



THALHIMER

MULTIPLE USE FACILITY FOR SALE OR LEASE
2500 E Washington Street
Suffolk, VA 23434

GREAT LOCATION IN SUFFOLK



For more information, contact:

TOM DANA
Vice President
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PAM JOHNSON
The Real Estate Group
757 714 1888
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The Town Center of Virginia Beach
222 Central Park Ave., Suite 1500
Virginia Beach, VA 23462
www.thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

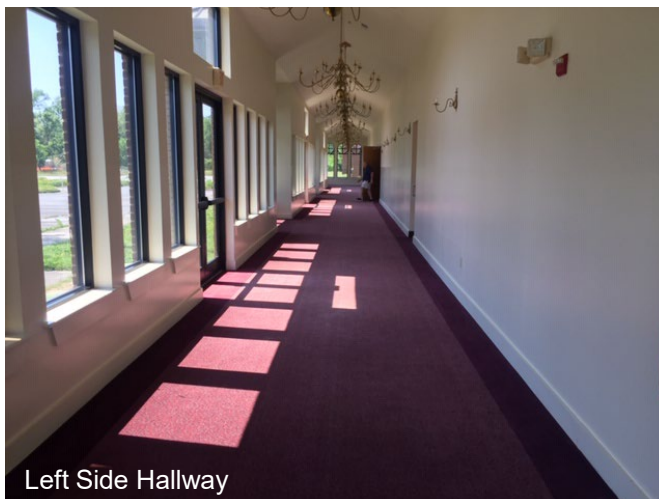
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PROPERTY FEATURES

- Great location
- Combination of offices and open space
- Easy access from Portsmouth Blvd (460) Business or Downtown
- Top quality interior and exterior finishes with abundant parking
- Large open area with 30' ceiling
- Zoned RLM
- Lease or sale

Specifications

Total Size	39,470 RSF / ±7.5 Acres
Year Built	2006
Stories	1
Zoning	RLM
Parking	250 surface spaces (6 per 1,000 SF)
Utilities	
Electric	Dominion Power
Water/Sewer	City of Suffolk – HRSD
Telephone	Fiber – Verizon
Gas	Virginia Natural Gas
Special Feature	There is an auditorium that can seat 1,300+
Lease Rate	\$7.60 PSF, NNN (±3.90 PSF)
Sales Price	\$7,100,000 (\$179.88 PSF)



Left Side Hallway



Monument Sign



Large Meeting Room



Office

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Potential Uses

- Co-working
- Corporate headquarters
- Administrative offices
- Recreational center
- Conference center
- Church
- School



Conference Room



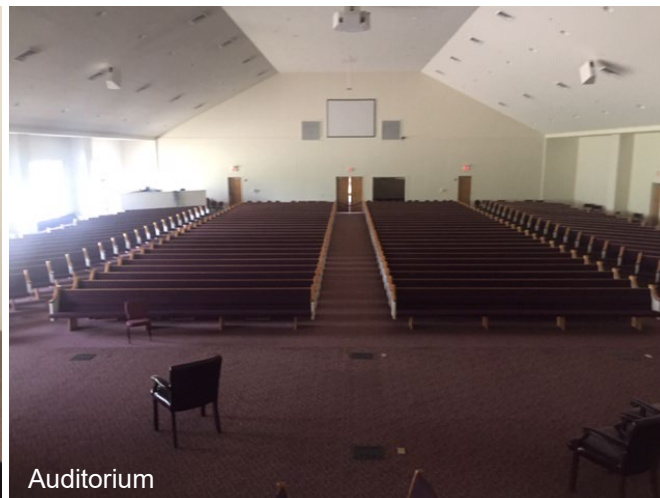
Large Office



Children's Play Room



Small Kitchen



Auditorium

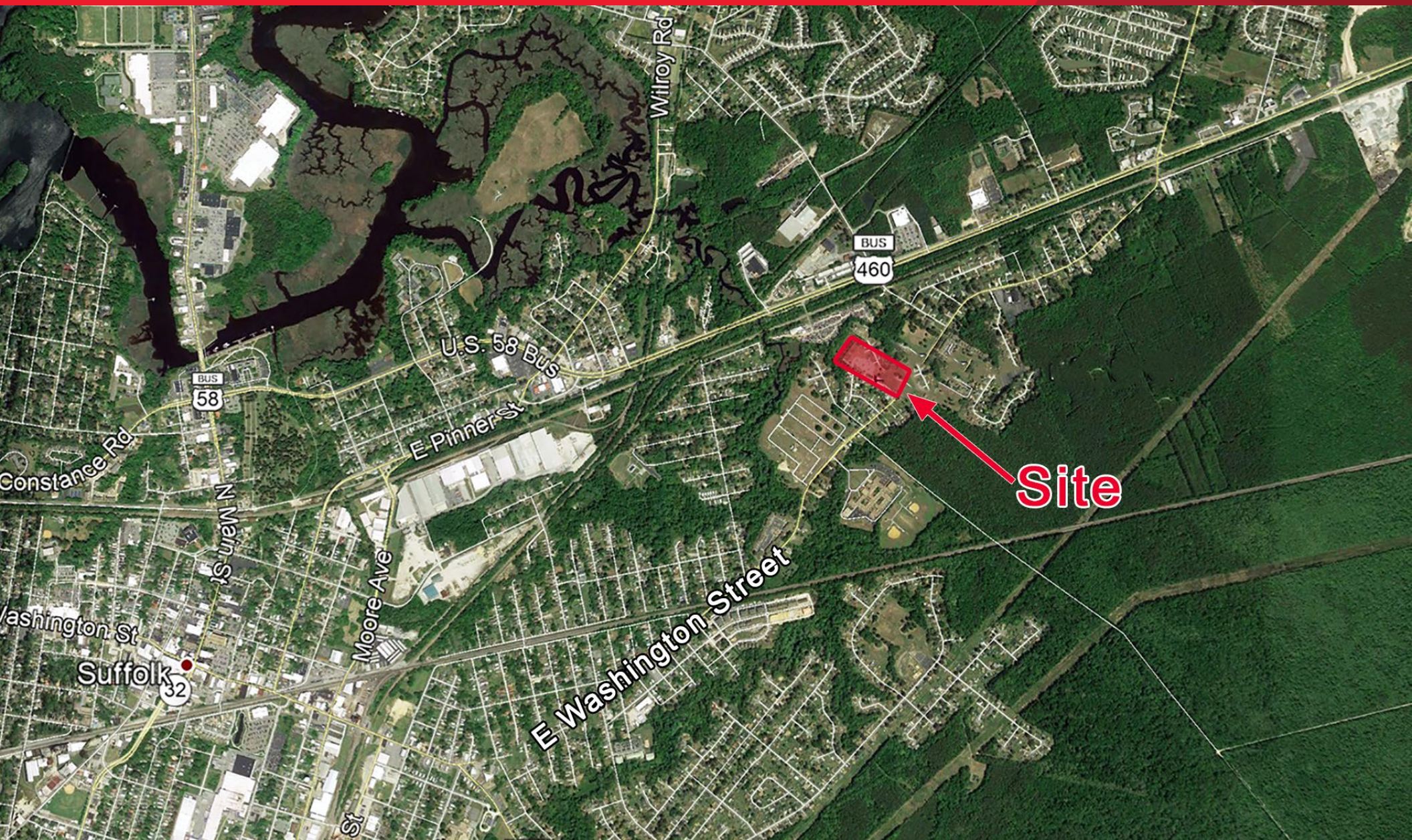


Kitchen



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