



**MEDICAL OFFICE SPACE FOR LEASE**

**329 EDWIN DRIVE**

VIRGINIA BEACH, VA 23452



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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Two-story medical office building located at the corner of Edwin Drive and Expressway Drive overlooking Mount Trashmore Park, offering lake views and walking trails. Located 1.5 miles from Town Center of Virginia Beach and the Central Business District at Pembroke. Proximity to Lake Trashmore YMCA, dining, shopping, and hotels. Excellent access to I-264 at Independence/Pembroke exit.

Well-appointed, fully built out first floor medical and surgical office space available. Ideal for plastic surgeon, hand surgeon, pain management, or other physicians who perform procedures.

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$27.00 SF/yr (Tenant pays CAM, utilities and janitorial)
<b>Date Available:</b>	January 1, 2025
<b>Available SF:</b>	5,558 SF
<b>Building Size:</b>	11,321 SF
<b>Year Built:</b>	2014
<b>Zoning:</b>	O2
<b>Parking:</b>	Surface Parking, 49 Spaces

### SPACE HIGHLIGHTS

- Two waiting areas; evaluation with reception area and OR
- 6 exam rooms, 3 offices (doctor's, office manager and billing), nurse station with built-in workstations
- 2 large OR/procedure rooms. 1 with OR light. Separate HVAC to each room. Rooms are lead lined for x-ray and fluoroscopy, medical gases (oxygen and air) and suction piped into rooms
- Postoperative recovery area with wall oxygen
- Clean/dirty room with washer and dryer hookups 110v /220v
- 2-patient restrooms, and 1-private restroom
- Phase 3 electric
- Generac Natural Gas QuietSource Series Standby Generator 48 kw. Automatic Isochronous Electronic Governor
- Monument signage available
- Furniture, electronics (computers, printers, scanners, BP machines. etc.) and washer/dryer available price(s) negotiable

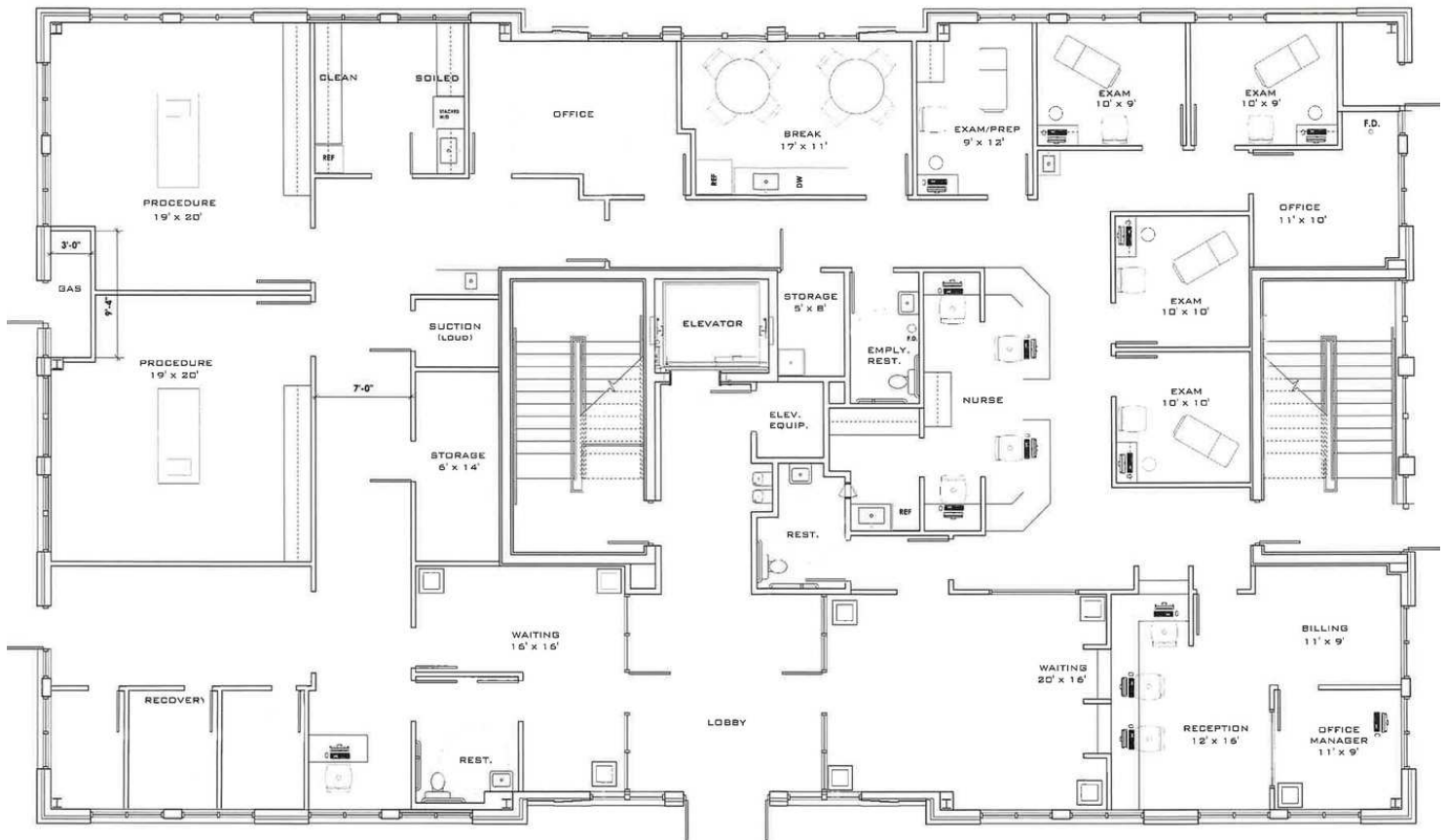
### PROXIMITY TO LOCAL HOSPITALS

- See map on brochure back cover

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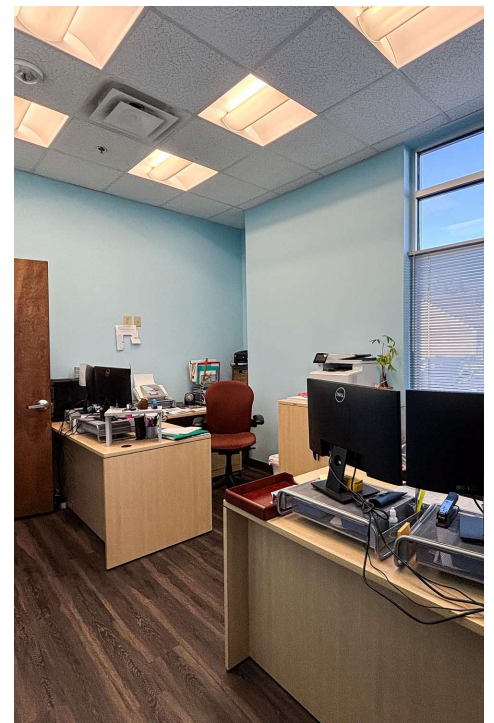
SUITE 100 | 5,558 SF AVAILABLE



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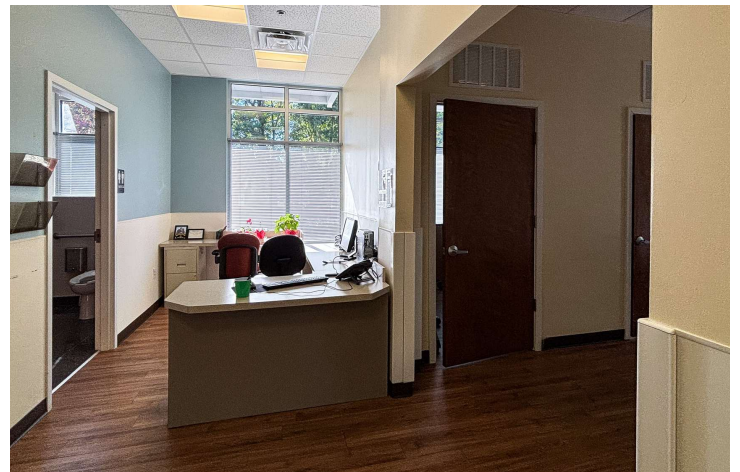
RECEPTION AND OFFICE SPACE



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OPERATING ROOM AND POSTOPERATIVE RECOVERY

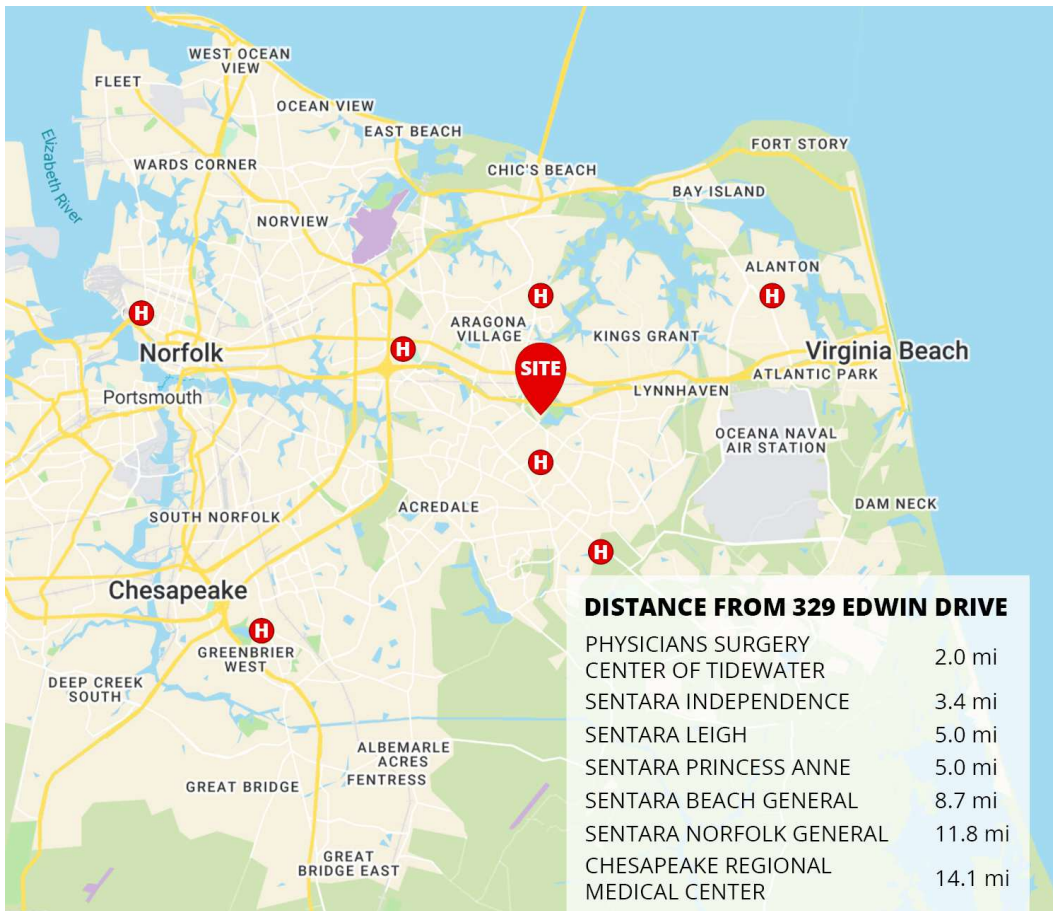


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