

For Lease



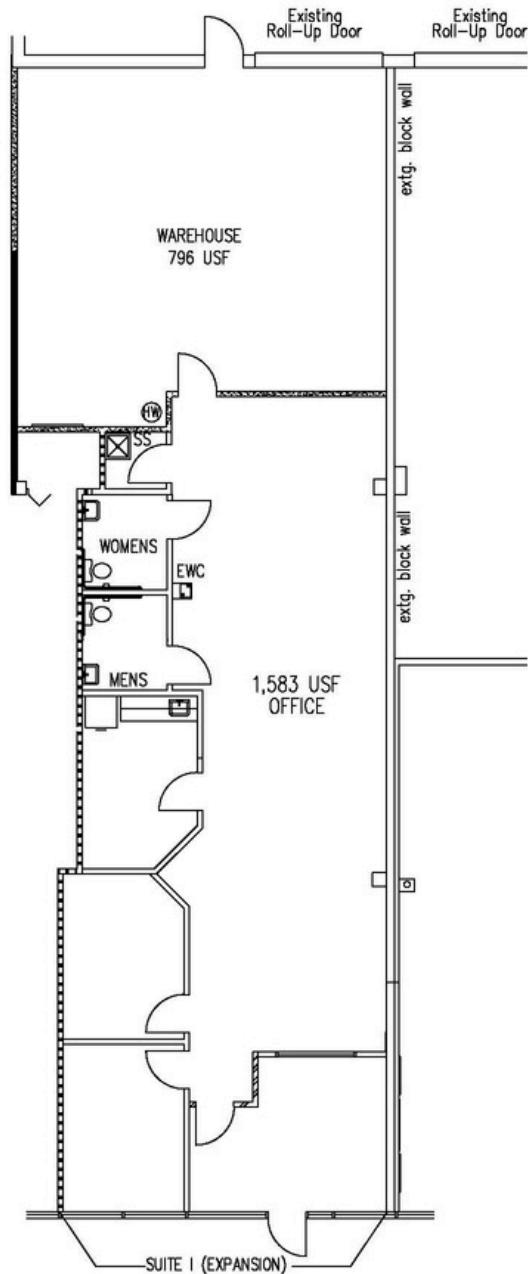
**509 Viking Drive
Parkway West Building
Virginia Beach, VA 23452**

Corporate quality office/flex space available

Ideal location for companies requiring office, showroom, warehouse or sales and service space

- Rates starting at \$12.25 p.s.f., NNN
- Abundant parking
- Situated off Lynnhaven Parkway on Viking Drive in the heart of the Lynnhaven business corridor
- Nearby amenities within 1/2 mile +/- include: post office, regional shopping mall, banks and restaurants
- Building is located within 1/4 mile of I-264

Suite I - 2,379 SF Available - 4th Quarter 2025

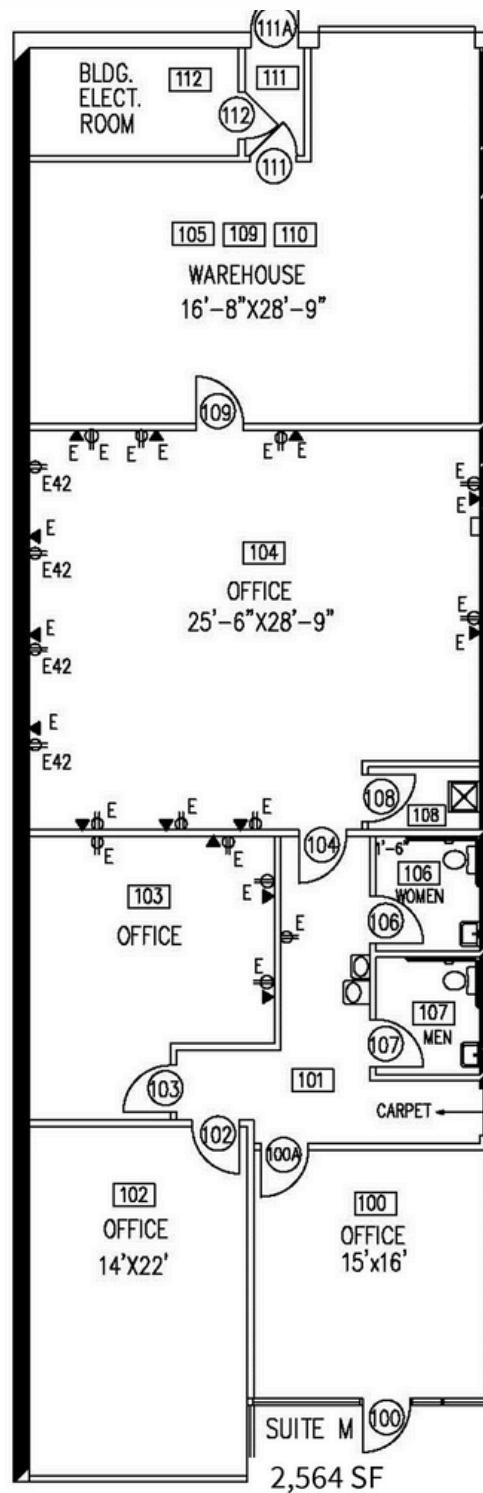


509 VIKING DRIVE – SUITE I

SCALE: NTS

Availabilities	Total SF	Office SF	Warehouse SF	Loading
Suite I	2,379	1,583	796	Drive-in

Suite M - 2,564 SF Available



Availabilities	Total SF	Office SF	Warehouse SF	Loading
Suite M	2,564	1,979	585	Drive-in

Building Fact Sheet

Located at 509 Viking Drive in Oceana West Park, Directly off Lynnhaven Parkway and Interstate 264, Parkway West is easily accessible to the Hampton Roads area:

- 2 minutes from the Virginia Beach/Norfolk Expressway
- 5 minutes from the Oceanfront
- 20 minutes from Norfolk International Airport
- 25 minutes from Downtown Portsmouth

This attractive, single-story brick structure incorporates 42,000 square feet of office and warehouse space. Constructed of brick and double-insulated reflective storefronts, Parkway West's streamlined structure is highlighted by innovative landscaping

Property Description

Site square footage:	192,607 square feet
Building Square footage:	41,813 square feet
Total leasable square footage:	41,563 square feet
Exterior construction:	Brick veneer with metal stud backing or "cavity" wall
Windows:	Double insulated reflective glass
Insulation:	R-19 in demising walls
Overhead doors:	Twelve (10' x 9") roll-up
Roof systems:	Ballasted single-ply elastomeric membrane
Floor slab:	5" reinforced, 250 pounds per square foot capabilities
Column spacing:	Varies from 26' to 35'
Clear ceiling height/office:	8' (flexible)
Clear ceiling height/warehouse:	10' to 12'
Office HVAC:	Electric heat pump
Warehouse heat:	Ceiling mounted gas
Electrical:	200 amp, three-phase, four wire providing 208 with 120-volt service per unit
Sewer service /Water service:	4" Main / 8" Main
Parking ratio:	4.5: 1,00 sq. ft



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