



THALHIMER

FOR LEASE

Southport Centre

4525 South Boulevard, Virginia Beach, VA 23452

INTERSTATE SIGNAGE AVAILABLE



For more information, contact:

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

JOHN P. DUFFY, JR., CCIM, SIOR
Vice President
757 213 4141
john.duffy@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
Southport Centre

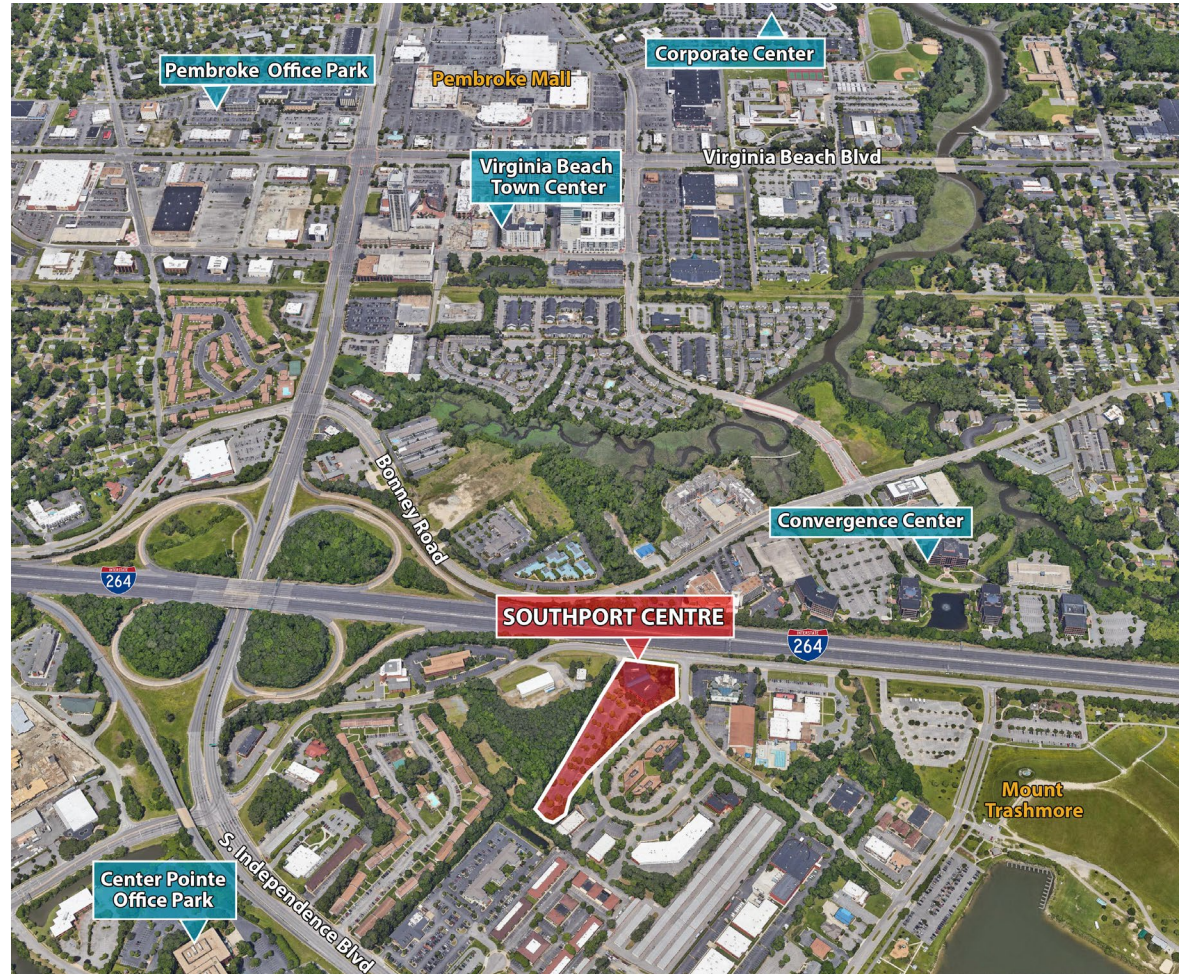
4525 South Boulevard, Virginia Beach, VA 23452

Property Features

- Class A office building in close proximity to Virginia Beach Town Center, hotels, retail and restaurants
- Easy access to I-264 via South Blvd, Edwin and Independence Blvd
- Interstate signage available

Specifications

Address	4525 South Boulevard
Total Size	61,594 SF
Year Built	1997
Stories	3
Zoning	O2, Office District
Parking	308 free surface spaces (5.1 per 1,000 SF)
Slab to slab	12'
Utilities	
Electric	Dominion Power
Water/Sewer	City of Virginia Beach
Telephone	Fiber – Verizon / Cox
Rate	\$19.75 full service



For more information, contact:

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

JOHN P. DUFFY, JR., CCIM, SIOR
Vice President
757 213 4141
john.duffy@thalhimer.com

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



THALHIMER

FOR LEASE
Southport Centre

4525 South Boulevard, Virginia Beach, VA 23452

FIRST FLOOR

AVAILABLE

Suite 100 – 12,412 RSF

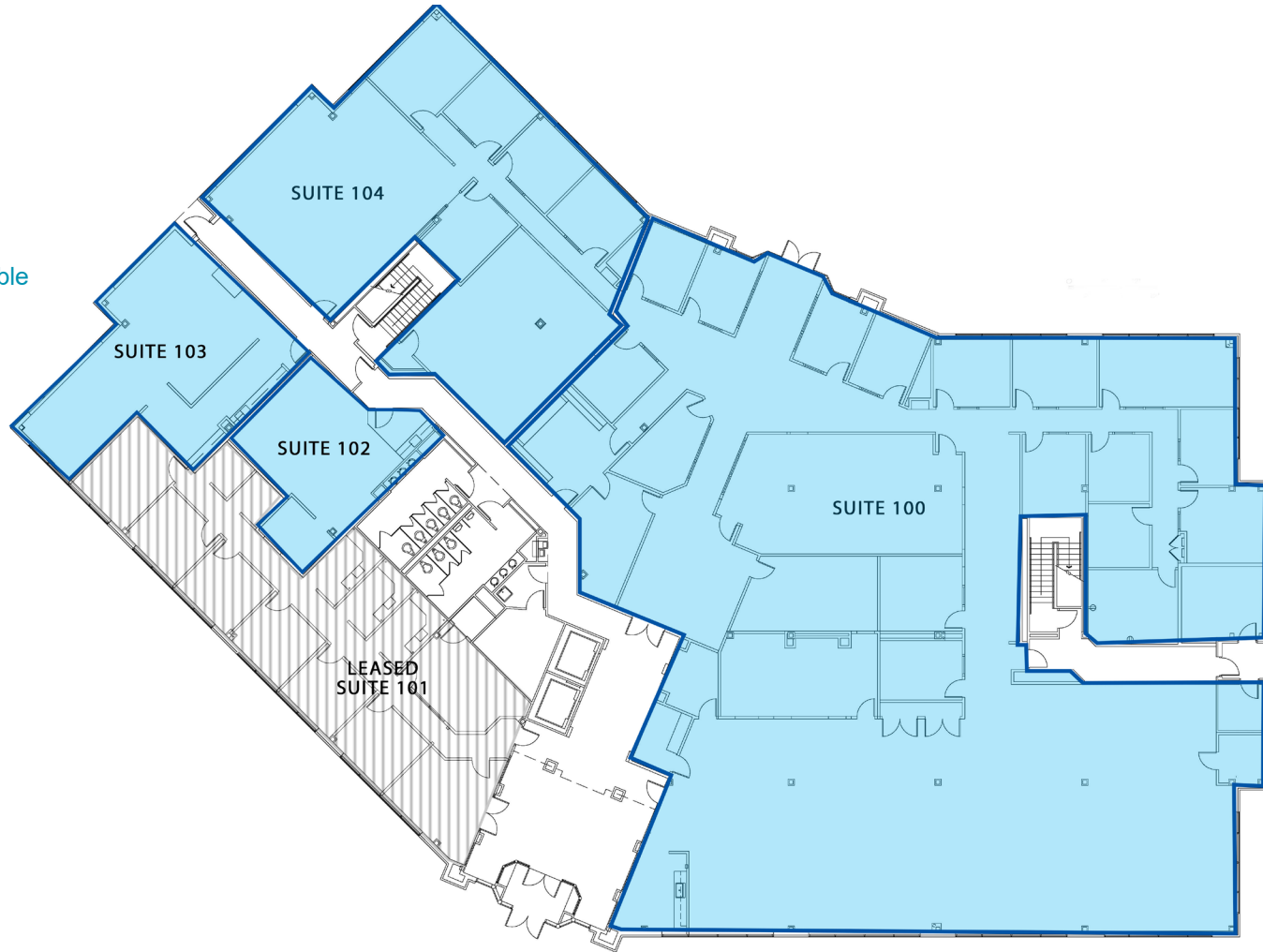
Suite 102 – 726 RSF

Suite 103 – 1,237 RSF

Suite 104 – 3,286 RSF

*Suite 101 – 2,803 SF can be made available

Max Contiguous Space – 20,464 RSF



For more information, contact:

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

JOHN P. DUFFY, JR., CCIM, SIOR
Vice President
757 213 4141
john.duffy@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
Southport Centre

4525 South Boulevard, Virginia Beach, VA 23452

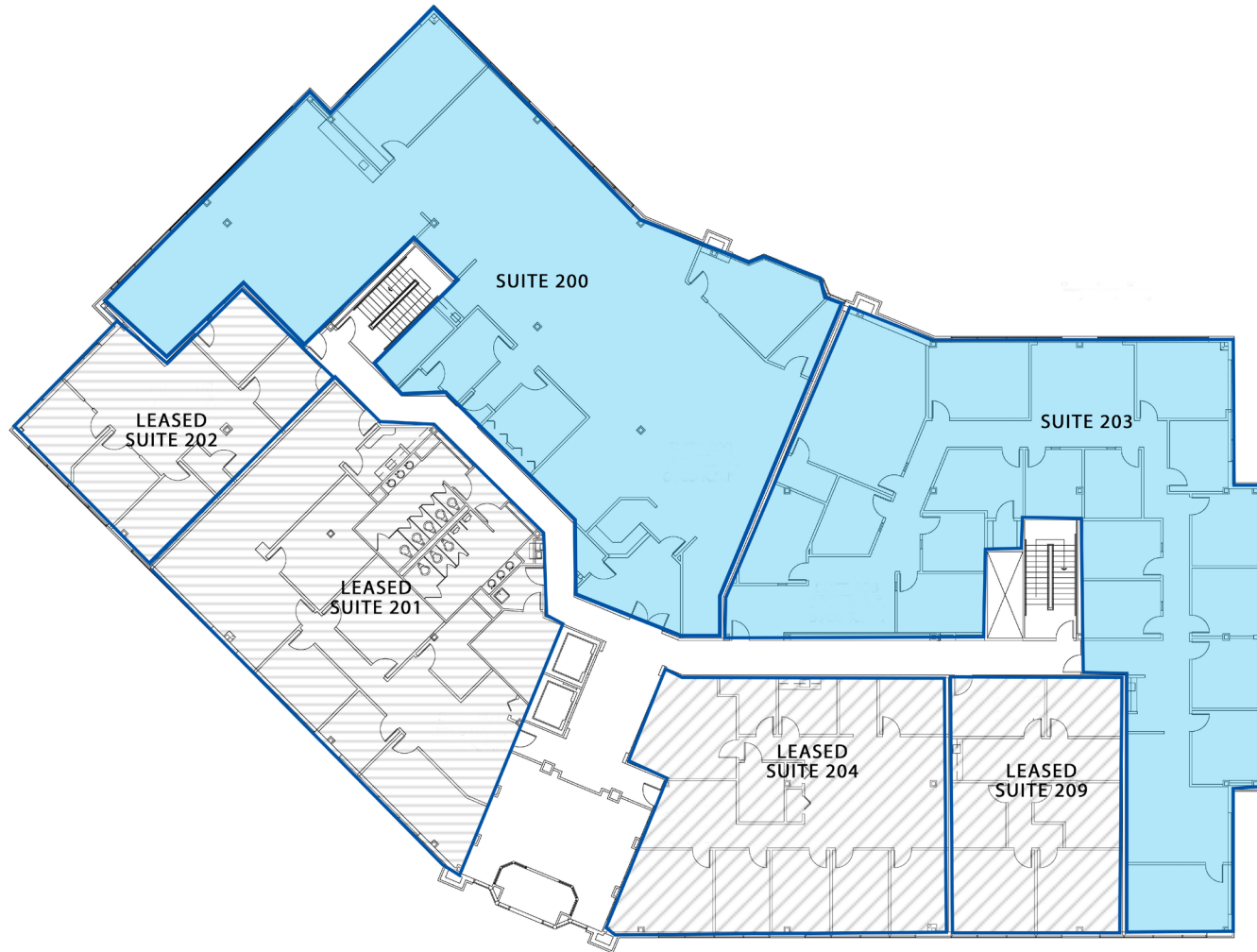
SECOND FLOOR

AVAILABLE

Suite 200 – 6,530 RSF

Suite 203 – 5,708 RSF

Max Contiguous Space – 12,238 RSF



For more information, contact:

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

JOHN P. DUFFY, JR., CCIM, SIOR
Vice President
757 213 4141
john.duffy@thalhimer.com

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



THALHIMER

FOR LEASE
Southport Centre

4525 South Boulevard, Virginia Beach, VA 23452

THIRD FLOOR

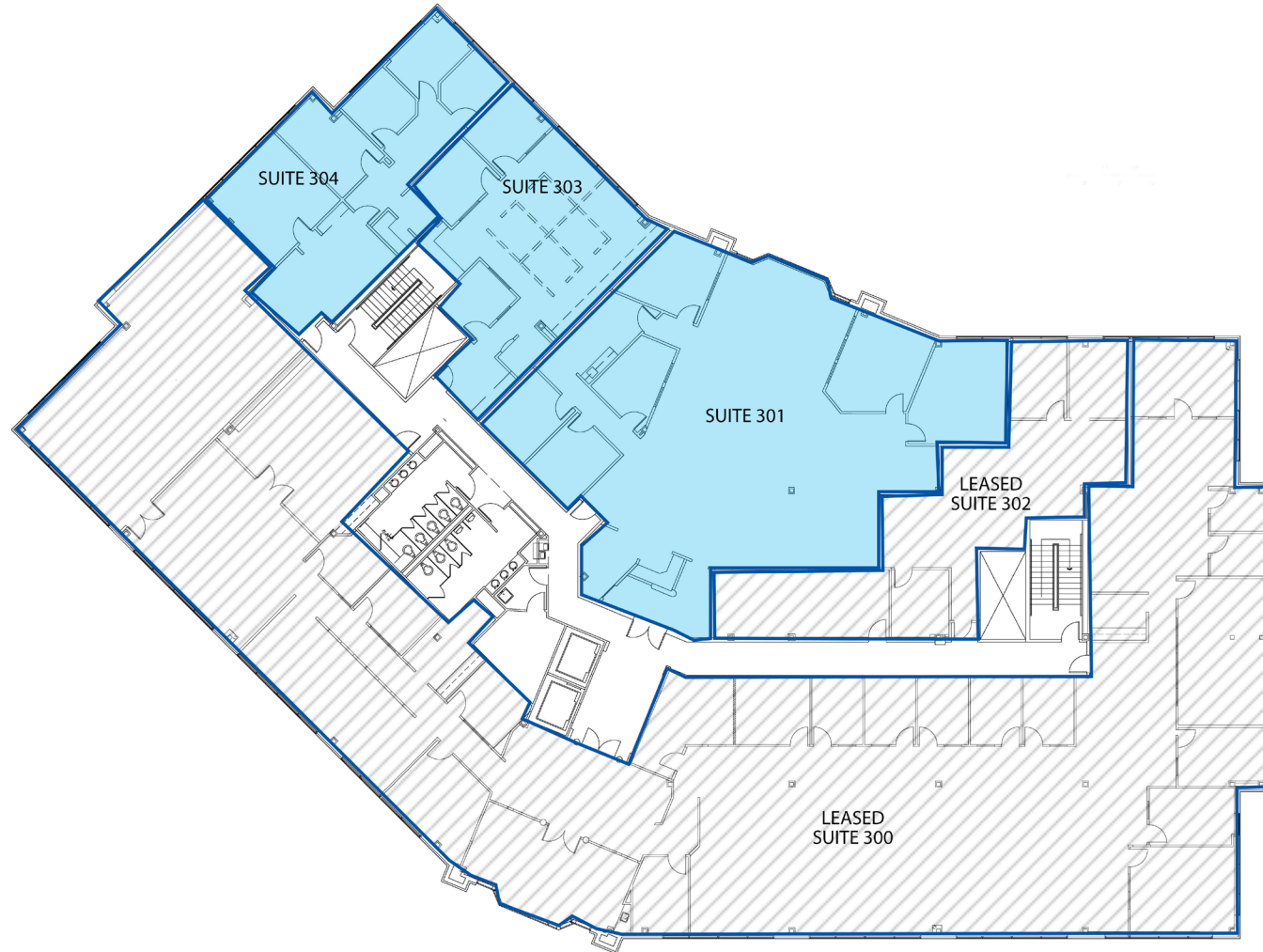
AVAILABLE

Suite 301 – 4,080 RSF

Suite 303 – 1,448 RSF

Suite 304 – 1,513 RSF

Max Contiguous Space – 7,041 RSF



For more information, contact:

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

JOHN P. DUFFY, JR., CCIM, SIOR
Vice President
757 213 4141
john.duffy@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.