

For Immediate Release

Cushman & Wakefield | Thalhimer Awarded Exclusive Leasing Assignment of 10-Building Class A Office Portfolio

*Total of 558,911 SF of office space in iconic Hampton Roads office and flex product in
Virginia Beach and Hampton*

VIRGINIA BEACH, VIRGINIA, April 15, 2025 – DSC Partners LLC has selected Cushman & Wakefield | Thalhimer to provide exclusive leasing services for a 10-building office and flex portfolio in high-demand Hampton Road submarkets.

- Reflections I is a 62,924 square foot, three-story office building located at 2809 S. Lynnhaven Road in Virginia Beach in the Reflections Office Park. The Class A, Energy Star Certified office, built in 1987 and renovated in 2013, currently has availability from 1,467 to 18,754 square feet and building signage opportunities.
- Reflections II is a 74,290 square foot, four-story office building located at 200 Golden Oak Court in Virginia Beach in the Reflections Office Park. The Class A, LEED Gold Certified office, built in 1988 and renovated in 2009, currently offers flexible configurations from 2,307 to 7,710 square feet.
- Reflections III is a 63,696 square foot, four-story office building located at 208 Golden Oak Court in Virginia Beach in the Reflections Office Park. The Class A office, built in 1988 and renovated in 2018, currently has first-floor opportunities from 1,056 to 2,007 square feet directly off the lobby.
- Oceana Center I is a 39,804 square foot, two-story office building located at 484 Viking Drive in Virginia Beach, overlooking West Neck Creek. The Class A office, built in 1987 and renovated in 2022, currently has an approximately 20,000 square feet full floor and building signage opportunity.
- Lynnhaven V is a 24,549 square foot, single-story flex building, located at 629 Phoenix Drive in Virginia Beach. The Class A flex building, built in 1996, currently has a 6,904-square foot endcap opportunity with direct access and a drive-thru bay.

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- Airport Business Center is a 65,192 square foot, single-story flex building located at 1457 Miller Store Road in Virginia Beach in the Airport Industrial Park. Built in 1988, this Class A flex building has 13 truck-height dock-level doors and a 21-foot ceiling height clearance.
- Lakefront Plaza is a 75,915 square foot, four-story Class A building built in 1999. It offers 372 parking spaces and is located at 21 Enterprise Parkway in the Hampton Roads Center – South Campus in Hampton. The Class A office building features a prominent lobby with Class A finishes, and available suites ranging in size up to 16,272 rentable square feet.
- Olympia Place is a 74,479 square foot, 3-story Class A building built in 1900, offering 340 parking spaces, located at 22 Enterprise Parkway in the Hampton Roads Center – South Campus in Hampton. The Class A building currently has available suites ranging up to 29,559 rentable square feet.
- Oxford Plaza is a 63,029 square foot 3-story Class A building built in 1987, offering 260 parking spaces, located at 1 Enterprise Parkway in the Hampton Roads Center – South Campus in Hampton. The building currently offers suites ranging in size up to 20,863 rentable square feet.
- 5 Manhattan Square is a 17,068 single story, fully leased single-tenant building located in the Coliseum Central Submarket of Hampton, offering a 5.00/1,000 ratio of parking, monument signage, and easy access to I-64 or NASA/Langley.

According to Thalhimer's Rob Wright, "This portfolio represents a collection of the highest quality suburban office and flex assets in the market; Thalhimer's regional coverage, with a Southside and Peninsula office, provides a platform to effectively match Hampton Road's strongest caliber tenants with these Class A opportunities."

DSC Partners LLC is a real estate investment and development company based in Washington, DC that creates value through acquisition and management of commercial properties in dynamic local markets in the Mid-Atlantic region. DSC's integrated approach to real estate investment aims to maximize cash flow and optimize long-term, risk-adjusted returns.

Founded in 2017 by long-time DC real estate veterans Douglas J. Donatelli and Nicholas R. Smith, the company has acquired in excess of 45 buildings and 4.8 million square feet with a diverse portfolio of commercial and industrial space in Washington DC, Maryland, and Virginia.

The Cushman & Wakefield | Thalhimer office team on the exclusive assignment includes Rob Wright, Nicole Campbell, John P. Duffy, CCIM, SIOR, and Josh Fulton in Thalhimer's southside Hampton Roads office in Virginia Beach, and Teresa Nettles in Thalhimer's Peninsula office in Newport News with portfolio support from Dawn Halterman on behalf of DSC Partners LLC.



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 approximately 530 associates. Thalhimer represents, on behalf of its clients, a property portfolio of 54 million leasable square feet, management of more than 28 million square feet of commercial property, and nearly 12,000 multifamily units. In 2024, Thalhimer completed over 1,800 transactions with a transactional volume of more than \$1.96 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.

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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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