

5257 – 5269 CLEVELAND STREET

Virginia Beach, VA 23462

FOR LEASE ±1,173 TO ±9,234 SF CONTIGUOUS



THALHIMER

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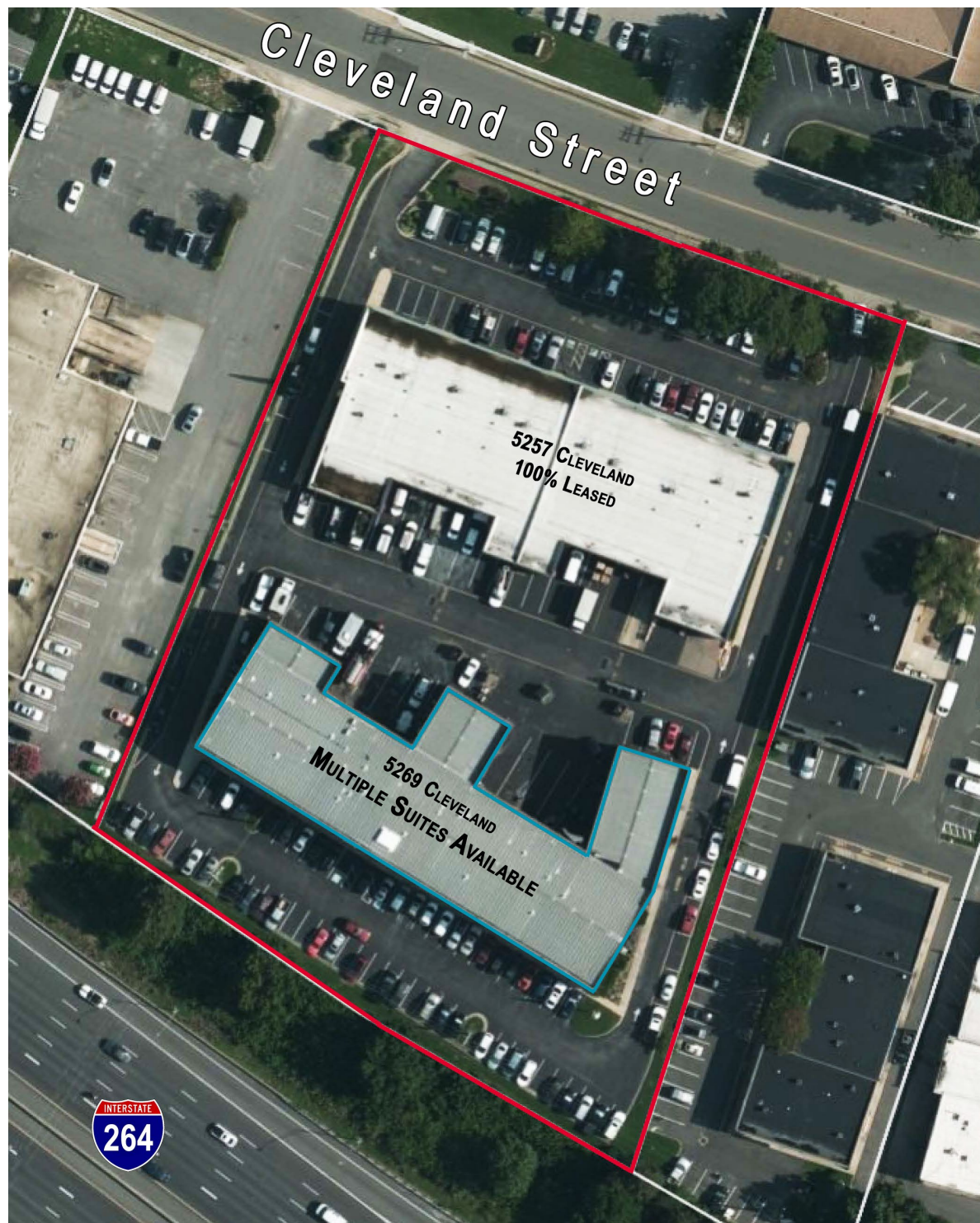
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**Corporate Headquarters
Near Virginia Beach
Town Center**

PROPERTY FEATURES

Specifications

Address	5269 Cleveland Street	
Building Size	37,366 total SF	
Vacancies <i>(floorplans customizable for new tenant)</i>		
	Suite 101	3,286 SF
	Suite 102	1,468 SF
	Suite 108-208	9,234 SF
	Suite 201	5507 SF
	Suite 202	1173 SF
	Total Vacancy	20,668 SF
Warehouse	Fully conditioned production/shop space; can be expanded	
Construction	Masonry	
Year Built	1987	
Electrical Systems	Single phase, 200-amp 120/240v	
Lighting	T5 Lighting	
Elevator	Yes	
Trash	Shared dumpsters	
Clear Height	8'-12' clear height	
Loading	Five (5) 10'w x 10'h grade-level doors	
Signage	Interstate visibility/exposure	
Parking	Ample surface parking	
Zoning	I-1, Light Industrial	
Lease Rate	\$13.00 PSF, NNN	
OPEX	\$2.33 PSF	



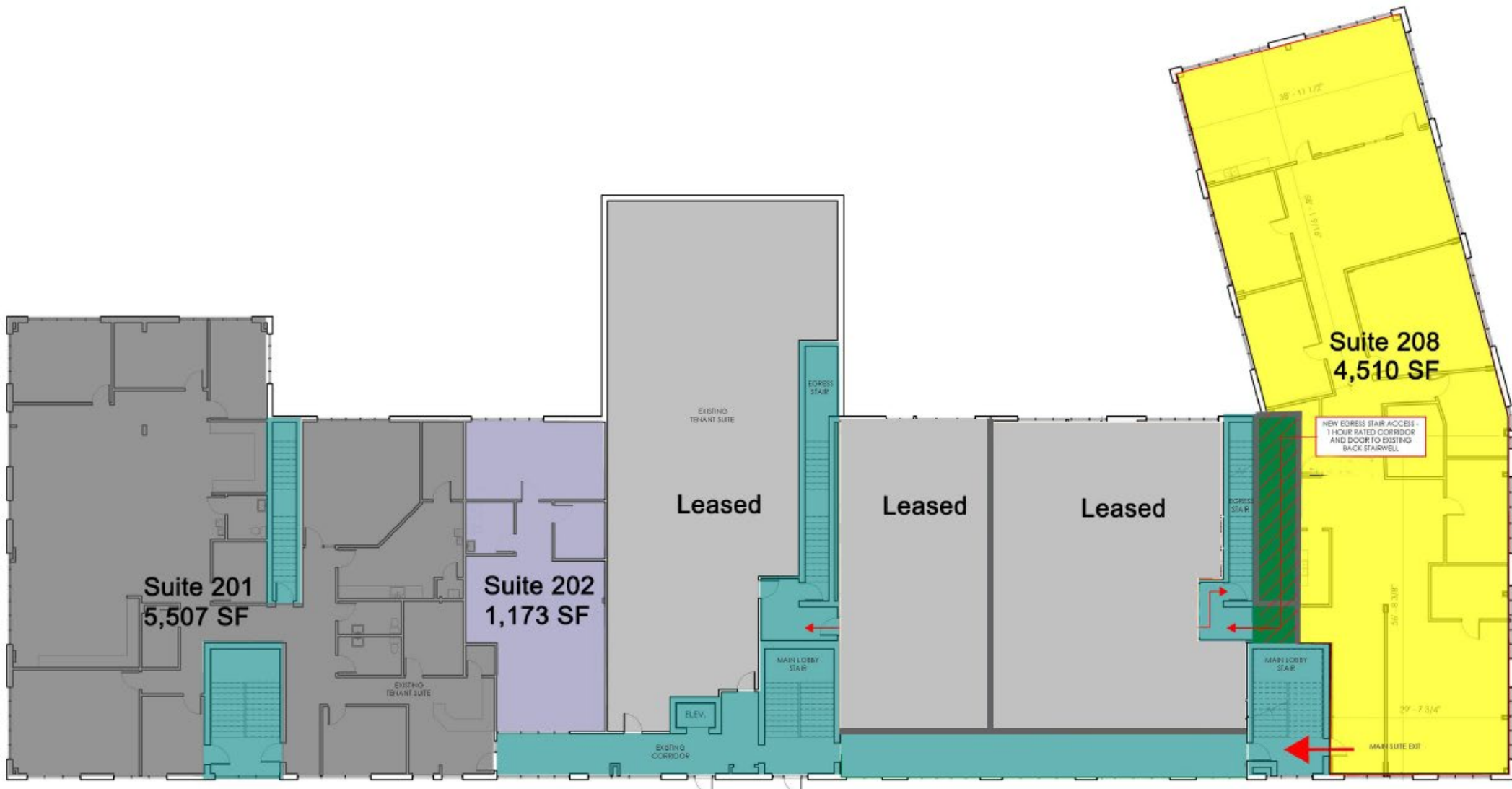
PROPERTY AERIAL



FIRST FLOOR SPACE PLAN



SECOND FLOOR SPACE PLAN



PROPERTY PHOTOS



Suite 201 - Breakroom



Suite 201 - Reception



Suite 202 – 1,173 SF Office



Suite 201 - Conference Room

PROPERTY PHOTOS



Suite 108 - Warehouse



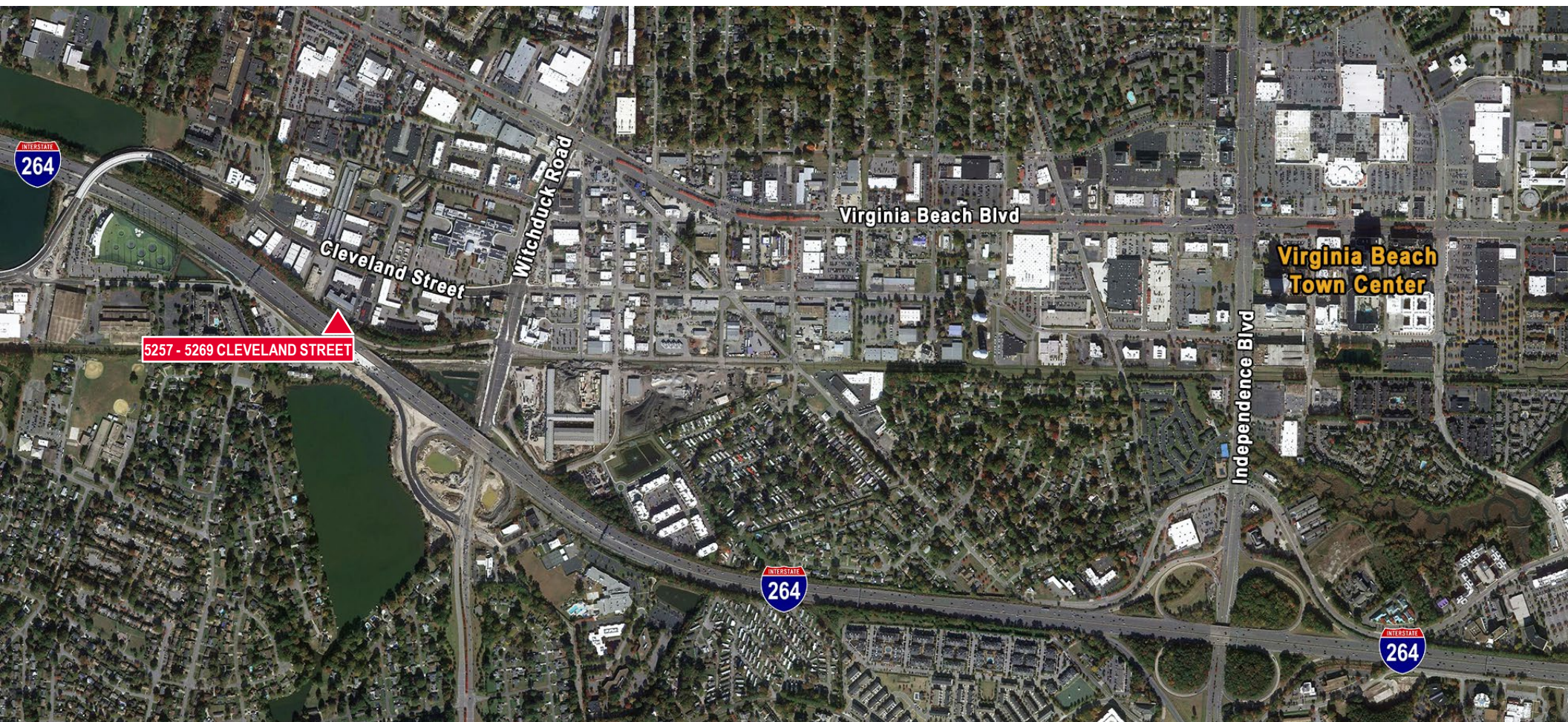
Suite 208 - Boardroom



Suite 107 - Conditioned Shop



Suite 108 - Production Area



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