

# 2697 DEAN DRIVE

Virginia Beach, VA 23452

2<sup>ND</sup> FLOOR OFFICE SPACE FOR LEASE | 2,979 - 14,222 SF



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CUSHMAN &  
WAKEFIELD

THALHIMER

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### BUILDING INFORMATION

ADDRESS 2697 Dean Drive, Virginia Beach, VA 23452

TOTAL SF 28,444 SF

Second Floor: 2,979 SF to 14,222 SF

AVAILABLE

- Suite 200 - 2,979 SF
- Suite 210 - 3,423 SF
- Suite 220 - 3,592 SF
- Suite 230 - 3,601 SF

SITE SIZE ±1.68 acres

YEAR BUILT 1983

ZONING I-1

STORIES Two (2)

PARKING 108 surface spaces (3.80 per 1,000 SF)

SIGNAGE Building and monument signage available

TELCOM Cox / Verizon

ELEVATOR One (1)

LEASE RATE \$21.00 PSF, Full Service

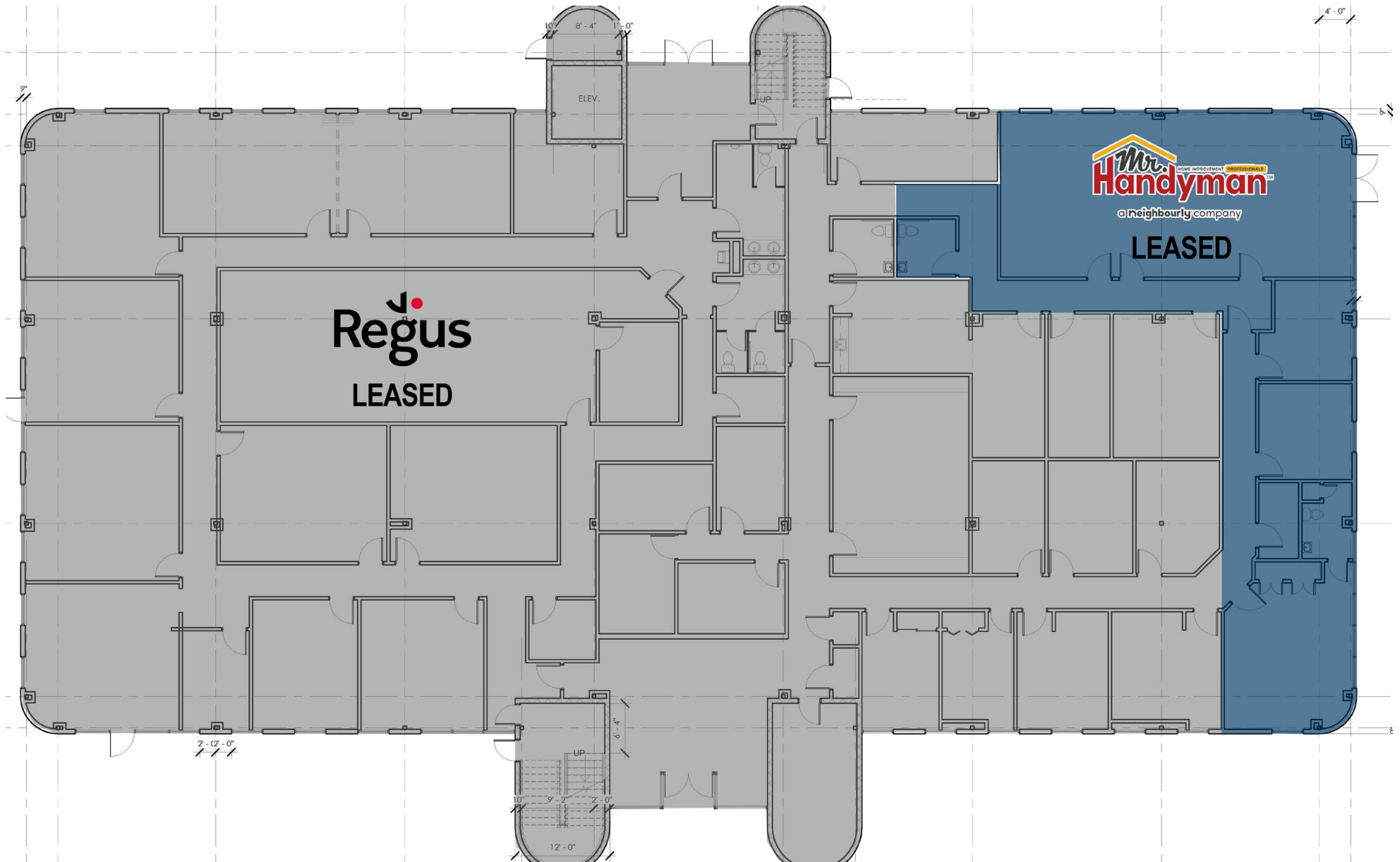


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## FLOOR PLAN - 1<sup>ST</sup> FLOOR

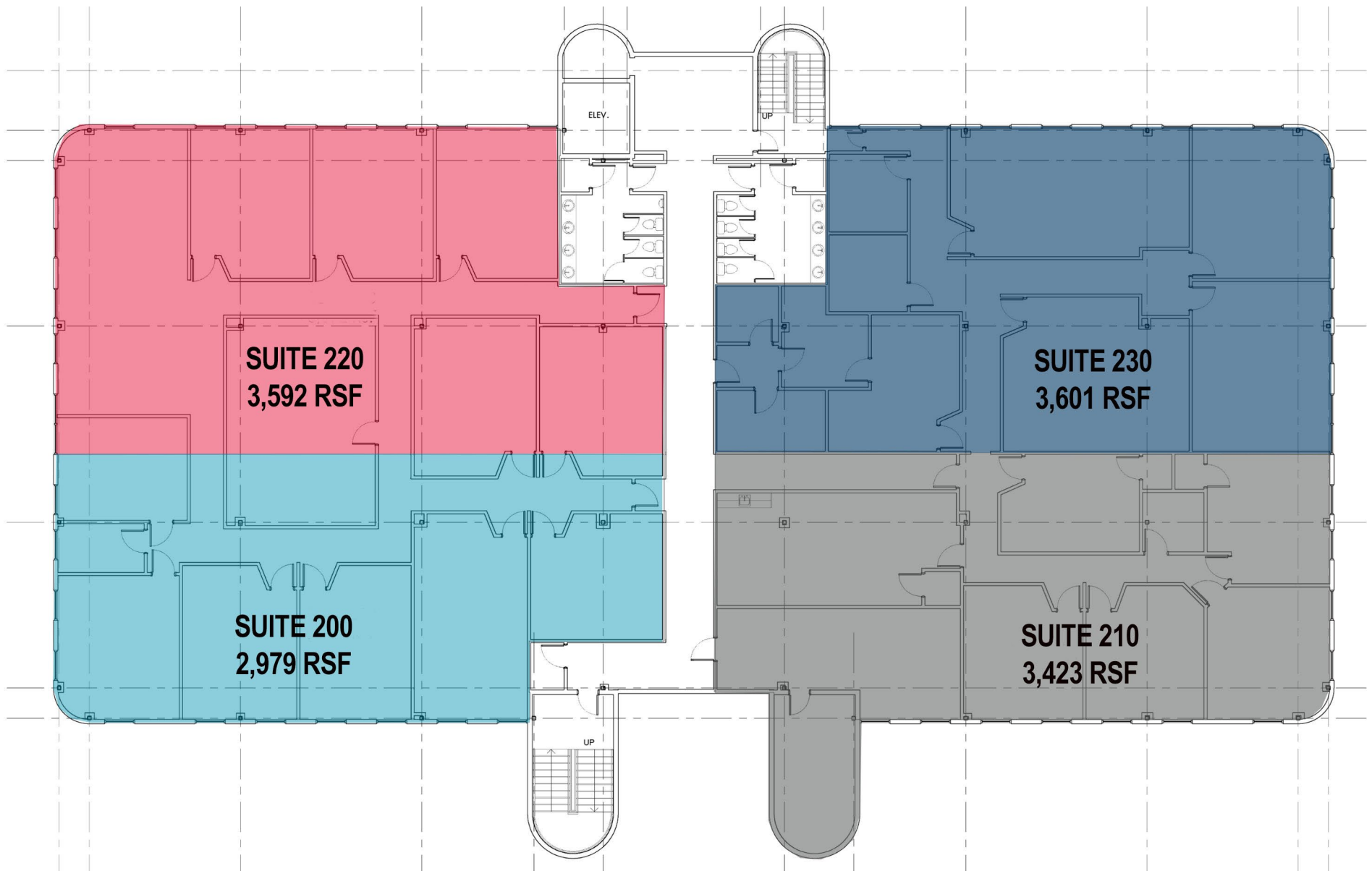


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## FLOOR PLAN - 2<sup>ND</sup> FLOOR



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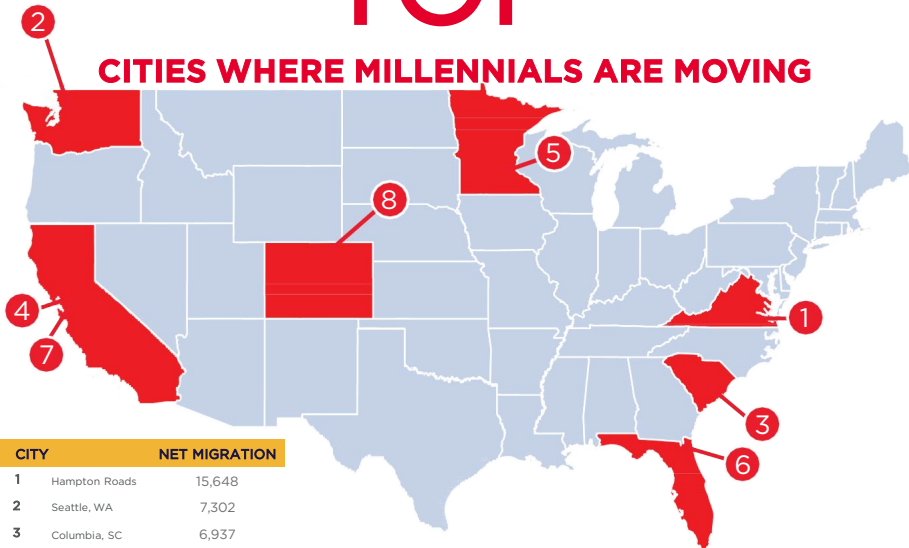
## VIRGINIA BEACH OVERVIEW

Virginia Beach is the largest city in Hampton Roads. Although it is mainly known for its boardwalk and oceanfront, the city offers much more than just the beach, including the Sportsplex, parks, museums, a variety of restaurants and shops, and a live music venue. Many people are also drawn to the city for the military and the Oceana Naval Air Station. Virginia Beach is an excellent mix between city life, because there is always something to do, and the suburbs, because it's an ideal location to raise a family.



## TOP

### CITIES WHERE MILLENNIALS ARE MOVING



CITY	NET MIGRATION
1 Hampton Roads	15,648
2 Seattle, WA	7,302
3 Columbia, SC	6,937
4 Sacramento, CA	6,680
5 Minneapolis, MN	6,529
6 Jacksonville, FL	6,354
7 San Jose, CA	5,496
8 Denver, CO	5,106

VIRGINIA BEACH alone is in the Top 10 cities for millennial migration with approximately 5,000 millennials

#1 BEST CITIES TO LIVE IN

- WalletHub

\$94.9 BILLION

- Virginia Beach-Norfolk-Newport News GDP

20<sup>TH</sup>

- Healthiest and Fittest City in the U.S. (MensHealth)



2697 DEAN DRIVE

**For more information, please contact:**

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