

OFFICE FOR LEASE

448 N. Battlefield Boulevard

Chesapeake, VA



3,500 SF Available



PROPERTY FEATURES

OPTION 1

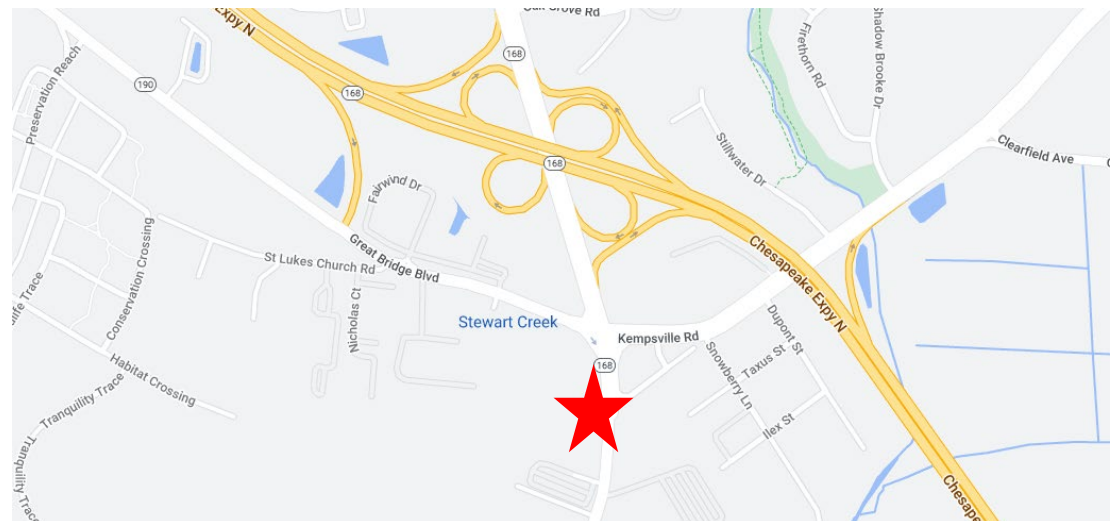
- Rent entire second floor to one tenant
- 3,500 SF
- Includes all rear parking – approximately 15 spaces
- 2 handicap restrooms
- Common areas - two zone HVAC
- Signage – ½ illuminated street sign
- \$5,000 net per month
- All utilities, maintenance and weekly refuse service paid by Landlord



OPTION 2

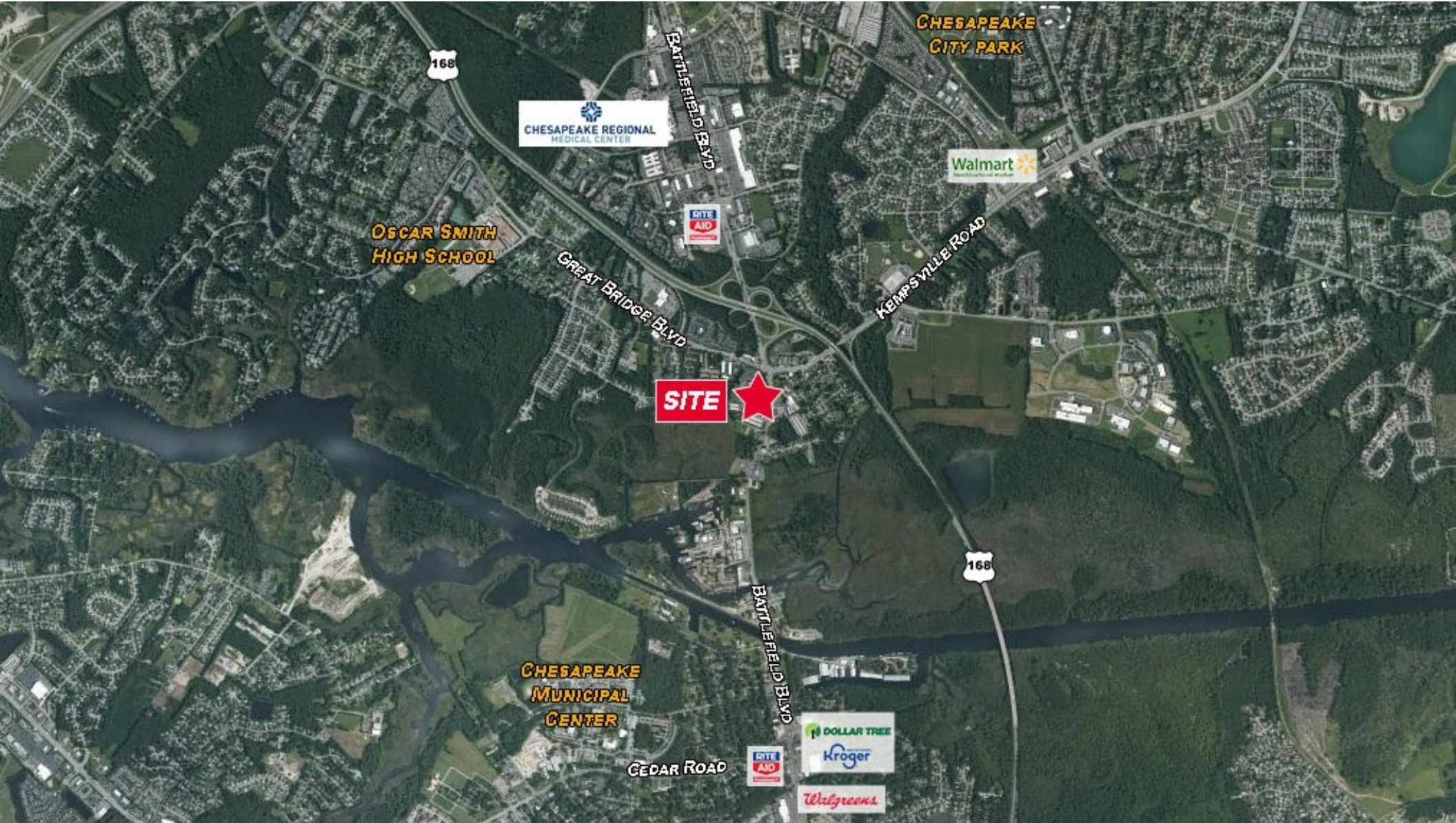
- Rent each suite separately
- Terms and conditions:
 - Suite C: 1,000 SF; \$1,500 per month
 - Suite D: 500 SF; \$600 per month
 - Suite E: 1,000 SF; \$1,500 per month
 - Suite F: 1,000 SF; \$1,500 per month
- Signage – interior directory and exterior wall sign (non-luminated) to be provided by Landlord
- Parking:
 - Suites C & E: 3 parking spaces each
 - Suite D: 1 parking space
 - Suite F: 2 parking spaces
- Landlord pays all utilities, maintenance and weekly refuse removal

	1 Mile	3 Mile	5 Mile
Estimated Population	6,057	67,062	150,973
Average HH Income	\$84,874	\$102,997	\$102,029
Daytime Population	4,464	42,282	70,675



PROPERTY FEATURES





John P. Duffy, Jr., CCIM, SIOR
Vice President
757 213 4141
john.duffy@thalhimer.com

Christine Kaempfe, SIOR
Senior Vice President
757 499 1384
christine.kaempfe@thalhimer.com