

For Immediate Release

Cushman & Wakefield | Thalhimer Awarded Exclusive Commercial Leasing Assignment of 7-Building Seminole Trail Management Office Portfolio

Total of 244,500 SF of office space in Hampton Roads – Located in high-demand submarkets

VIRGINIA BEACH, VIRGINIA, October 1, 2024 – Seminole Trail Management LLC has selected Cushman & Wakefield | Thalhimer to provide exclusive leasing services for a 7-building office portfolio in high-demand Hampton Road submarkets.

- Pembroke Office Park, Building 4 is a 65,686 square foot, five-story office building located at 291 Independence Blvd. in Virginia Beach. The building currently has office space available from 723 to 3,067 square feet and provides ample parking and natural light.
- Pembroke Office Park, Building 5 is a 50,980 square foot, five-story office building located at 293 Independence Blvd. in Virginia Beach. The building currently has office space available from 1,147 to 6,400 square feet. Both Pembroke office buildings are in the Central Business District of Virginia Beach.
- Windwood Centre is a 79,000 square foot, four-story office building located at 780 Lynnhaven Pkwy. in Virginia Beach. Office space is currently available from 2,071 to 9,758 square feet. The building features a workout facility, a building conference room, and immediately adjacent to the main entrance of the Lynnhaven Mall.
- Poplar Hill Medical Center is a four-building 42,623 square foot medical office park located at 4037-4057 Taylor Road in Chesapeake. The property features ample parking and close proximity to I-664.

Seminole Trail Management LLC (<https://seminoletrailmanagement.com/>) began in 1994 with a 40-unit property in Norfolk, VA. After a complete rehabilitation of that property the company grew over the succeeding 25+ years to ownership and management of approximately 5,700 apartment units and approximately 3,000,000 square feet of commercial real estate in Charlottesville, Richmond, Newport News, Williamsburg, Hampton, Norfolk, Virginia Beach, Chesapeake, and Suffolk, VA.

Nicole Campbell and Rob Wright of Cushman & Wakefield | Thalhimer are the exclusive leasing representatives on behalf of Seminole Trail Management LLC.

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Pembroke Office Park, Building 4



Pembroke Office Park, Building 4



Windwood Centre



Poplar Hill Medical Center



Poplar Hill Medical Center | 4-Building Aerial

About Seminole Trail Management LLC

The organization began in 1994 with a 40-unit property in Norfolk, VA. After a complete rehabilitation of that property the company grew over the succeeding 25+ years to ownership and management of approximately 5,700 apartment units and approximately 3,000,000 square feet of commercial real estate in Charlottesville, Richmond, Newport News, Williamsburg, Hampton, Norfolk, Virginia Beach, Chesapeake, and Suffolk, VA.

The apartment portfolio ranges in size from 64 units up to one of the largest multifamily properties in the state at 1,287 units. The primary emphasis has been to purchase properties in need of upgrading which requires significant capital investment in new roofs, appliances, flooring, etc. as well as improvements in landscaping and efforts to improve safety. The company has received several commendations from cities over the years where the city recognizes the efforts being made to improve the locality.

The commercial properties began with a 500,000 square foot light industrial building that became the home to government users, government contractors, a public school, a pharmaceutical company, warehouse and high-tech companies. Subsequent acquisitions resulted in properties that house building supply companies and the scientific group for the National Radio Astronomy Observatory.



The companies employ approximately 140 employees and continues to look for acquisition candidates. The company only manages properties it owns.

About Cushman & Wakefield | Thalhimer

Thalhimer was founded in 1913 and currently has offices in Richmond, Newport News, Virginia Beach, Fredericksburg, Roanoke, Charlottesville, and Lynchburg, Virginia. The company has nearly 100 broker professionals and employs more than 450 associates. Thalhimer represents, on behalf of its clients, a property portfolio of 54 million leasable square feet, management of more than 27 million square feet of commercial property, and 10,000 multifamily units. In 2023, Thalhimer completed over 1,800 transactions with a transactional volume of more than \$1.7 billion. Thalhimer is the region's leading provider of comprehensive commercial real estate services, including corporate services, investment sales, tenant representation, project management, asset management, and the sale and leasing of office, industrial and retail properties. To learn more, visit www.thalhimer.com.

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

About Cushman & Wakefield

Cushman & Wakefield (NYSE: CWK) is a leading global commercial real estate services firm for property owners and occupiers with approximately 52,000 employees in nearly 400 offices and 60 countries. In 2023, the firm reported revenue of \$9.5 billion across its core services of property, facilities and project management, leasing, capital markets, and valuation and other services. It also receives numerous industry and business accolades for its award-winning culture and commitment to Diversity, Equity and Inclusion (DEI), sustainability and more. For additional information, visit www.cushmanwakefield.com.

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