



**909 PROFESSIONAL PLACE**  
Potentially Available July, 1 2024

# FOR LEASE

INDIVIDUALLY OR COMBINED

## PROFESSIONAL PLACE

Chesapeake, Virginia 23320

**913**

**PROFESSIONAL PLACE**  
2,300 SF on 3.31 Acres

**909**

**PROFESSIONAL PLACE**  
28,700 SF on 3.31 Acres

**GEOFF POSTON, SIOR**

Senior Vice President

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**TAYLOR ANDERSON**

Associate

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**909 PROFESSIONAL PLACE**

**913 PROFESSIONAL PLACE**

<b>OFFICE WAREHOUSE</b>	Two-story: 3,700 SF 25,000 SF/ 3.31 Acres	<b>Service Garage:</b> 2,300 SF/ 3.31Acres
<b>POWER</b>	Main building: 3-phase, 120/208v, 600amps	Service garage: 3-phase, 277/480v, 200amps
<b>LOADING</b>	Twenty-one (21) van-high dock loading positions Four (4) 48" dock loading doors with pit levelers	Two (2) 12'w x 14'h drive-in loading doors
<b>PARKING</b>	36 employee parking spaces, 12 trailer spaces, and 17 van spaces	11 employee parking spaces, 35 trailer spaces, and 22 van spaces
<b>AVAILABLE</b>	Potentially July 1, 2024	Q1 2025
<b>LEASE RATE</b>	\$13.75 PSF, NNN	\$13,500/mth, NNN
<b>CLEAR HEIGHT</b>	24', Column-free	
<b>YARD AREA</b>	±3.72 acres of paved storage, loading and parking surface area. Potential to expand paved yard by ±0.74 acres	
<b>ROOF</b>	Metal standing-seam roof	
<b>LIGHTING</b>	Interior: LED lighting system Exterior: Three (3) LED light poles and multiple building-mounted LED light packages	
<b>CONSTRUCTION</b>	Split-face CMU façade with pre-engineered metal panel on steel structure. Built in 1986/1995/2000	
<b>ZONING</b>	PUD (Planned Unit Development) with light industry/logistics land use overlay	
<b>ADDITIONAL FEATURES</b>	Natural gas radiant heating system; high volume low velocity warehouse ceiling fans; compressed air lines and power drop (in service garage)	
<b>OPEX</b>	\$1.99 (RE Tax = \$1.28 PSF / Ins = \$0.51 PSF / CAM = \$0.20 PSF)	



# SITE AERIAL



Professional Place

Executive Boulevard

909

28,700 SF

913

2,300 SF



PROPERTY PHOTOS





PROPERTY PHOTOS



909 Professional Place

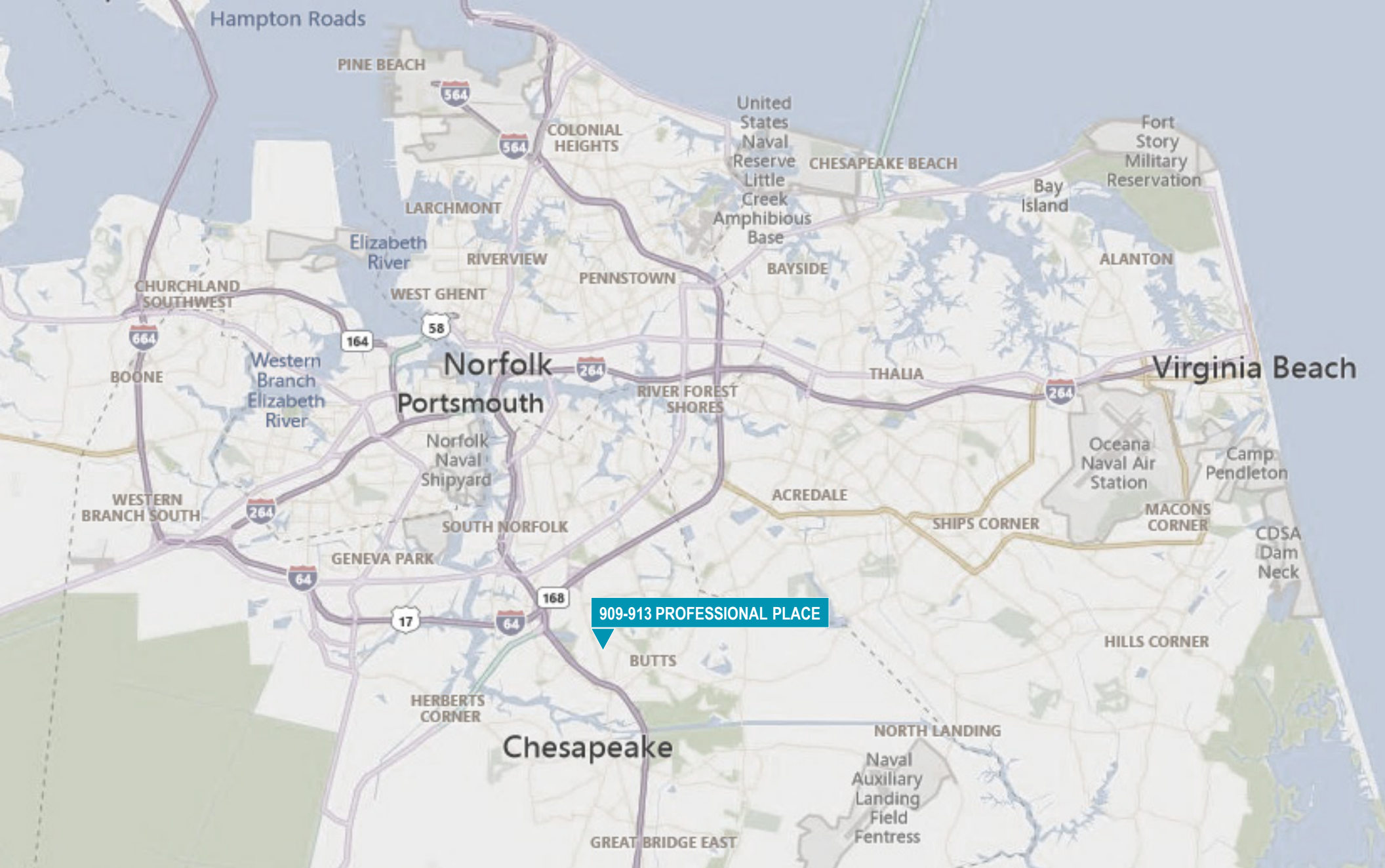


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