

OCEANA CENTER ONE

484 VIKING DRIVE
VIRGINIA BEACH, VA 23452

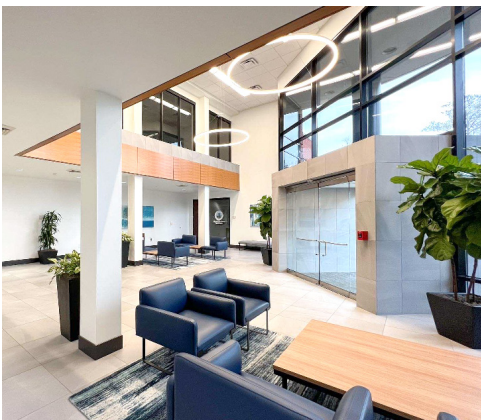
**CLASS A OFFICE
FOR LEASE**

NEW OWNERSHIP

DSC Partners

A Donatelli | Smith Capital Company

 CUSHMAN &
WAKEFIELD
THALHIMER



// PROPERTY SUMMARY

ADDRESS 484 Viking Drive, Virginia Beach, VA 23452

YEAR BUILT 1987; Renovated 2023

BUILDING SF 39,804 RSF – Two (2) stories

**LANDAREA/
ZONING** 5.17 Acres / I-1 (Light Industrial)

PARKING 170 Free surface spaces (4.27/1,000 SF)

CONSTRUCTION Class A, two-story, brick, glass and masonry components; two-story modern atrium

ELEVATOR One (1) electric hydraulic passenger elevator

LIFE SAFETY Fully equipped with wet sprinkler system, hard-wired smoke detectors, portable fire extinguishers

ACCESS 24/7 RFID key card access

UTILITIES Dominion Power; City of Virginia Beach; Cox and Verizon

// HIGHLIGHTS



Two-story Class A office located in the heart of the Lynnhaven submarket of Virginia Beach overlooking London Bridge Creek offering beautiful water and marsh views; Building signage opportunity



2023 extensive renovations include a new modern lobby, complete restroom renovations, and extensive landscaping upgrades



Part of the Lynnhaven Strategic Growth Area; abundant retail and restaurant amenities in the corridor; less than one mile from Lynnhaven Mall, the dominant mall in the entire region



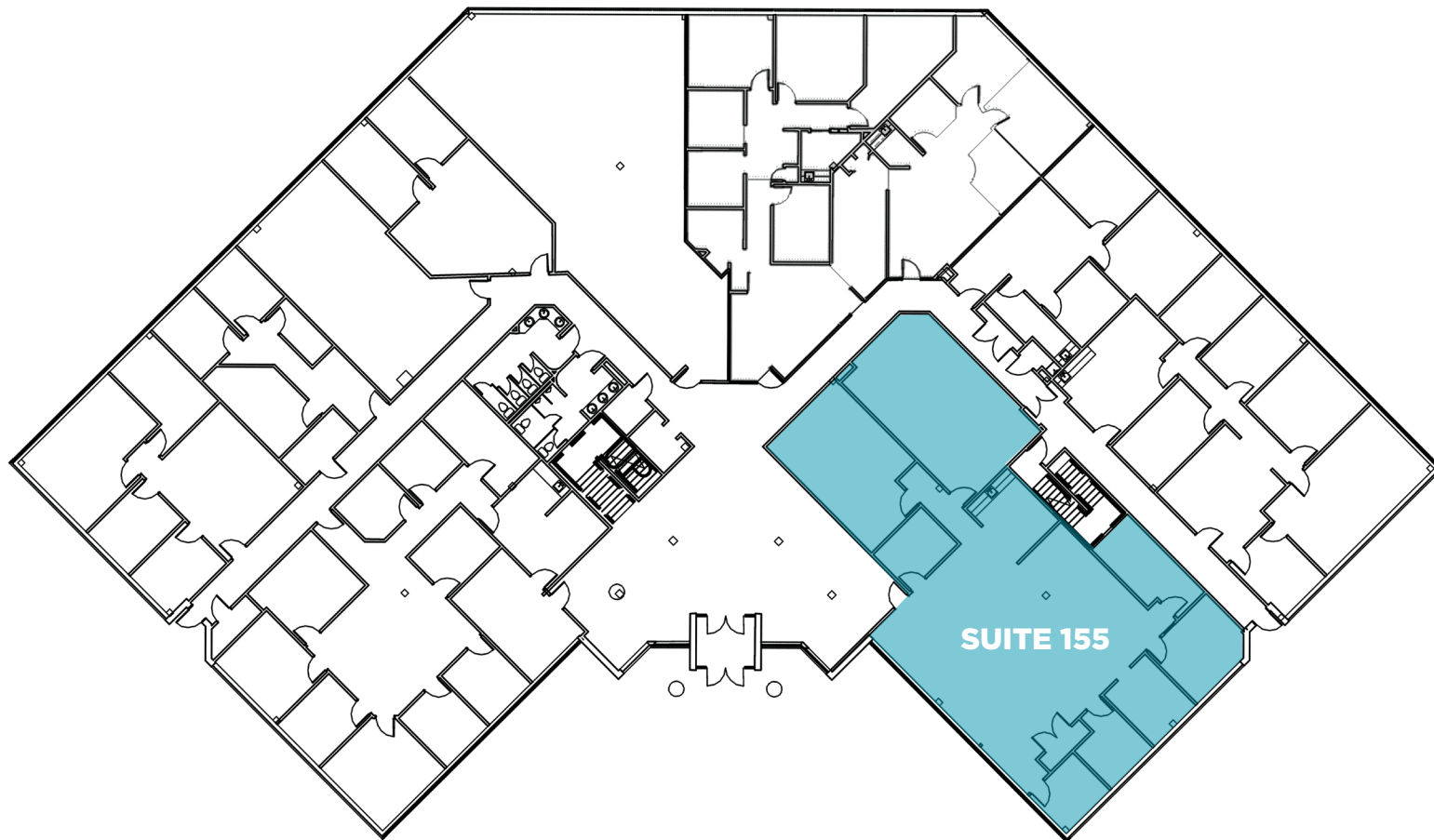
Abundant free surface parking ratio of 4.27 spaces per 1,000 square feet



Immediate access off I-264

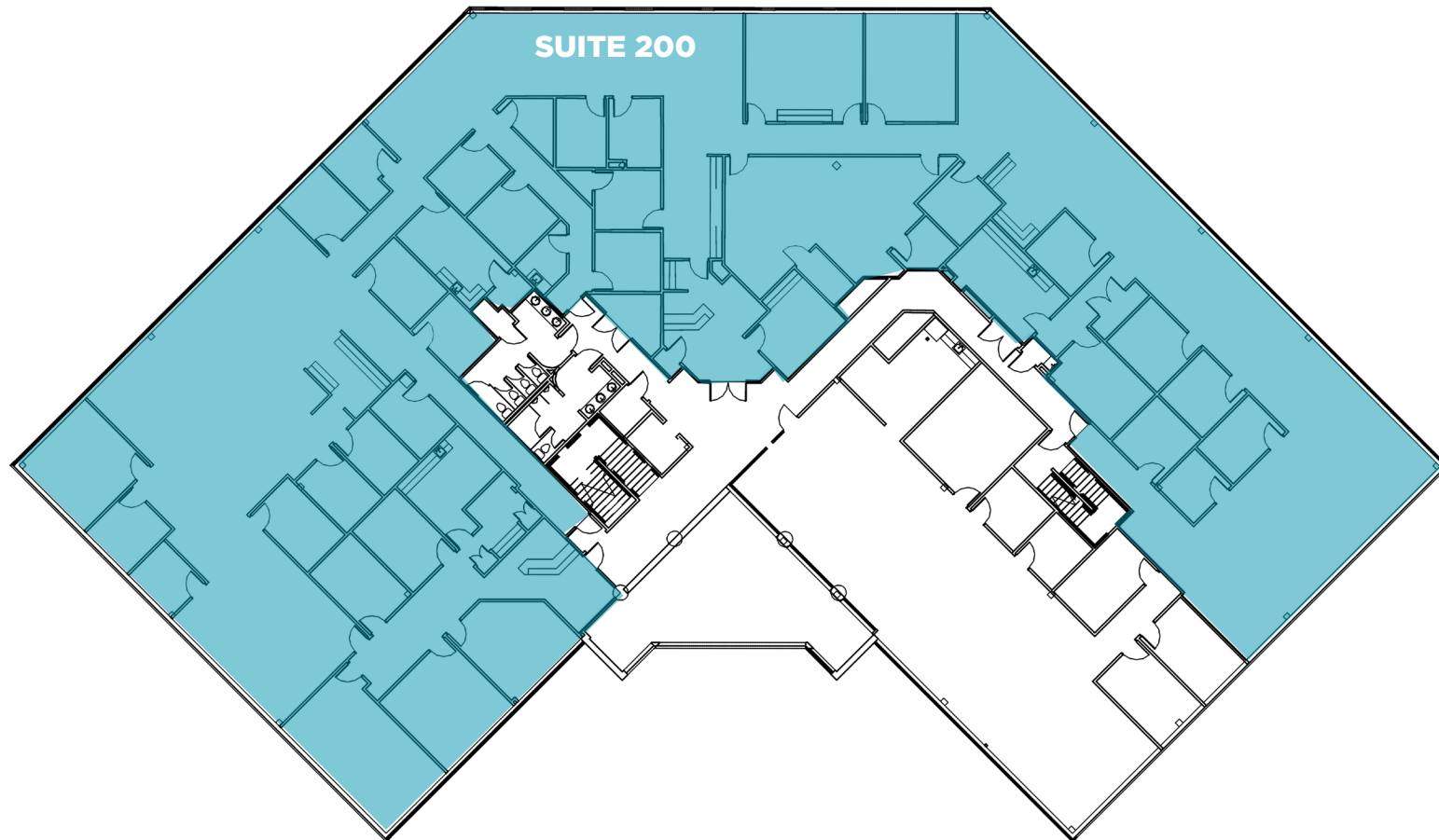
// **OCEANA CENTER ONE**
484 VIKING DRIVE

// FIRST FLOOR



SUITE	AVAILABLE RSF	MIN < MAX RSF	AVAILABILITY	RENTAL RATE
155	3,684 RSF	3,684 RSF	1/1/2026	\$23.00 PSF FULL SERVICE

// SECOND FLOOR



SUITE	AVAILABLE RSF	MIN < MAX RSF	AVAILABILITY	RENTAL RATE
200	16,753 RSF	5,000 - 16,753 RSF Can Be Sub-divided	1/1/2026	\$23.00 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

PORTS



FULLFILLMENT CENTER

3rd Largest East Coast Port
and Fastest Growing

amazon

OCEANA CENTER ONE

POTTERS ROAD

LYNNHAVEN PARKWAY

VIKING DRIVE

S. LYNNHAVEN RD

VIRGINIA BEACH TOWN CENTER

3 Miles West | 6 Minutes Drivetime

Lynnhaven Mall



CAVA



REFLECTIONS
1-MILE
NATURE TRAIL

JOHN DUFFY, JR., CCIM, SIOR

Vice President

757 213 4141

john.duffy@thalhimer.com

JOSH FULTON

Senior Associate

757 213 4162

josh.fulton@thalhimer.com

ROB WRIGHT

Senior Vice President

757 499 2896

rob.wright@thalhimer.com

HAMPTON ROADS
MSA 1.8 MILLION

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THALHIMER