

OFFICE FOR SUBLEASE

2,526 SF AVAILABLE



PINEHURST CENTRE

477 Viking Drive, Suite 415
Virginia Beach, VA 23452



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PROPERTY HIGHLIGHTS

110,088 SF, class A, four-story office building

Two-story atrium lobby with dual entrances

Suite 415 available – 2,526 SF

Lease term expires October 31, 2026

Furniture can remain

Beautiful landscape, courtyard seating and lake with fountain

Minutes from I-264, banks, restaurants, post office, Lynnhaven Mall

±4.19 per 1,000 SF parking

Lease Rate - Negotiable



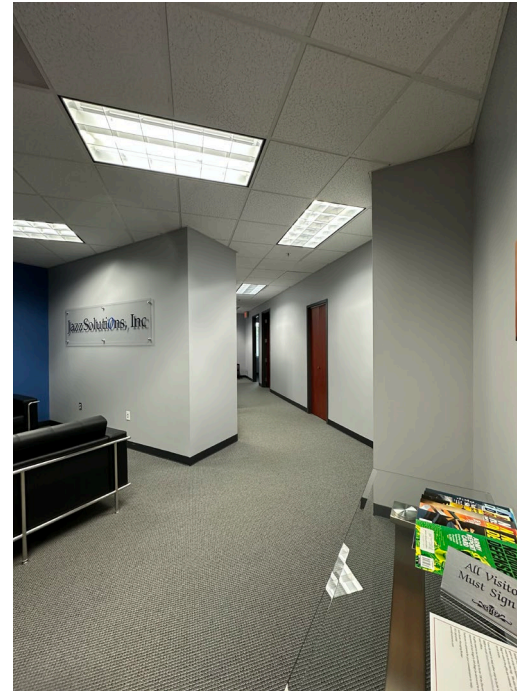
Virginia Beach Town Center – 9 minutes (5.5 miles)

Norfolk International Airport – 16 minutes (12.8 miles)

Virginia Beach Oceanfront – 10 minutes (6.1 miles)

DEMOGRAPHICS

| | 1 MILE | 2 MILES | 3 MILES |
|--------------------|----------|----------|----------|
| POPULATION | 8,549 | 40,443 | 97,787 |
| DAYTIME POPULATION | 23,772 | 59,189 | 106,013 |
| AVERAGE HH INCOME | \$90,416 | \$97,872 | \$99,820 |
| MEDIAN AGE | 35.2 | 36.9 | 35.7 |

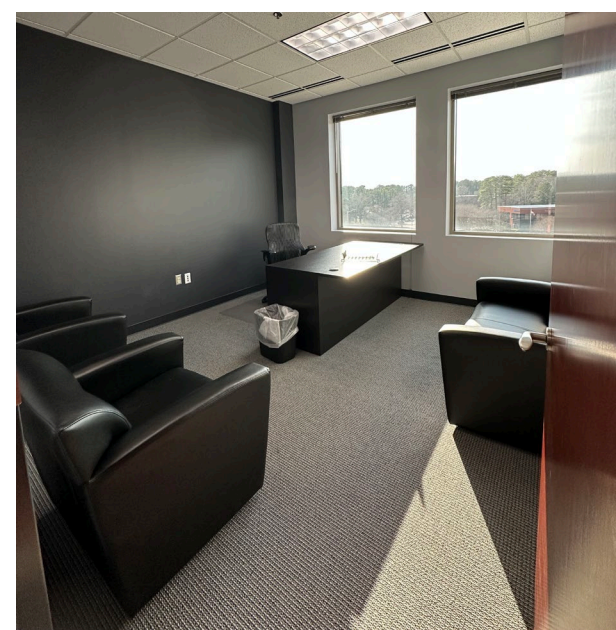
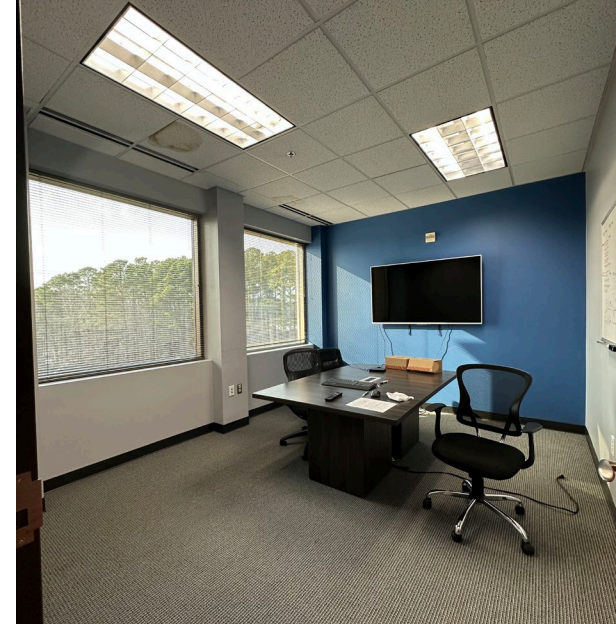


477 VIKING DRIVE, SUITE 415, VIRGINIA BEACH, VA 23452

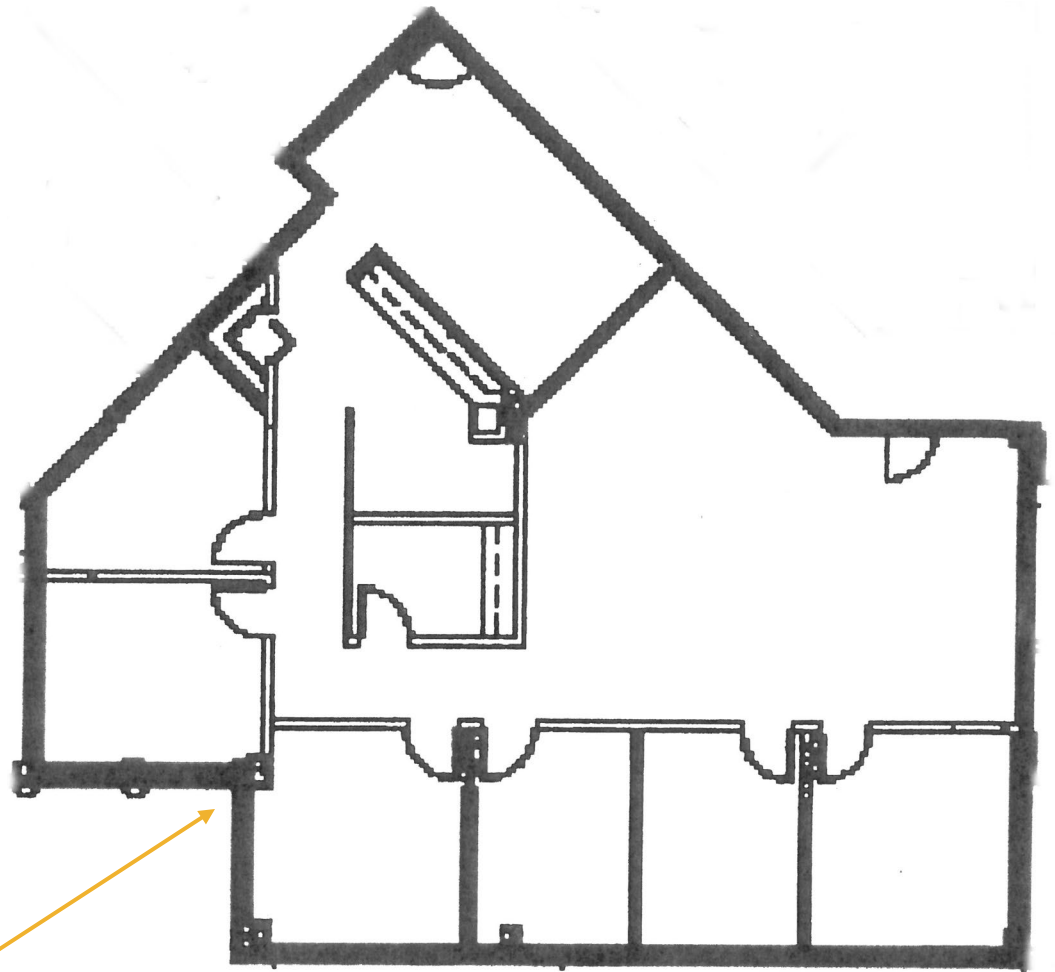
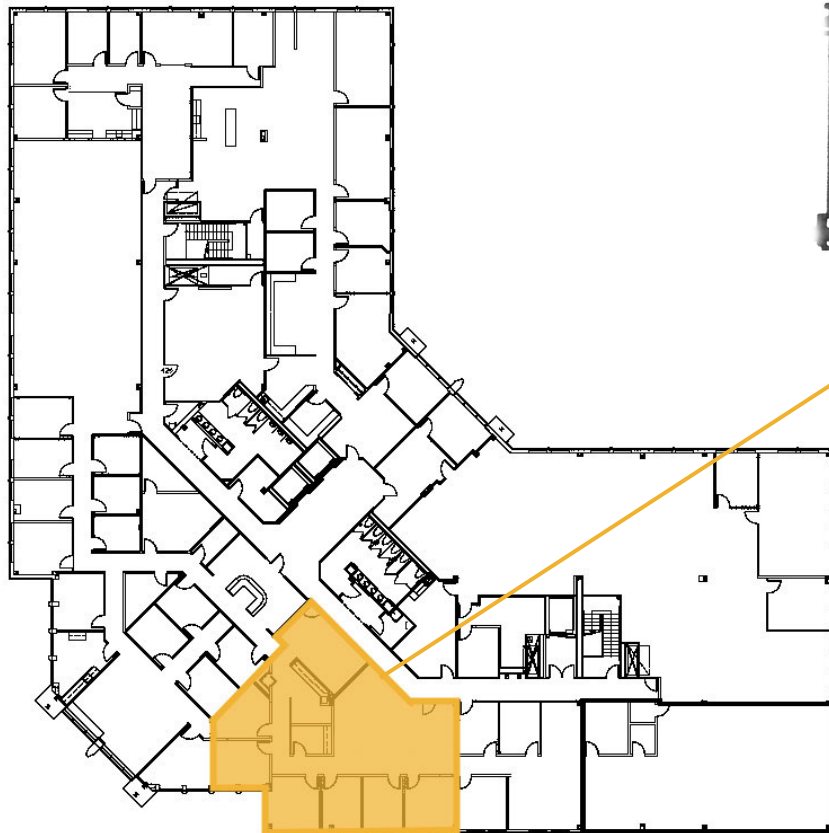


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PROPERTY PHOTOS



4TH FLOOR PLAN

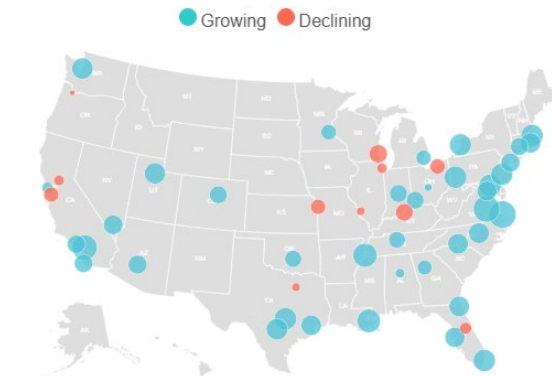


SUITE 415
2,526 SF

VIRGINIA BEACH OVERVIEW

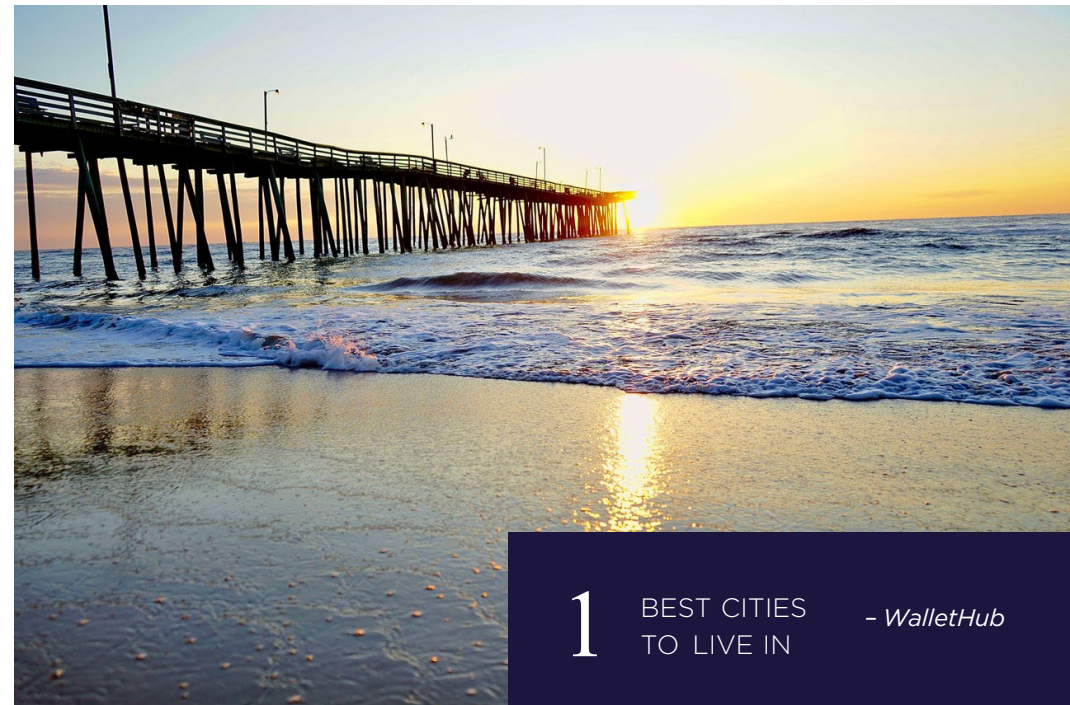
Virginia Beach is the largest city in Hampton Roads. Although it is mainly known for its boardwalk and oceanfront, the city offers much more than just the beach, including the Sportsplex, parks, museums, a variety of restaurants and shops, and a live music venue. Many people are also drawn to the city for the military and the Oceana Naval Air Station. Virginia Beach is an excellent mix between city life, because there is always something to do, and the suburbs, because it's an ideal location to raise a family.

Cities Where Millennials Are Moving



| RANK | URBAN AREA | MILLENNIAL CHANGE 2010-2015 (%) | MILLENNIAL CHANGE 2010-2015 (#) |
|------|--|---------------------------------------|---------------------------------------|
| 1 | Virginia Beach- Norfolk-Newport News, VA | 16.4% | 7,034 |

Source: RCLCO



1 BEST CITIES
TO LIVE IN - *WalletHub*

\$94.9 - *Virginia Beach-
Norfolk-
Newport News
GDP*

20 - *Healthiest and Fittest City
in the U.S. (MensHealth)*



CONTACT INFORMATION

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