



THALHIMER

FOR LEASE
Reflections IV

2901 S. Lynnhaven Road, Virginia Beach, VA



For more information, contact:

ROB WRIGHT
Senior Vice President
757 499 2896
rob.wright@thalhimer.com

JOSH FULTON
Senior Associate
757 213 4162
josh.fulton@thalhimer.com

The Town Center of Virginia Beach
222 Central Park Ave., Suite 1500
Virginia Beach, VA 23462
www.thalhimer.com

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

Cushman & Wakefield | Thalhimer © 2015. 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.

FOR LEASE Reflections IV

2901 S. Lynnhaven Road, Virginia Beach, VA

Property Features

- Class A office building located in the Reflections Office Park, in the heart of the Lynnhaven business district
- Immediate access to I-264 via signalized intersection on S. Lynnhaven Road, plus additional right-in, right-out entrance
- 24-hour key card entry

Specifications

| | |
|----------------|---|
| Address | 2901 S. Lynnhaven Road |
| Total Size | 79,946 SF |
| Year Built | 1999 |
| Stories | 4 |
| Zoning | O2, Office District |
| Parking | 347 surface spaces (4.5 per 1,000 SF) |
| HVAC | Trane Voyager, VAV Energy Management systems with two 115 ton RTV's |
| Electrical | 2,000 amp, 480 volt, 3 phase, 4-wire |
| Roof | Single-ply EPDM Firestone rubber membrane |
| Ceiling Height | 13'6" deck-to-deck 9'-10' floor to dropped ceiling |
| Utilities | |
| Electric | Dominion Power |
| Water/Sewer | City of Virginia Beach |
| Telephone | Fiber – Verizon / Cox |



For more information, contact:

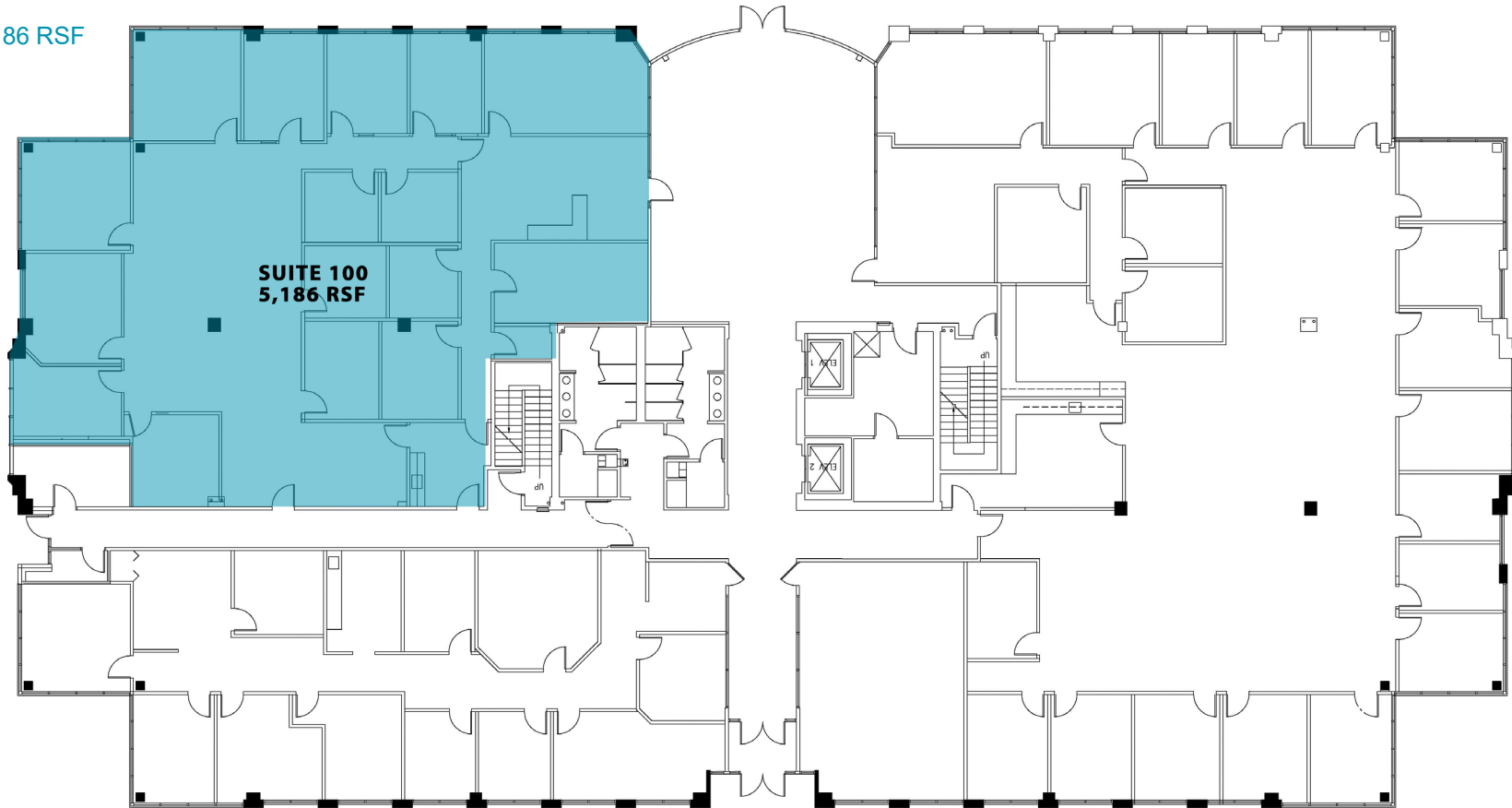
ROB WRIGHT
Senior Vice President
757 499 2896
rob.wright@thalhimer.com

JOSH FULTON
Senior Associate
757 213 4162
josh.fulton@thalhimer.com

The Town Center of Virginia Beach
222 Central Park Ave., Suite 1500
Virginia Beach, VA 23462
www.thalhimer.com

FIRST FLOOR

AVAILABLE
Suite 100 – 5,186 RSF



For more information, contact:

ROB WRIGHT
Senior Vice President
757 499 2896
rob.wright@thalhimer.com

JOSH FULTON
Senior Associate
757 213 4162
josh.fulton@thalhimer.com

The Town Center of Virginia Beach
222 Central Park Ave., Suite 1500
Virginia Beach, VA 23462
www.thalhimer.com



THALHIMER

FOR LEASE
Reflections IV

2901 S. Lynnhaven Road, Virginia Beach, VA

SECOND FLOOR

AVAILABLE
Suite 260 – 2,613 RSF



For more information, contact:

ROB WRIGHT
Senior Vice President
757 499 2896
rob.wright@thalhimer.com

JOSH FULTON
Senior Associate
757 213 4162
josh.fulton@thalhimer.com

The Town Center of Virginia Beach
222 Central Park Ave., Suite 1500
Virginia Beach, VA 23462
www.thalhimer.com

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

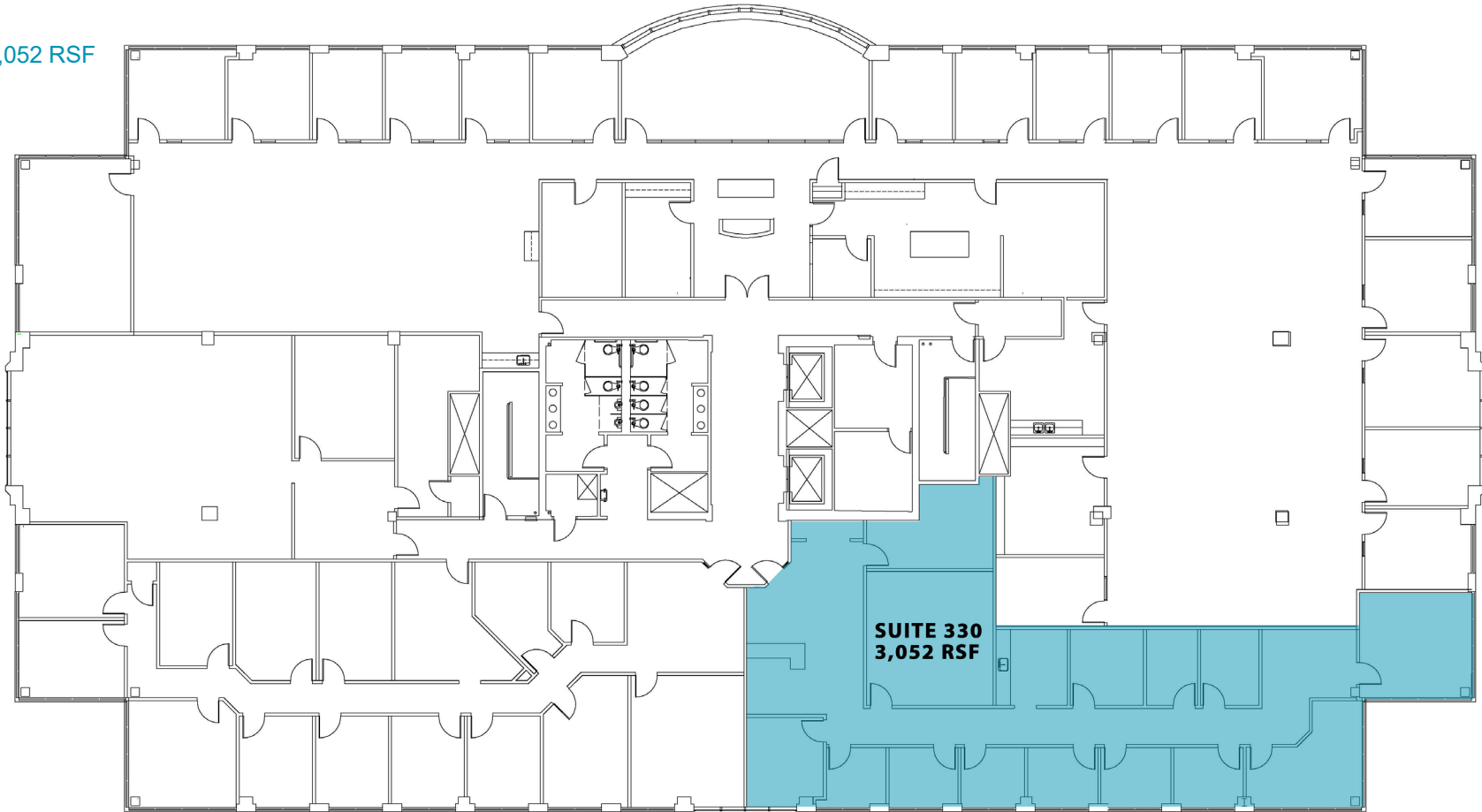
Cushman & Wakefield | Thalhimer © 2015. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any 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.

FOR LEASE
Reflections IV

2901 S. Lynnhaven Road, Virginia Beach, VA

THIRD FLOOR

AVAILABLE
Suite 330 – 3,052 RSF



For more information, contact:

ROB WRIGHT
Senior Vice President
757 499 2896
rob.wright@thalhimer.com

JOSH FULTON
Senior Associate
757 213 4162
josh.fulton@thalhimer.com

The Town Center of Virginia Beach
222 Central Park Ave., Suite 1500
Virginia Beach, VA 23462
www.thalhimer.com



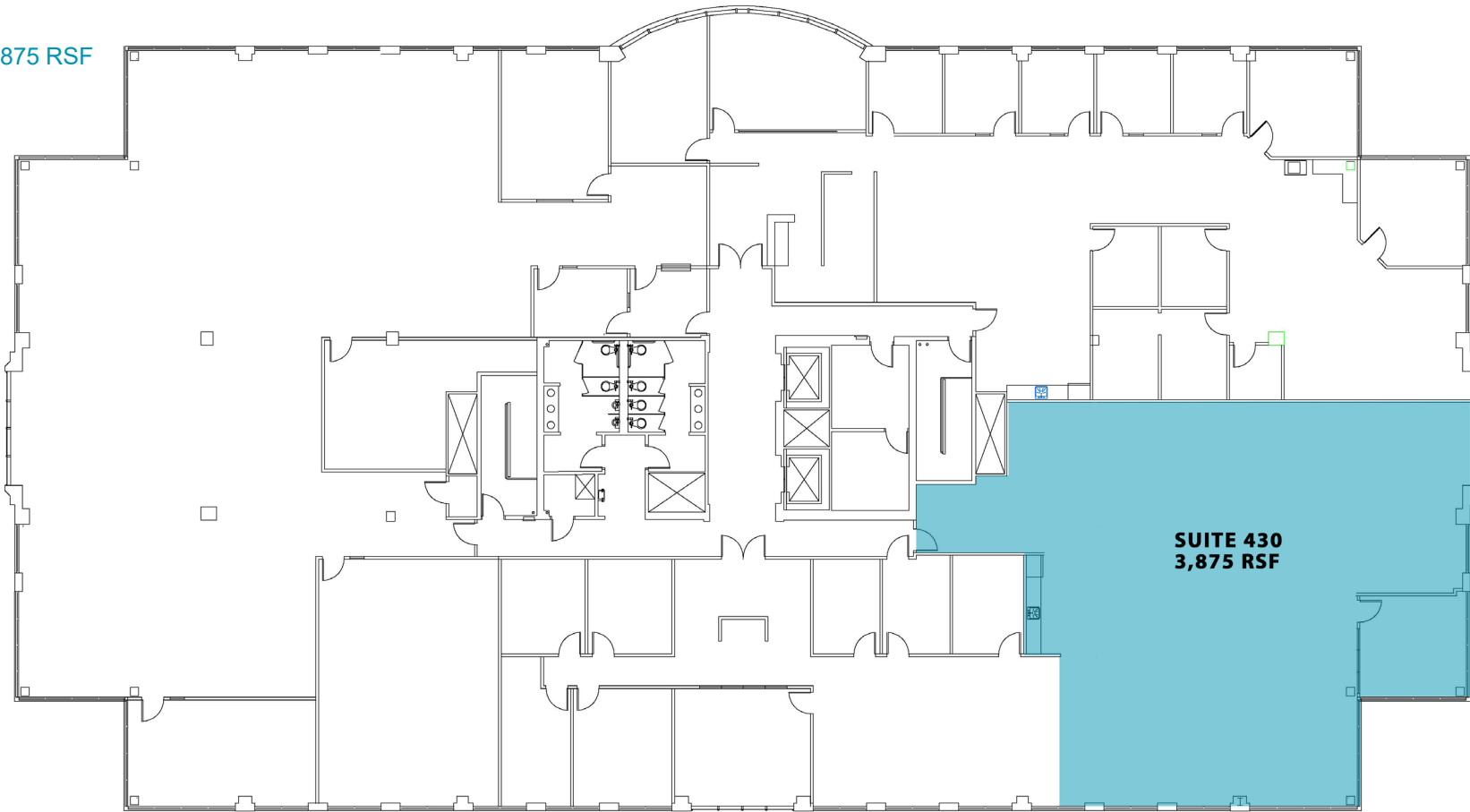
THALHIMER

FOR LEASE
Reflections IV

2901 S. Lynnhaven Road, Virginia Beach, VA

FOURTH FLOOR

AVAILABLE
Suite 430 – 3,875 RSF



For more information, contact:

ROB WRIGHT
Senior Vice President
757 499 2896
rob.wright@thalhimer.com

JOSH FULTON
Senior Associate
757 213 4162
josh.fulton@thalhimer.com

The Town Center of Virginia Beach
222 Central Park Ave., Suite 1500
Virginia Beach, VA 23462
www.thalhimer.com

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

Cushman & Wakefield | Thalhimer © 2015. 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.