



CUSHMAN &
WAKEFIELD

THALHIMER

FOR LEASE

SOUTHPORT CENTRE

**4525 South Boulevard
VIRGINIA BEACH, VA 23452**

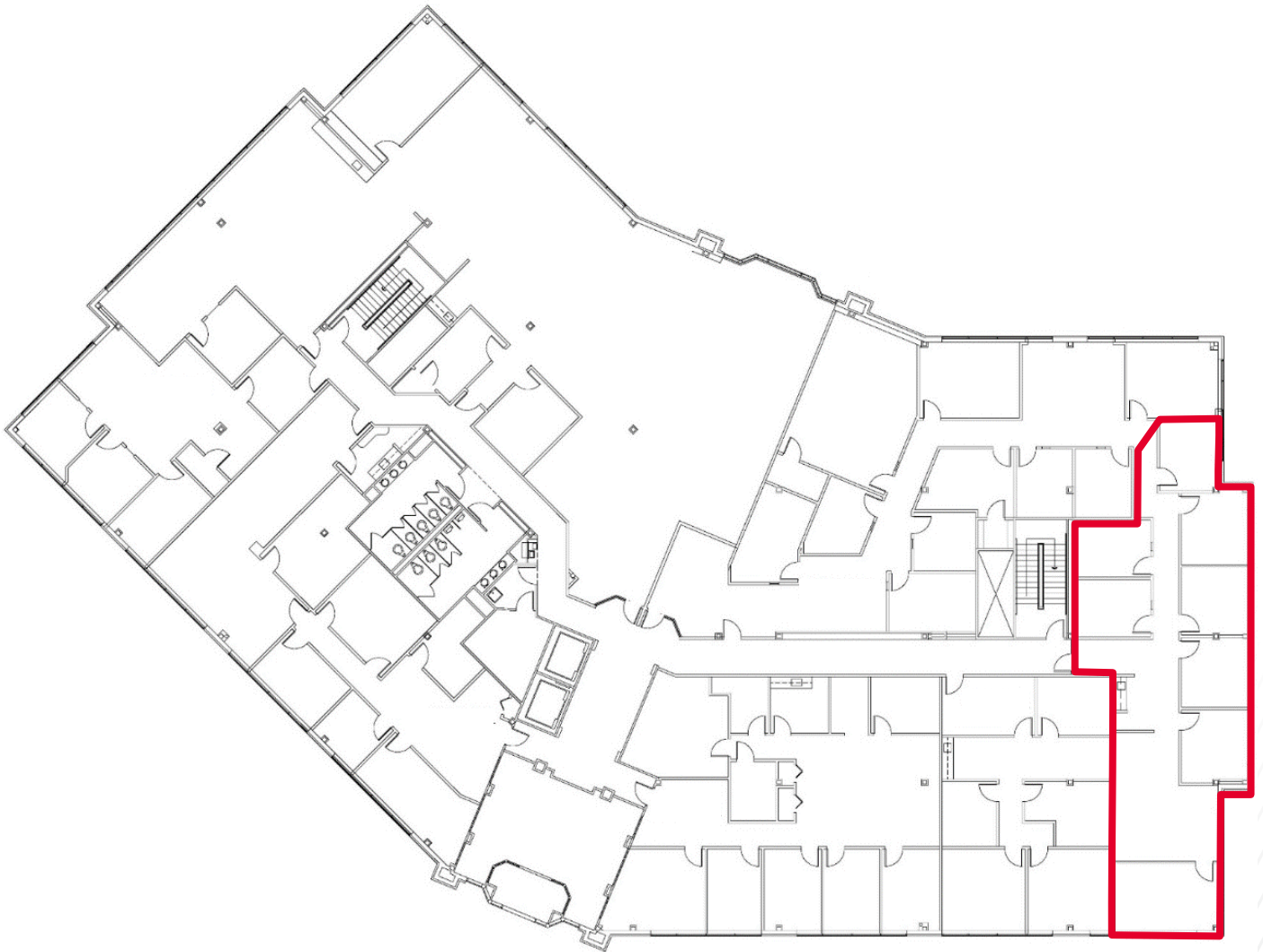
PROPERTY DETAILS

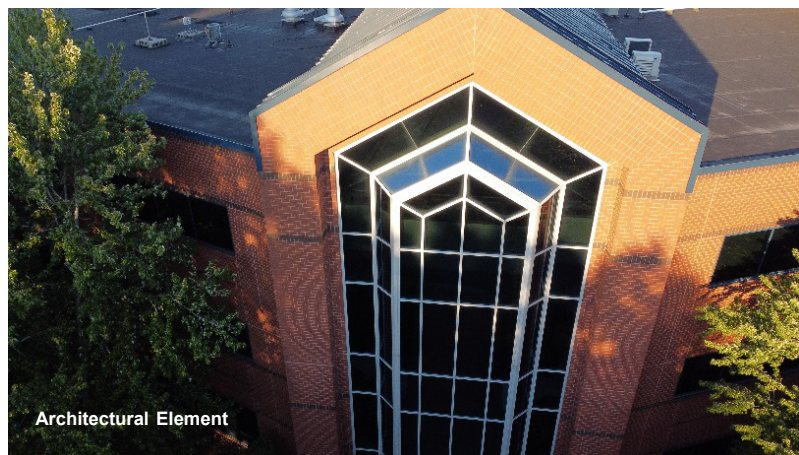
Address	4525 South Boulevard, Virginia Beach 23452	Parking	308 Surface spaces (5.0 / 1,000 SF)
Year Built	1997; 2021 Renovation	Elevator	Two (2) electric hydraulic passenger elevators
Building SF	62,330 SF	Life Safety	Fully equipped with wet sprinkler system, hard-wired smoke detectors, portable fire extinguishers
Available SF	2,410 SF	Zoning	I-1
Land Area	± 4.96 Acres	Security	24/7 fob security system; security cameras
Stories	Three (3)	Lighting	Primarily consists of LED fixtures in Tenant space and common areas
Recent Renovations	Two-story atrium lobby, common areas, 3 floors of ADA restrooms; Renovated 2021	HVAC	2021 & 2018 Two 90-ton Daikin rooftop units (RTUs) with 77 VAV boxes; 2021 energy management system
Construction	Reinforced-concrete slab on compacted fill; Brick, glass, and masonry components	Utility Providers	Dominion Power; City of Virginia Beach



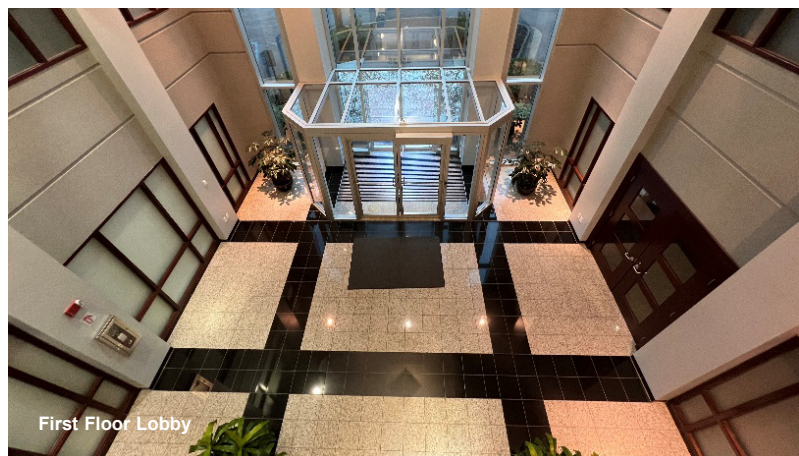
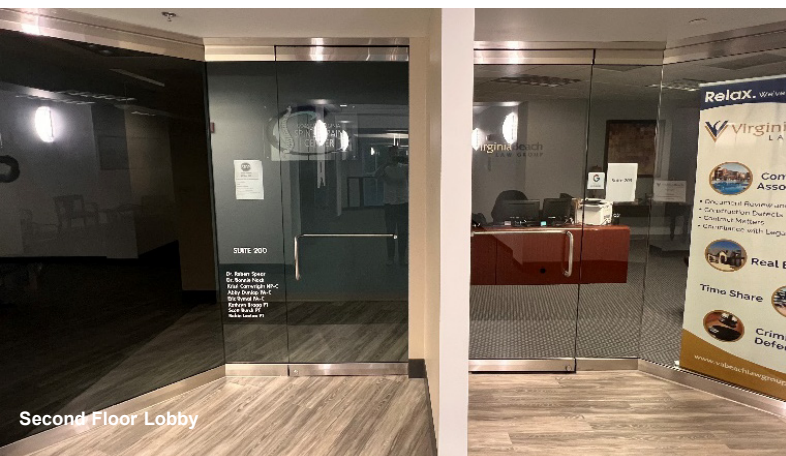
FLOOR PLAN

2ND Floor | Suite 205 | 2,410 SF





INTERIOR AND EXTER PHOTOS





THE NEIGHBORHOOD

Southport Centre is situated in the surrounding area of the **URBAN CORE** of Virginia's Largest City!

Located exactly **HALFWAY BETWEEN** Downtown Norfolk and the Virginia Beach Oceanfront.

80% of the City's Residents live within a 5-mile radius of the Virginia Beach CBD.

Part of the Pembroke strategic **GROWTH AREA** and transit-oriented development plan

FIRST and **ONLY MARKET ENTRY POINT** for retailers such as Wegmans, Anthropologie, REI, Free People, West Elm, Lululemon and Nike.





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