROPERTY OVERVIEW

Valuable leasing opportunity in the Hilltop/Great Neck Submarket.

PROPERTY HIGHLIGHTS

- Excellent location in medical corridor
- Move-in ready suite perfect for sole practitioner
- Rate is net of electric and janitorial (E&J)
- Landlord pays water/sewer, building taxes, building insurance, CAM

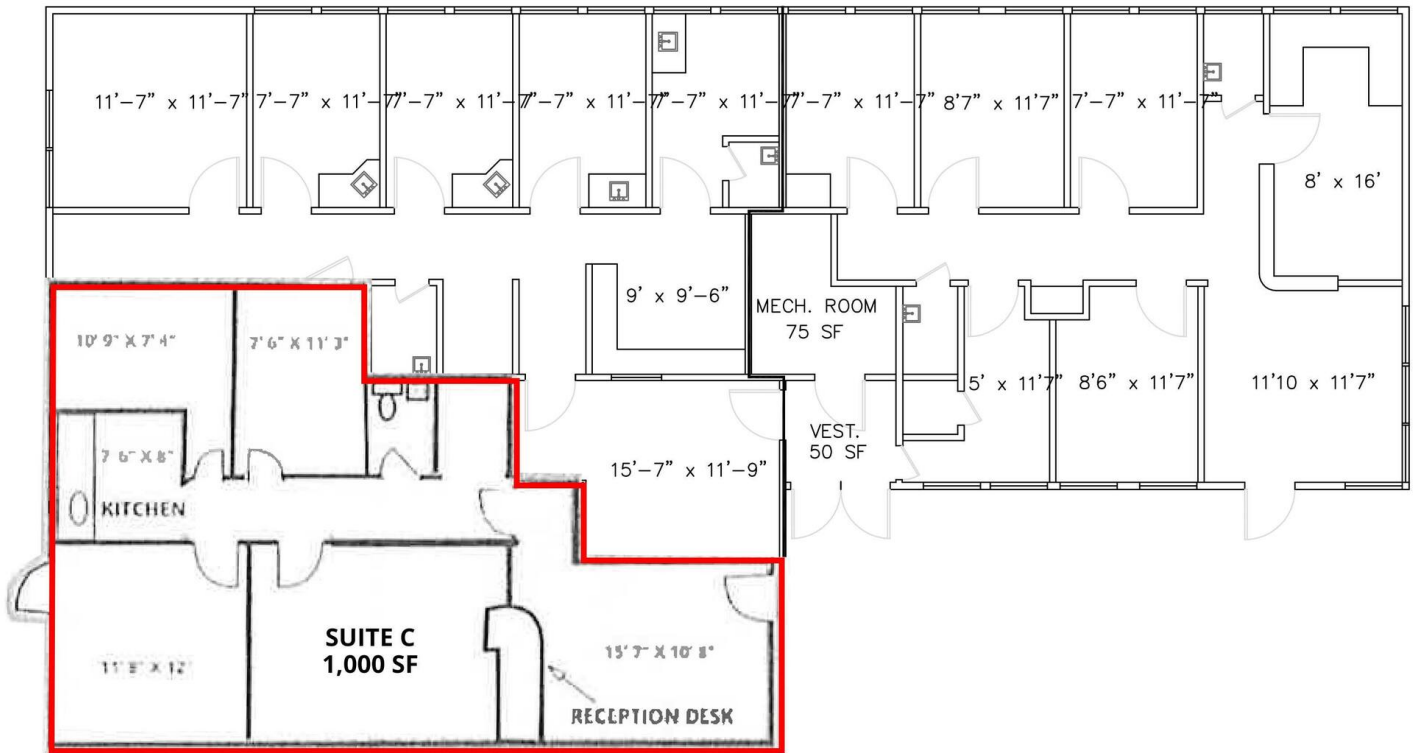
DEMOGRAPHICS

	1 Mile	2 Miles	3 Miles
Total Households:	5,940	16,974	28,296
Total Population:	13,257	38,219	63,377
Average HH Income:	\$96,590	\$104,882	\$120,720

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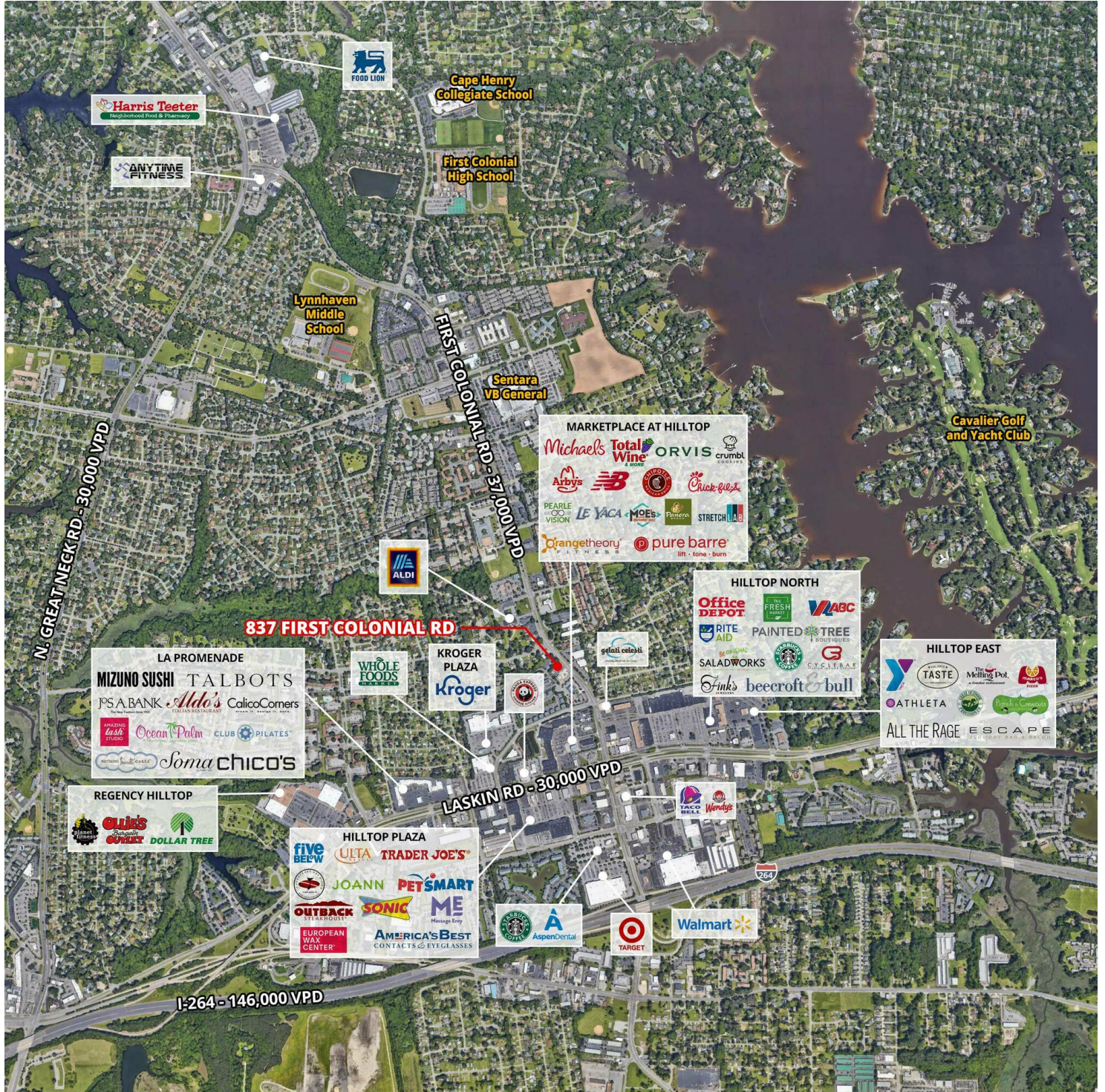
FLOOR PLAN

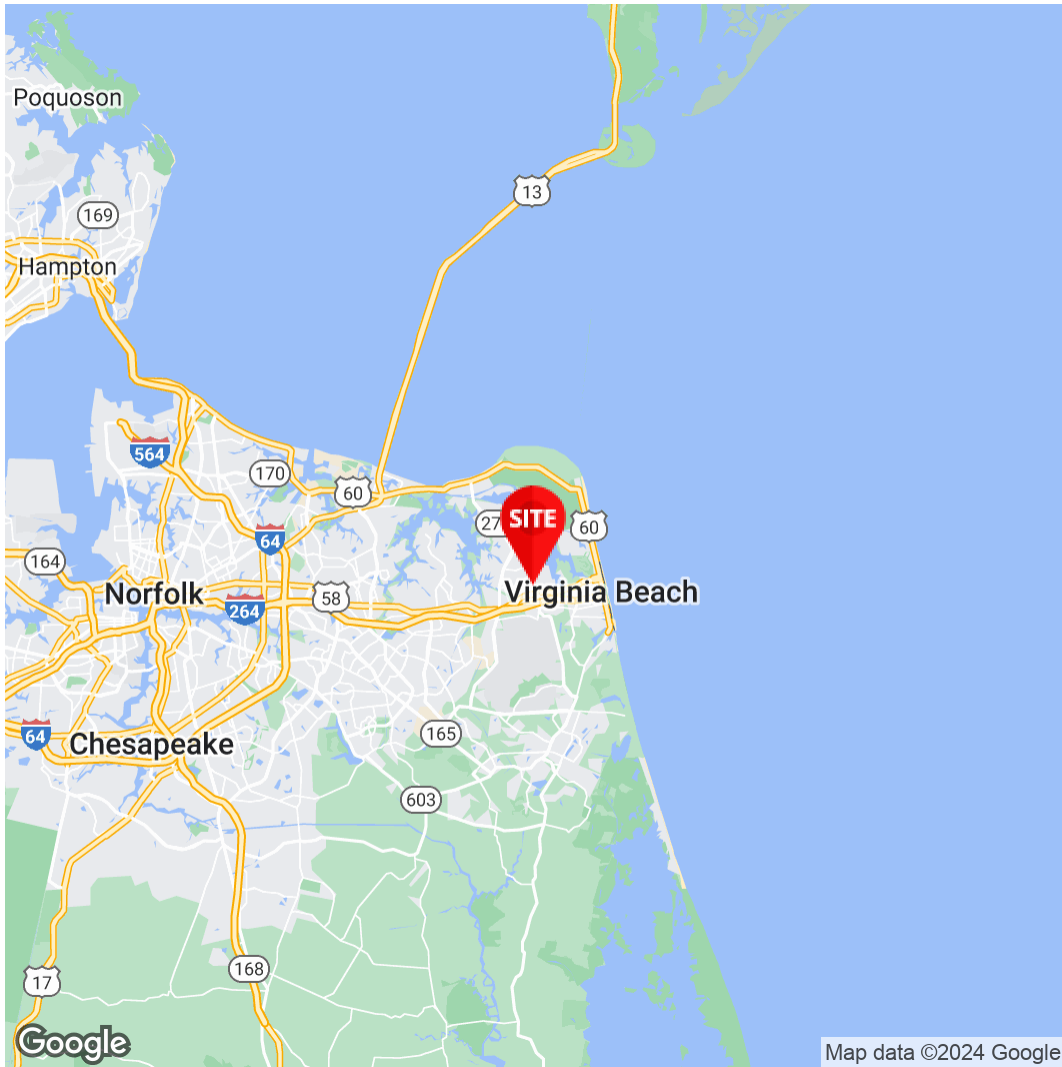


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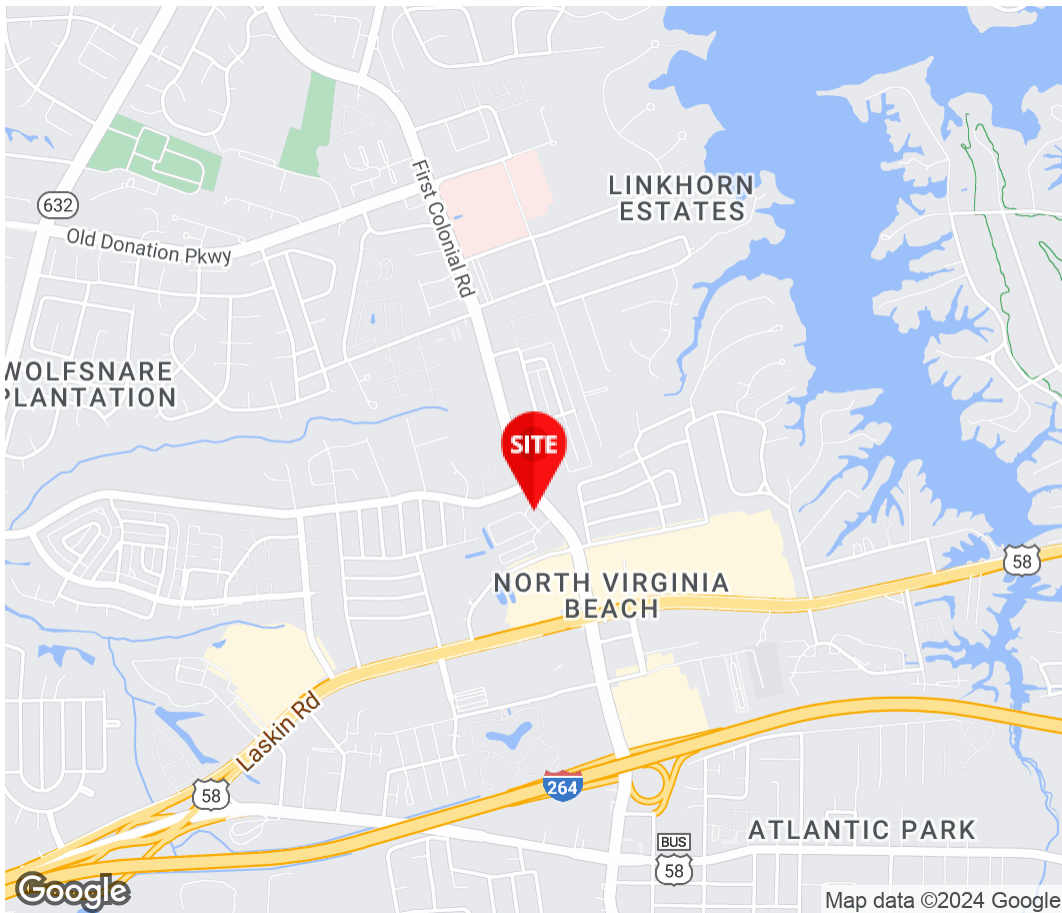
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RETAILER MAP





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