



OFFICE BUILDING FOR LEASE

TECHNOCENTER

525 S. INDEPENDENCE BLVD., VIRGINIA BEACH, VA 23452



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	10,000 SF
Lease Rate:	\$19.50 SF/yr (Net of Janitor)
Year Built:	2003
Building Size:	49,505 SF
Zoning:	O1
Market:	Virginia Beach

AVAILABLE SPACES

SF

First Floor	1,598 - 7,400 SF (Subdivisible)
First Floor	628 SF
Suite 130	1,598 SF

PROPERTY OVERVIEW

Technocenter is located on South Independence within a mile of the I-264 expressway and Virginia Beach Town Center, Virginia Beach's CBD. The building consists of approximately 50,000 square feet, built in 2003 and is in excellent condition.

PROPERTY HIGHLIGHTS

- Signage available
- Centrally located near Va Beach/CBD Town Center
- Easy access to I264
- Restaurants and shopping in the surrounding area
- FREE & ample parking
- First floor office space with private entrance

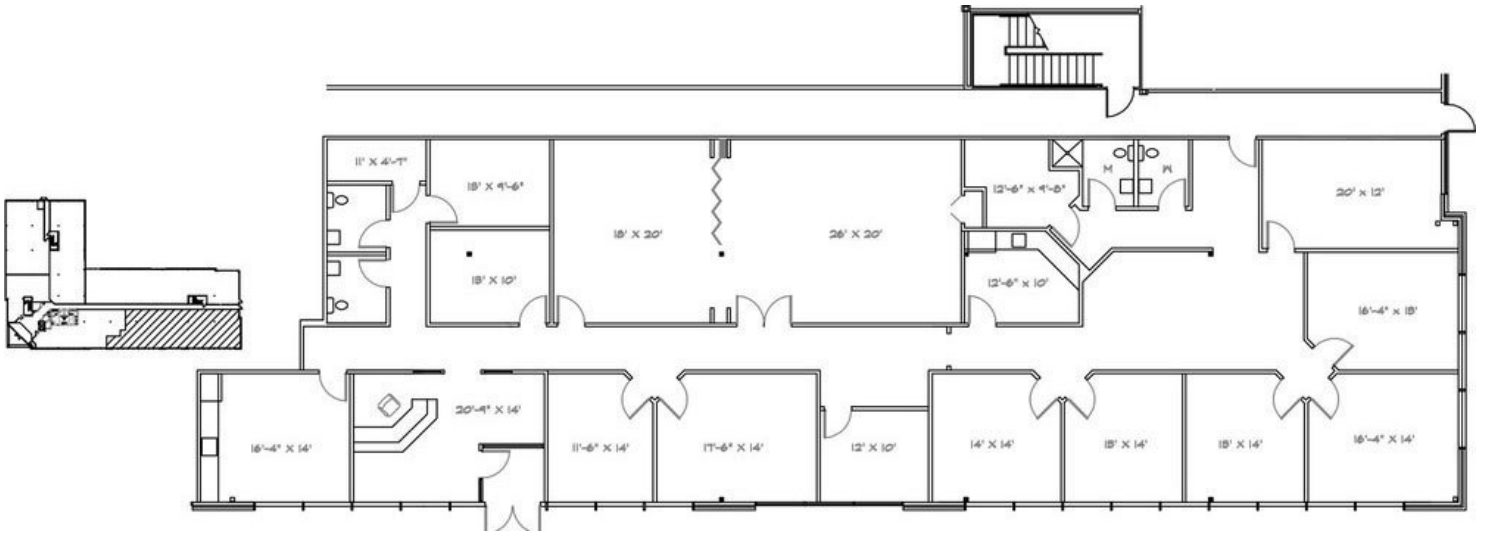
DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Total Households:	6,180	54,197	113,231
Total Population:	14,810	142,922	303,941

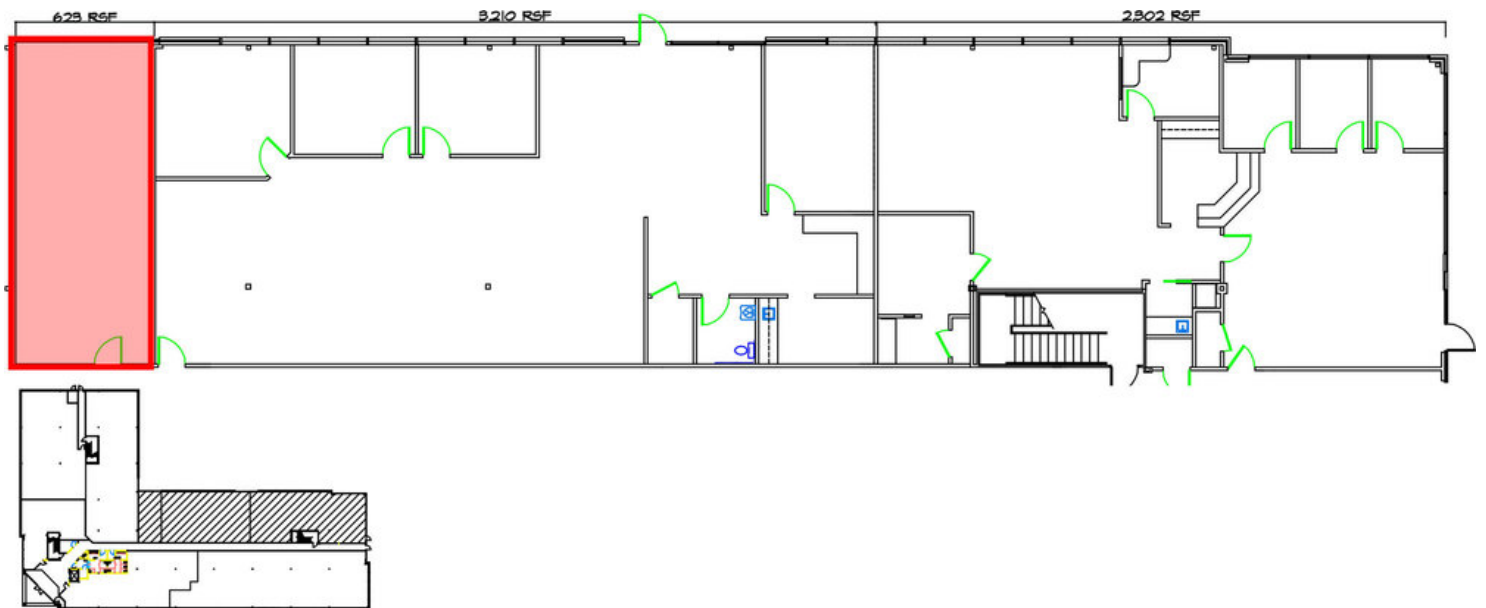
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FLOOR PLANS



Space 1 - 5,824 Square Feet



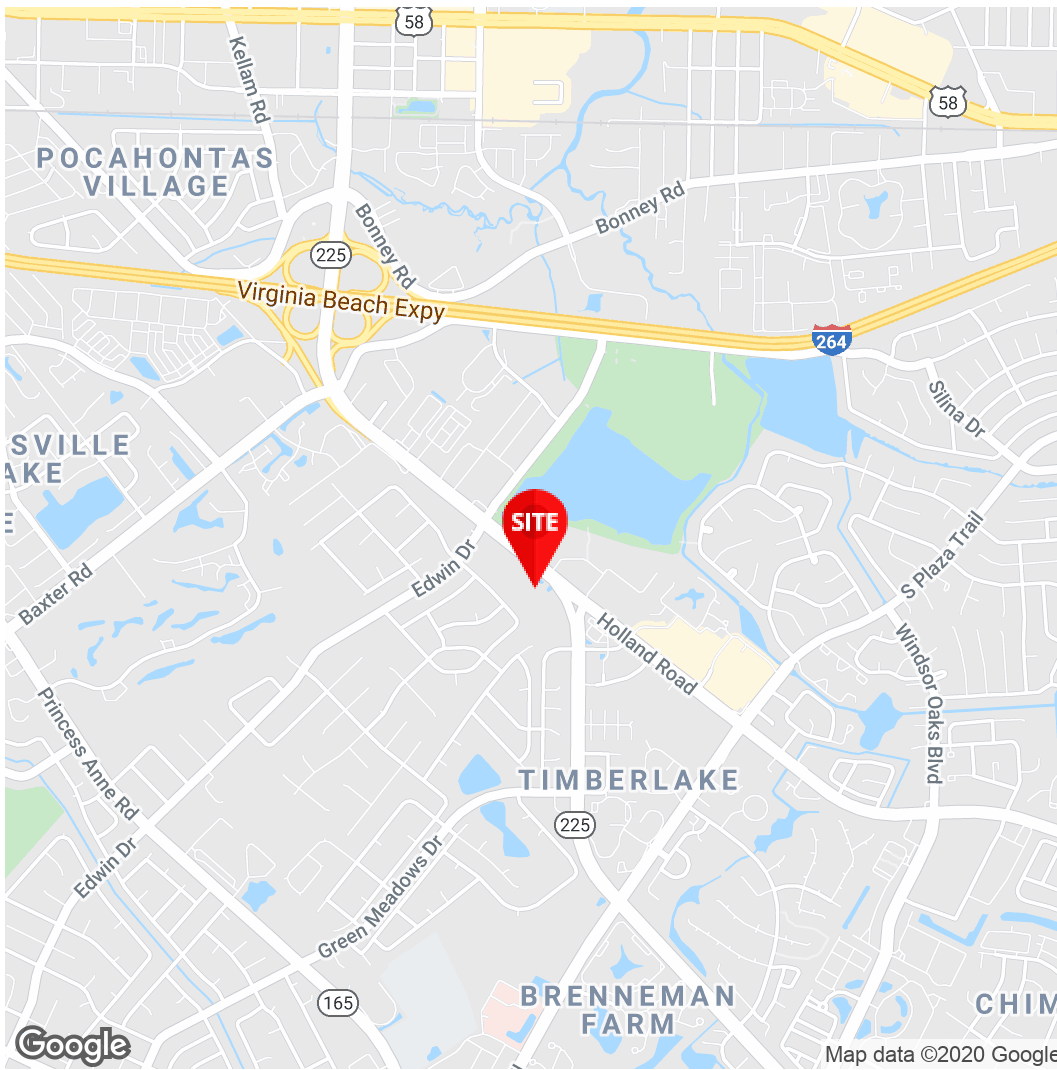
Space 2 - 628 Square Feet

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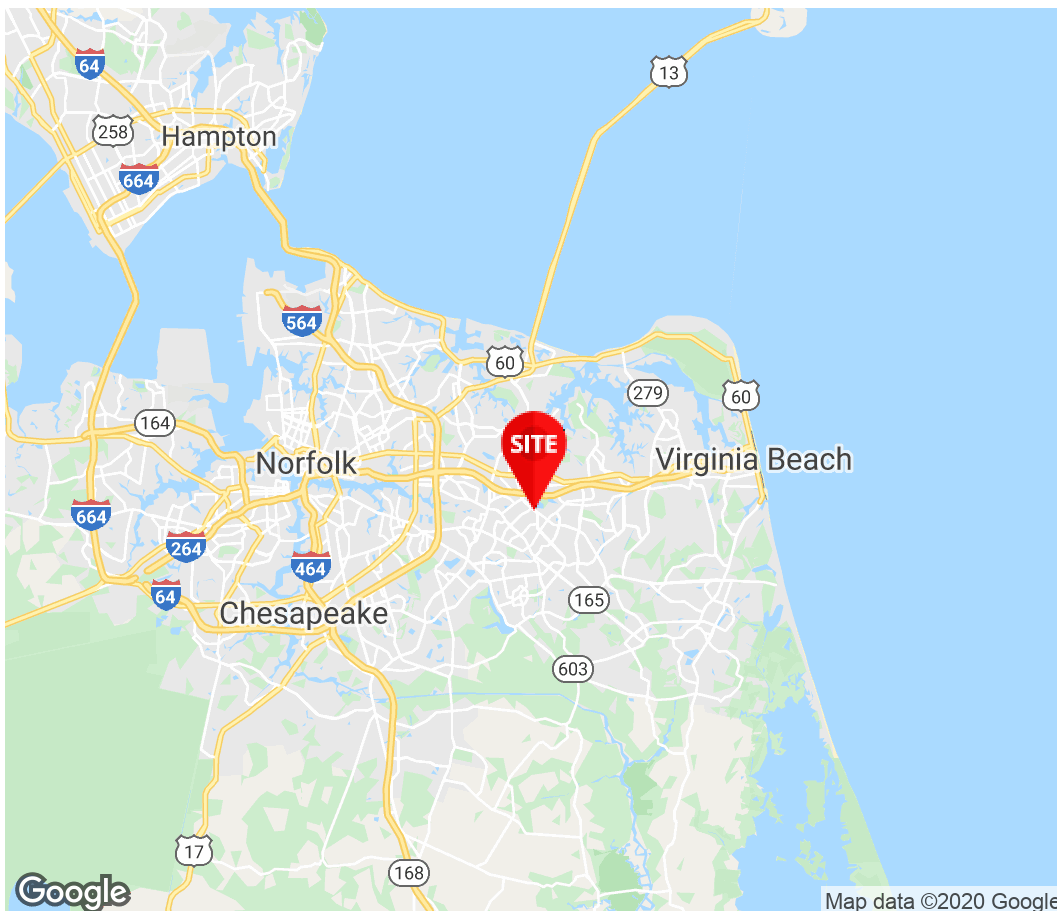
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ADDITIONAL PHOTOS





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