

# Sam Segar & Associates

REALTORS®

Commercial, Industrial and Investment Real Estate  
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## FOR LEASE RETAIL/MEDICAL/OFFICE/SPECIALTY

### GREENBRIER STATION Commercial Condominium 1011 Eden Way North CHESAPEAKE, VIRGINIA 23320



**Location:** Outstanding Greenbrier location just off the intersection of Greenbrier Parkway on Eden Way North directly across the street from Greenbrier Mall and approximately  $\frac{3}{4}$  miles from the I-64/Greenbrier Parkway Interchange.

**Description:** Greenbrier Station is attractively designed with brick, arched glass windows and metal mansard roof.

**Building Size:** +/- 21,668 sq. ft.

**Parking:** 109 free onsite parking spaces plus street parking

**Available Space:** **Condominium Unit No. 3:** +/- 6,100 square feet (subdividable)

**Possible Uses:** Great for a wide variety of uses including general office, medical, retail, restaurants, gyms, martial arts, dance studios, salons, and more.

**Zoning:** B-2 Commercial

**Lease Rate:** Call Broker

**Existing Tenants:** Existing Tenants include Greenbrier Pawn, US Coast Guard Recruiting Office, Domino's Pizza and "The Garage" Micro Brewery.

**Comments:** Building and monument signage, numerous shopping and restaurant venues in vicinity. If existing drop ceilings were removed, the space can offer ceiling heights ranging from 18' to over 30'; multiple locations for water availability, and flexible space entry points make the space ideal for many uses.

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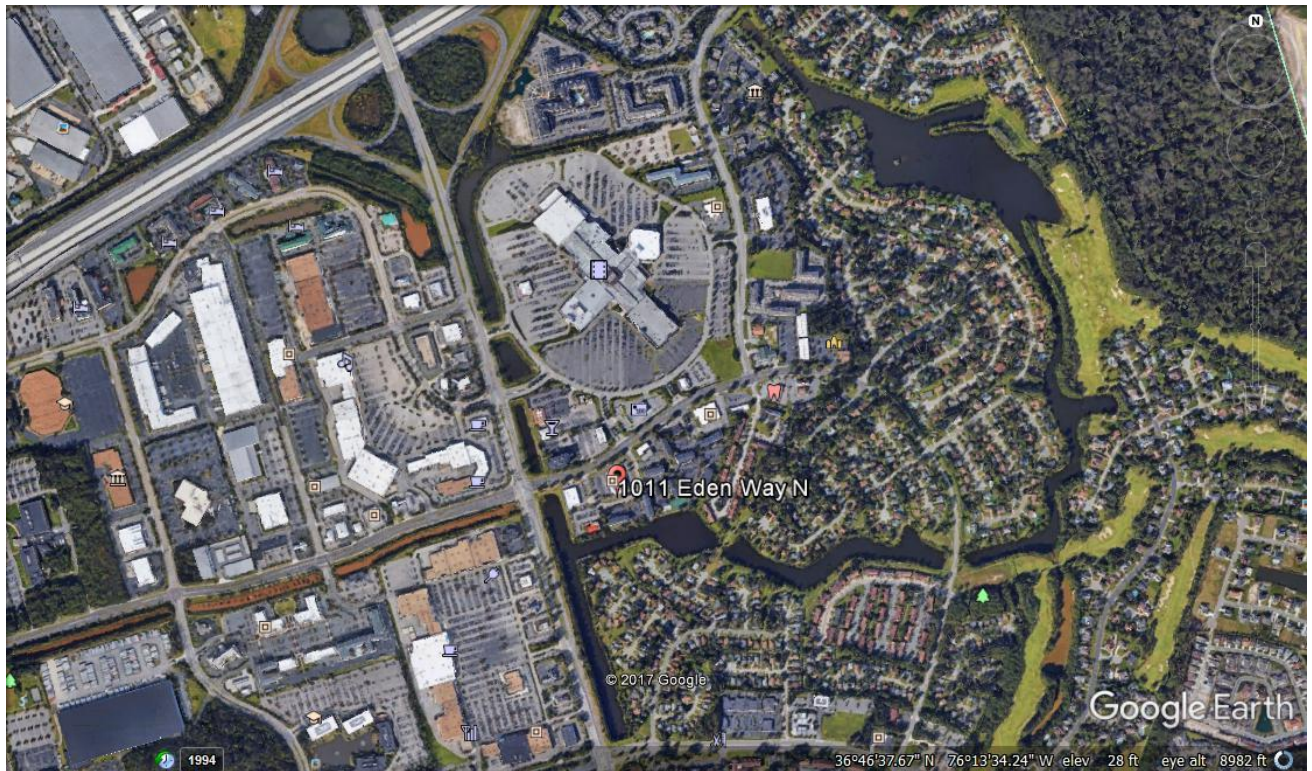
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## PHOTO GALLERY





## *Aerial*



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