

# REFLECTIONS I

2809 S LYNNHAVEN ROAD

VIRGINIA BEACH, VA 23452

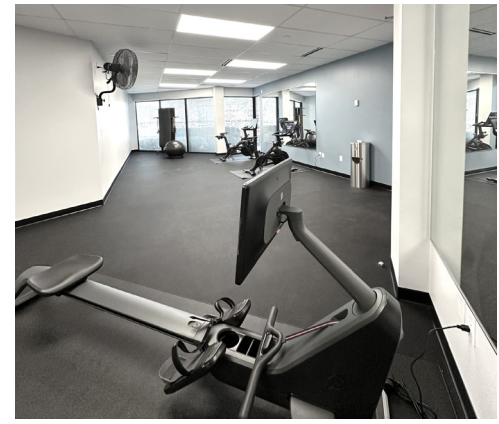
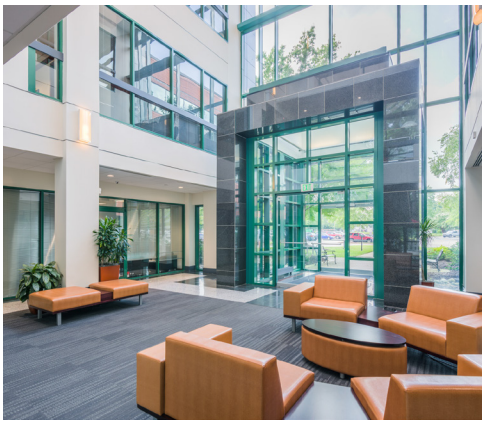
NEW OWNERSHIP

**DSC Partners**

A Donatelli | Smith Capital Company

**CLASS A OFFICE  
FOR LEASE**

 **CUSHMAN &  
WAKEFIELD**  
**THALHIMER**



## // PROPERTY SUMMARY

**ADDRESS** 2809 S. Lynnhaven Road, Virginia Beach VA 23452

**YEAR BUILT** 1987; 2013 Renovation

**BUILDING SF** 63,508 RSF - Three (3) stories

**LAND AREA / ZONING** ± 5.43 Acres / O2 (Office District)

**PARKING** 318 Free surface spaces (5.0/1,000 SF)

**CONSTRUCTION** Class A, three story atrium lobby; Brick, glass and masonry components

**ELEVATOR** Two (2) electric hydraulic Otis passenger elevators

**LIFE SAFETY** Fully equipped with wet sprinkler system, hard-wired smoke detectors, portable fire extinguishers

**HVAC** Four 50-ton Daiken rooftop units (RTUs) and 30-VAV boxes per floor - Energy Star Certified

**ACCESS** 24/7 RFID key card access; On-site day porter

**UTILITIES** Dominion Power; City of Virginia Beach; Cox and Verizon

## // HIGHLIGHTS



Located in the Class A Reflections Office Park overlooking West Neck Creek immediately off I-264 / Lynnhaven Interchange; Building signage opportunities



Energy Star Certified



Amenities include on-site day porter, fitness facilities, common conference room, café and one-mile nature trail within Reflections Office Park

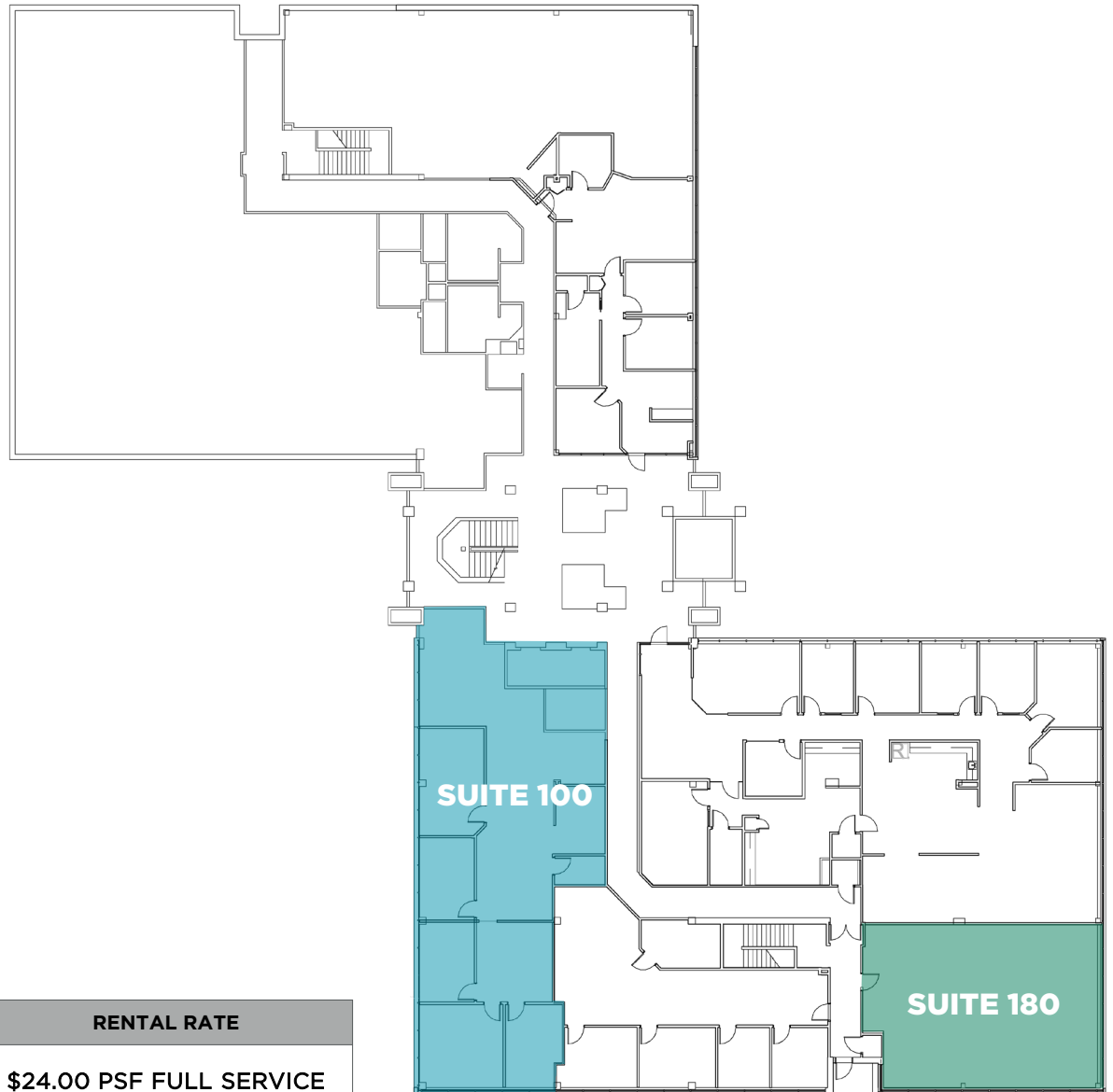


Abundant parking ratio of 5.0 spaces per 1,000 square feet with overflow parking throughout Reflections Office Park



Entrance to the Reflections Office Park is 1,600' from I-264 which shortens commute time from points further west in the region

# // FIRST FLOOR



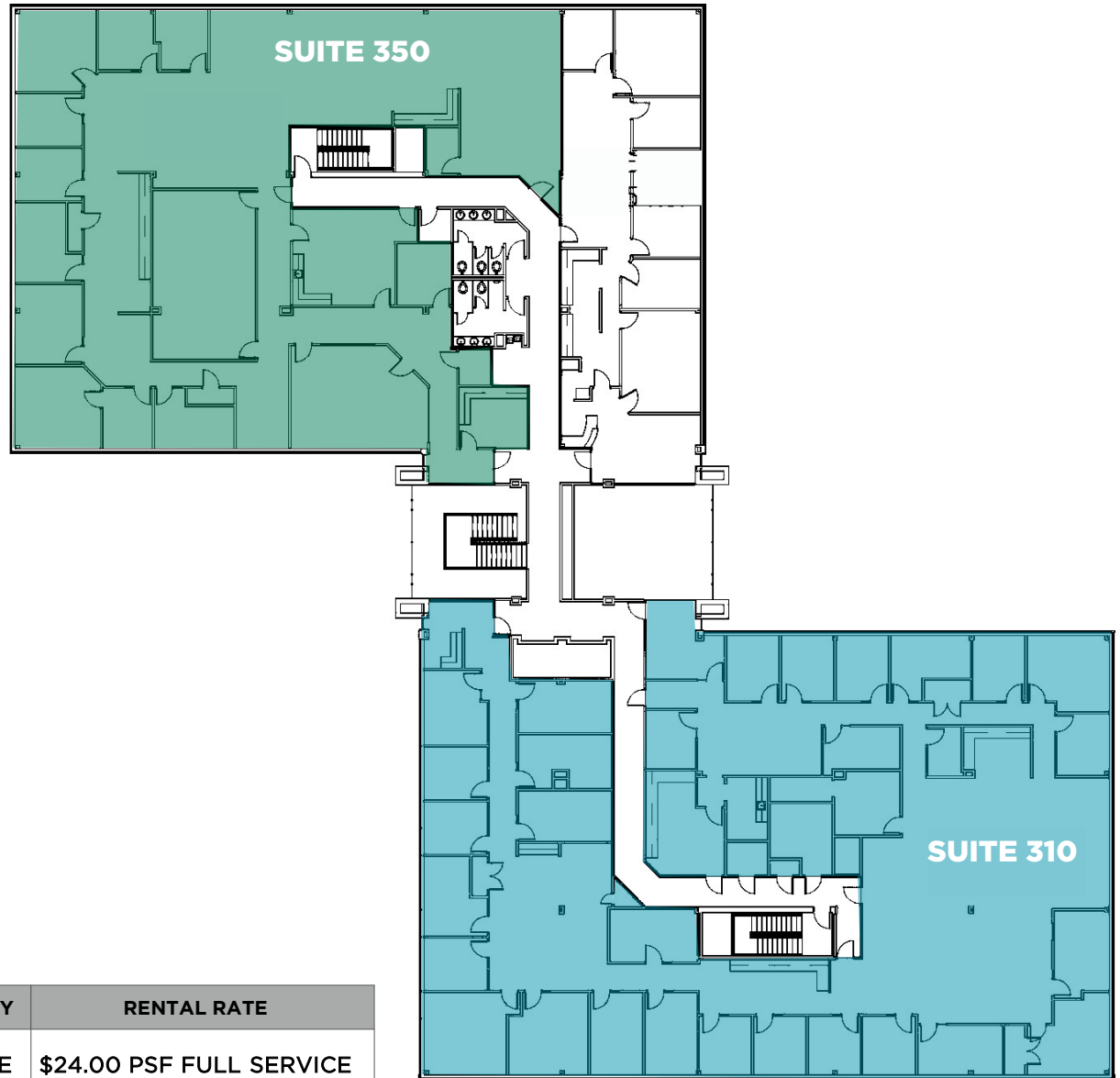
SUITE	AVAILABLE RSF	MIN < MAX RSF	AVAILABILITY	RENTAL RATE
100	2,657 RSF	2,657 RSF	IMMEDIATE	\$24.00 PSF FULL SERVICE
180	1,467 RSF	1,467 RSF	IMMEDIATE	\$24.00 PSF FULL SERVICE

# // SECOND FLOOR



SUITE	AVAILABLE RSF	MIN < MAX RSF	AVAILABILITY	RENTAL RATE
220	3,824 RSF	990 - 3,824 RSF Can Be Sub-divided	IMMEDIATE	\$24.00 PSF FULL SERVICE
250	10,840 RSF	< 29,594 RSF 2nd and 3rd Floor	IMMEDIATE	\$24.00 PSF FULL SERVICE

# // THIRD FLOOR



SUITE	AVAILABLE RSF	MIN < MAX RSF	AVAILABILITY	RENTAL RATE
310	10,743 RSF	3,000 - 10,743 RSF Can Be Sub-divided	IMMEDIATE	\$24.00 PSF FULL SERVICE
350	8,011 RSF	< 18,754 RSF 3rd Floor	IMMEDIATE	\$24.00 PSF FULL SERVICE

# THE 3 PILLARS OF THE VIRGINIA BEACH ECONOMY

Atlantic Ocean



## TOURISM

**VIRGINIA BEACH OCEANFRONT**  
 20.2 Million Annual Visitors  
 \$2.4B Visitor Spending  
 5 Miles East | 8 Minutes Drivetime

## DEFENSE

**NAVAL AIR STATION OCEANA**  
 10,500 Active Navy Personnel  
 4,500 Civilian Personnel at Oceana  
 Defense Spending 40% of Local GDP

## PORTS

**FULLFILLMENT CENTER**  
 3rd Largest East Coast Port  
 and Fastest Growing



1600'

**VIRGINIA BEACH TOWN CENTER**  
 3 Miles West | 6 Minutes Drivetime

**REFLECTIONS I**

**REFLECTIONS OFFICE PARK**

Lynnhaven Mall

REFLECTIONS  
 1.5-MILE  
 NATURE TRAIL

**NICOLE CAMPBELL**  
 Vice President  
 757 499 0783  
 nicole.campbell@thalhimer.com

**ROB WRIGHT**  
 Senior Vice President  
 757 499 2896  
 rob.wright@thalhimer.com

Town Center of Virginia Beach  
 222 Central Park Avenue, Suite 1500  
 Virginia Beach, VA 23462  
 757 499 2900 | Thalhimer.com

HAMPTON ROADS  
**MSA 1.8 MILLION**

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance  
 Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

