



OFFICE BUILDING FOR LEASE

3300 SOUTH BUILDING

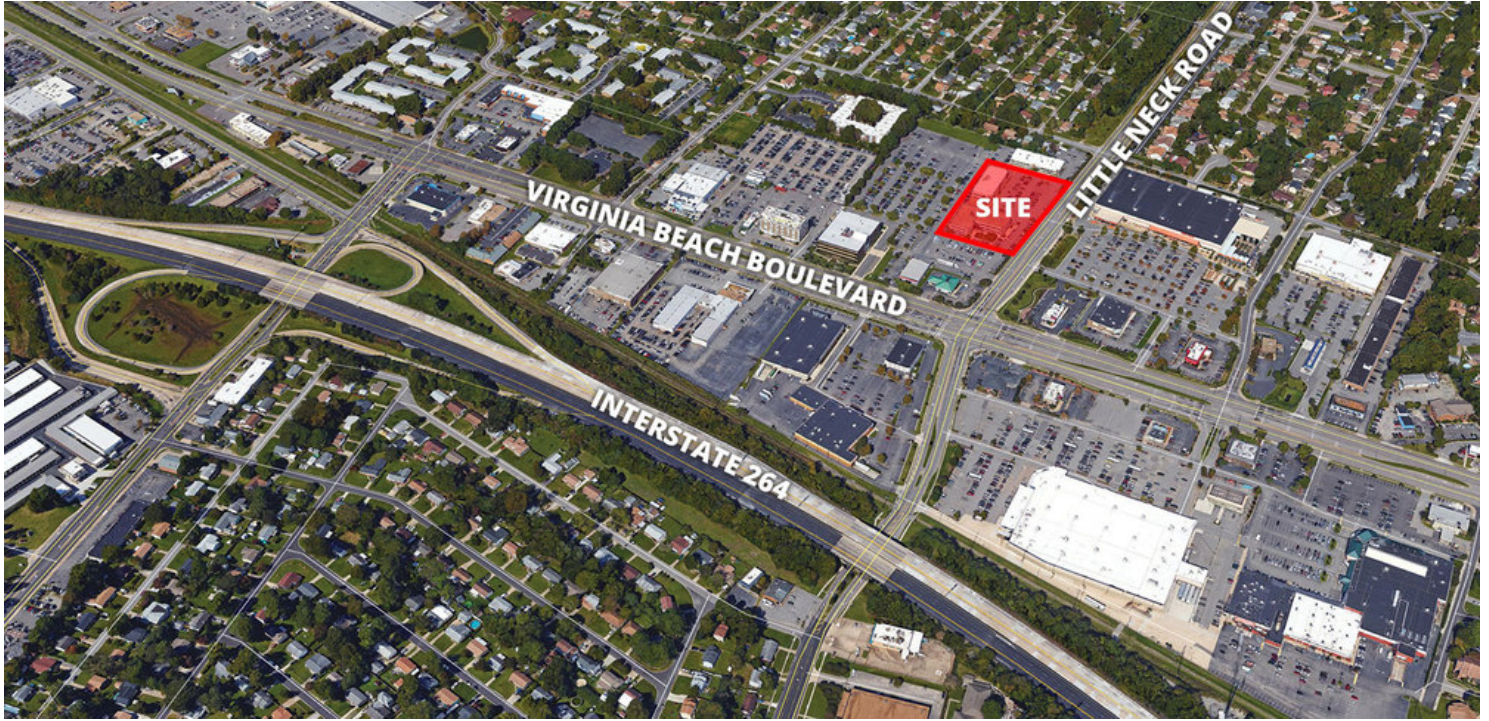
397 LITTLE NECK ROAD, VIRGINIA BEACH, VA 23452



3300 SOUTH BUILDING

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PROPERTY OVERVIEW



OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (Full Service)
Building Size:	50,000 SF
Available SF:	6,083 SF

AVAILABLE SPACES

	SF
Suite 204	2,610 SF (Subdivisible)
Suite 314 (Ready To Occupy Medical Suite)	3,473 SF

PROPERTY OVERVIEW

50,000 rentable square feet over three floors in the 104,000 SF Office Park. Available immediately, two suites available on the second and third floor of 3300 South Building.

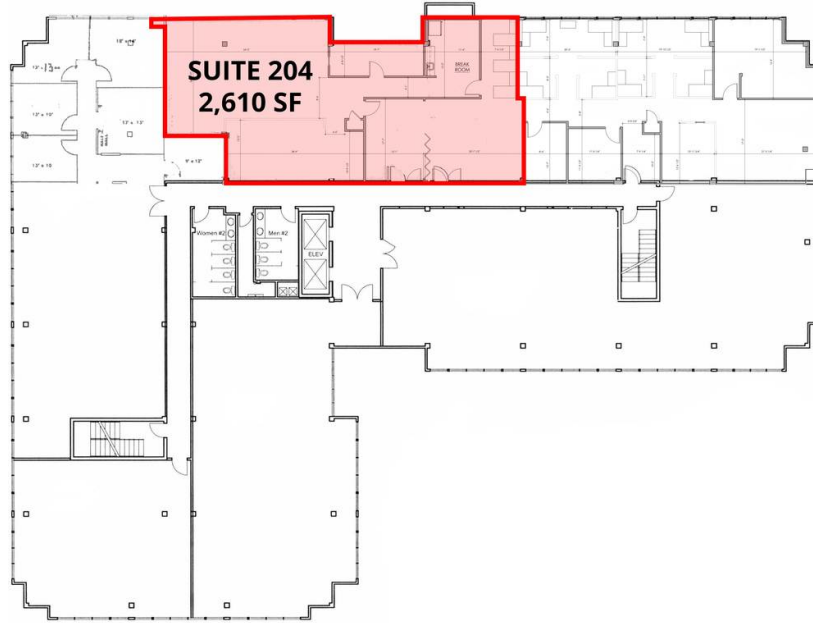
PROPERTY HIGHLIGHTS

- Excellent location is one reason for the continued success and viability of Little Neck Office Park.
- The Virginia Beach/Norfolk Expressway, the link to all of Hampton Roads, is less than one-quarter mile away.
- Walking distance from restaurants, banks and shopping areas and a TRT stop.
- Ample parking and 24/7 private health club available
- Professional tenants include Medical, Accounting and Insurance businesses.
- Building naming opportunity

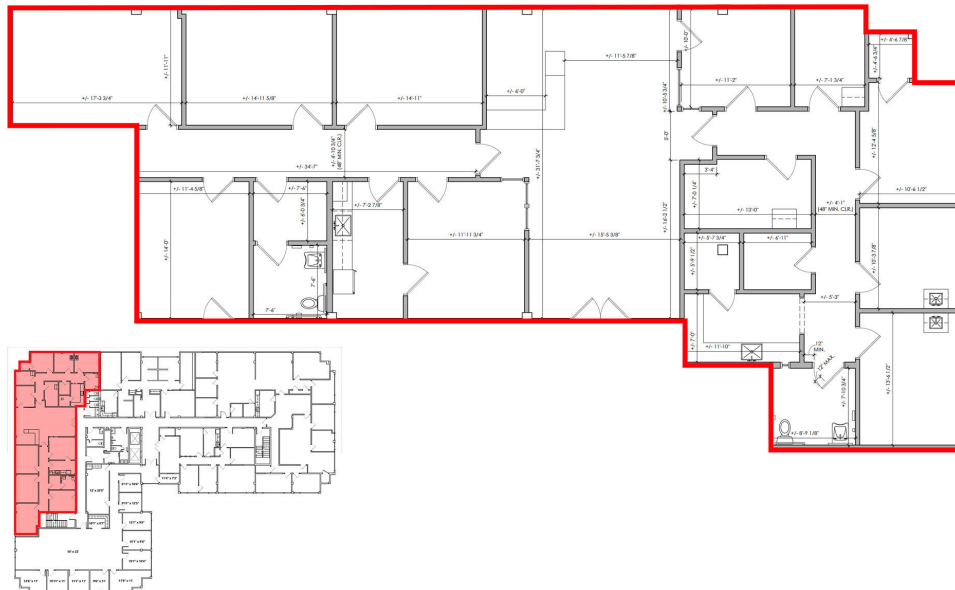
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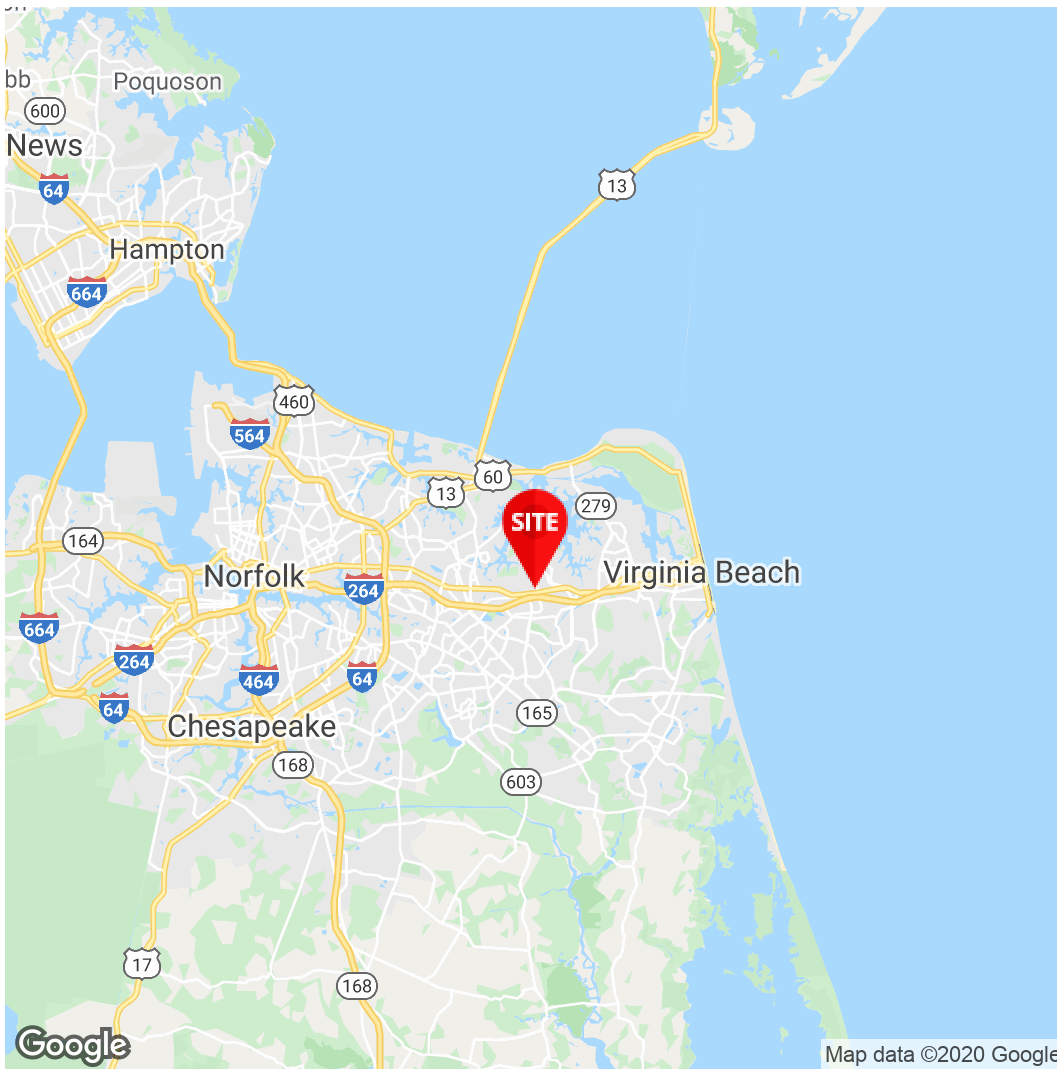
FLOOR PLANS



2 SUITE 204
2,610 Square Feet



2 SUITE 314
3,473 Square Feet



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