



**OFFICE BUILDING FOR LEASE**

# REFLECTIONS I

2809 S LYNNHAVEN ROAD, VIRGINIA BEACH, VA 23452





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## PROPERTY OVERVIEW



### OFFERING SUMMARY

<b>Available SF:</b>	2,981 - 10,840 SF
<b>Lease Rate:</b>	\$21.25 SF/yr (Full Service)
<b>Year Built:</b>	1987
<b>Renovated:</b>	2005
<b>Building Size:</b>	62,924 SF

### AVAILABLE SPACES **SF**

Suite 100	4,323 SF
Suite 250 (8/1/20)	10,840 SF
Suite 305	4,702 SF
Suite 310	3,060 SF
Suite 320	2,981 SF
Suite 350	8,011 SF

### PROPERTY OVERVIEW

Three story, Class A, brick and glass office building located in the highly desirable Lynnhaven Corridor of Virginia Beach in Reflections Office Park. This meticulously landscaped office park overlooks the London Bridge Creek offering water views and a serene park setting. Energy Star Certified, the building offers updated operating and energy management systems. Parking is ample with 4.5 spaces per 1,000 square feet.

### PROPERTY HIGHLIGHTS

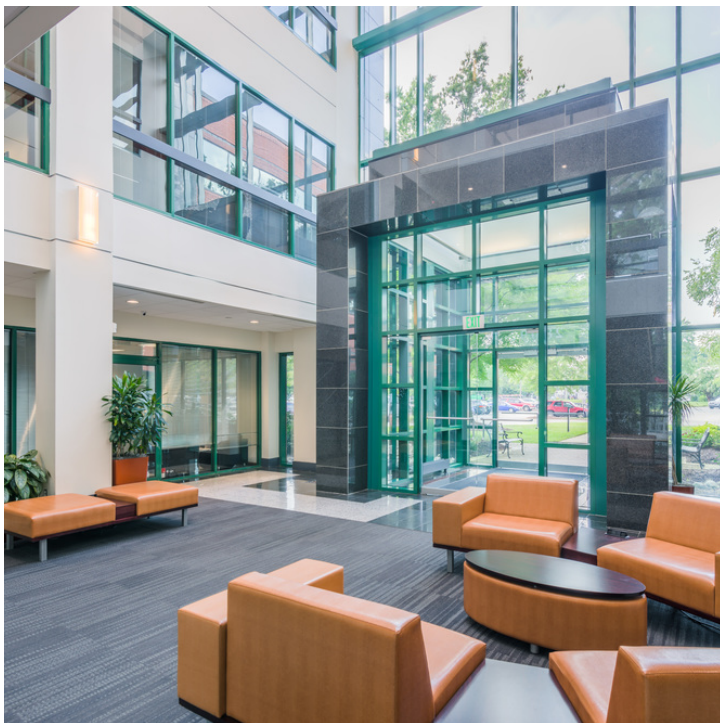
- Lobby, landscaping, and courtyard renovated in 2013
- Abundant surface parking
- On-site day porter, fitness facility, common conference room, and cafe in park
- One mile nature trail overlooking London Bridge Creek
- Updated building operation and energy management systems
- Energy Star Certified



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ADDITIONAL PHOTOS

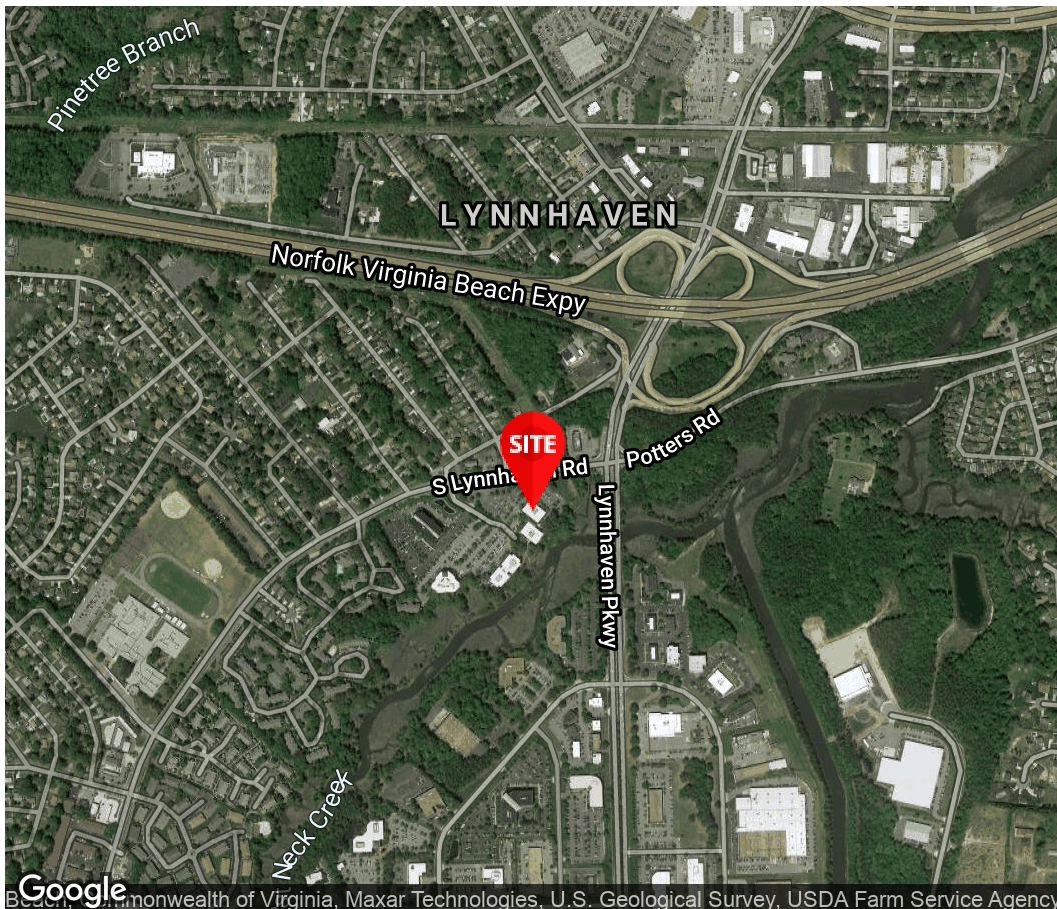






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