

# REFLECTIONS III

208 GOLDEN OAK COURT

VIRGINIA BEACH, VA 23452

THREE

NEW OWNERSHIP

**DSC Partners**

A Donatelli | Smith Capital Company

**CLASS A OFFICE  
FOR LEASE**

 **CUSHMAN &  
WAKEFIELD**  
**THALHIMER**





## // PROPERTY SUMMARY

|                           |                                                                                                   |
|---------------------------|---------------------------------------------------------------------------------------------------|
| <b>ADDRESS</b>            | 208 Golden Oak Court, Virginia Beach, Virginia 23452                                              |
| <b>YEAR BUILT</b>         | 1989 / 2016 Renovation                                                                            |
| <b>BUILDING SF</b>        | 63,825 RSF - Four (4) stories                                                                     |
| <b>LAND AREA / ZONING</b> | 4.21 Acres/ O2 (Office District)                                                                  |
| <b>FREE PARKING</b>       | 300 Surface and 18 covered (5.0/1,000 SF)                                                         |
| <b>CONSTRUCTION</b>       | Class A, contemporary architecture; Brick, steel, glass and masonry components                    |
| <b>ELEVATOR</b>           | Two (2) electric hydraulic Otis passenger elevators                                               |
| <b>LIFE SAFETY</b>        | Fully equipped with wet sprinkler system, hard-wired smoke detectors, portable fire extinguishers |
| <b>HVAC</b>               | Daiken rooftop units (RTUs) and 30-VAV boxes per floor - Energy Star Certified                    |
| <b>ACCESS</b>             | 24/7 RFID key card access                                                                         |
| <b>UTILITIES</b>          | Dominion Power; City of Virginia Beach; Cox and Verizon                                           |

## // HIGHLIGHTS



Located in the Class A Reflections Office Park overlooking West Neck Creek immediately off I-264 / Lynnhaven Interchange; Building signage opportunity



Energy Star



Amenities include on-site day porter, fitness facilities, common conference room, café and one-mile nature trail within Reflections Office Park



Abundant parking ratio of 5.0 spaces per 1,000 square feet with overflow parking throughout Reflections Office Park



Entrance to the Reflections Office Park is 1,600' from I-264 which shortens commute time from points further west in the region

# // FIRST FLOOR



| SUITE | AVAILABLE RSF | MIN < MAX RSF | AVAILABILITY | RENTAL RATE              |
|-------|---------------|---------------|--------------|--------------------------|
| 122   | 1,056 RSF     | 1,056 RSF     | IMMEDIATE    | \$24.00 PSF FULL SERVICE |
| 140   | 2,214 RSF     | 2,214 RSF     | IMMEDIATE    | \$24.00 PSF FULL SERVICE |



# THE 3 PILLARS OF THE VIRGINIA BEACH ECONOMY

Atlantic Ocean

## TOURISM



### VIRGINIA BEACH OCEANFRONT

20.2 Million Annual Visitors  
\$2.4B Visitor Spending  
5 Miles East | 8 Minutes Drivetime

## DEFENSE



### NAVAL AIR STATION OCEANA

10,500 Active Navy Personnel  
4,500 Civilian Personnel at Oceana  
Defense Spending 40% of Local GDP

Oceana Naval Air Station

## PORTS



### FULLFILLMENT CENTER

3rd Largest East Coast Port  
and Fastest Growing

amazon

INTERSTATE  
264

POTTERS ROAD

1600'

LYNNHAVEN PARKWAY

### VIRGINIA BEACH TOWN CENTER

3 Miles West | 6 Minutes Drivetime

REFLECTIONS III

REFLECTIONS  
OFFICE PARK

S. LYNNHAVEN RD

REFLECTIONS  
1-MILE  
NATURE TRAIL

Lynnhaven Mall



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HAMPTON ROADS

MSA 1.8 MILLION

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THALHIMER