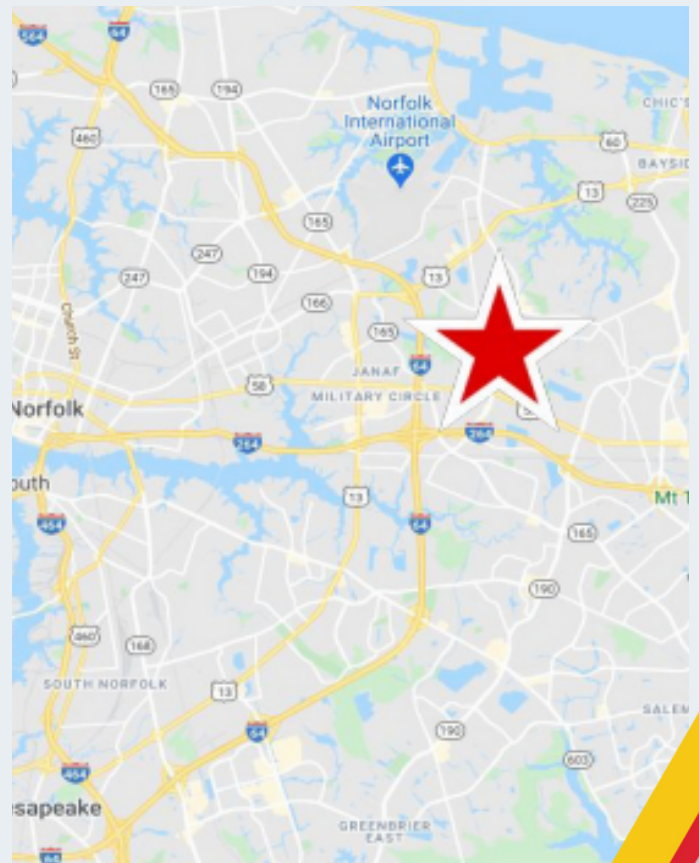


# OFFICE SPACE FOR LEASE IN VA. BEACH



**544 Newtown Road, VA Beach, VA**

- **3,995 SF Premium Office Suite**
- **High-end Turn-key Build-out**
- **9 Offices, Kitchenette, Subdividable Conference Room, 2 ADA Restrooms.**
- **Direct access to a signalized intersection on Newtown Rd**
- **Plentiful Parking**
- **Over 38K VPD - Newtown Rd**
- **Easy I-264 access within 1 mile from Va. Beach Blvd**
- **\$19.95 SF - Base Rent, NNN**
- **Must See - Call 757-816-0182**



# PHOTOS



# PHOTOS



# PROPERTY DESCRIPTION

Brand new Office and Retail shops located on Newtown Road with close proximity to Va. Beach Boulevard, I-64 and I-264.

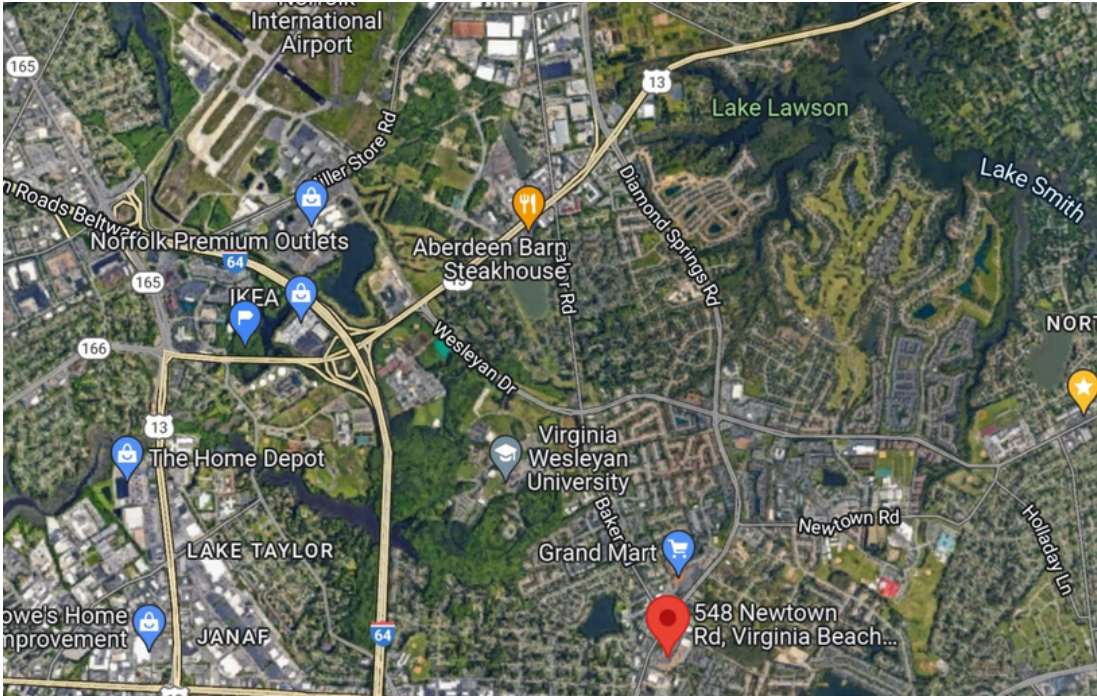
The Nexus shops features high-end Retail and Office Suites adjacent to the 268 Unit Nexus Flats apartment community.

Space availability for Nexus Retail shops starts at 1,697 up to 4,330 SF. The Office Suite is 3,995 SF. This highly dense demographic area is in a prime retail corridor with traffic counts of over 47,000 VPD.

## DEMOGRAPHICS

DEMOGRAPHICS	1 MILES	3 MILES	5 MILES
Est. Population	19,395	99,031	286,357
Avg HH Income	\$62,030	\$80,774	\$80,967
Households	7,341	38,993	109,906

# AERIAL



# SPACE PLAN

