


OFFICE FOR LEASE

INDEPENDENCE MEDICAL CENTER

813 Independence Boulevard
Virginia Beach, VA 23455



The background image shows the exterior of the Independence Medical Center. On the left, there is a modern building with a light-colored facade and large windows. A black metal chair is placed on a gravel path in front of the building. To the right, there are lush green trees and flowering plants. A semi-transparent white box with a teal header is overlaid on the image, containing text about the available medical suite.

INDEPENDENCE MEDICAL CENTER

AVAILABLE

SUITE A: 3,480 RSF
ASKING RENT: \$20.50 RSF
Net Electric & Janitorial

HIGHLIGHTS

- Ideal for medical, med spas, professional services
- 2nd generation medical that is easily convertible to general office
 - First floor with private entrance
 - Move-in ready
 - New paint and carpet
 - Newly paved parking lot with ample parking
 - Newly refurbished lobby and elevator cab
 - Monument signage on Independence Boulevard
- Minutes to Virginia Beach Town Center and interstate access
 - Walking distance to Chick-fil-A and other restaurants

DEMOGRAPHICS – 3 MILES

Population – 111,020 | Median HH Income - \$74,634 | Daytime Population – 107,175

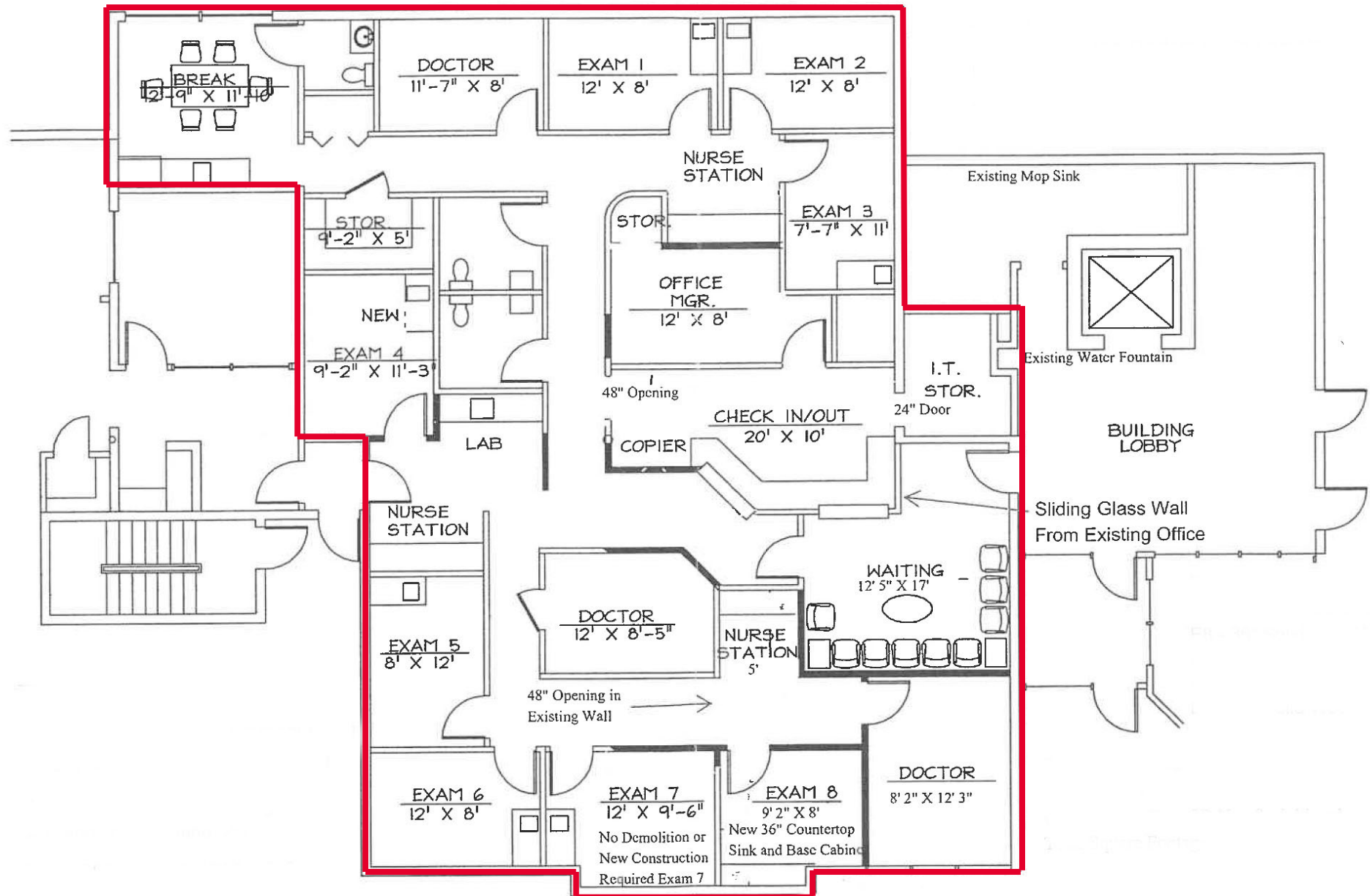
FLOOR PLAN

First Floor Suite A – 3,480 RSF



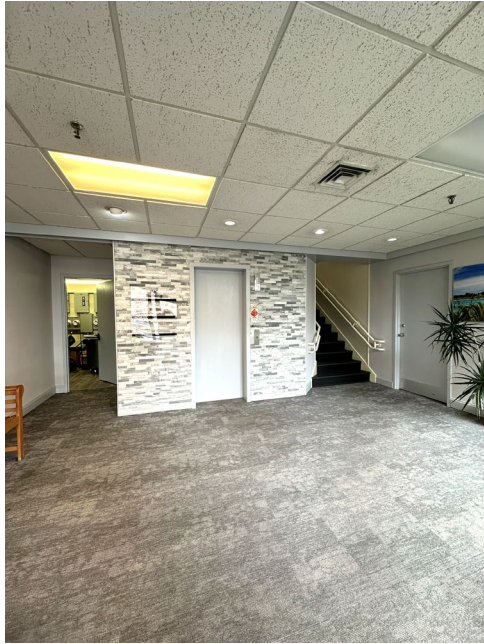
CUSHMAN &
WAKEFIELD

THALHIMER



PROPERTY PHOTOS

First Floor
Suite A – 3,480 RSF



INDEPENDENCE MEDICAL CENTER



INDEPENDENCE MEDICAL CENTER

OFFICE FOR LEASE

INDEPENDENCE MEDICAL CENTER

813 Independence Boulevard
Virginia Beach, VA 23455



CONTACT INFORMATION:

NICOLE CAMPBELL

Vice President

757 499 0783

nicole.campbell@thalhimer.com

Town Center of Virginia Beach
222 Central Park Avenue, Suite 1500
757 499 2900 | Thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.