



OFFICE BUILDING FOR LEASE

260 GRAYSON ROAD

VIRGINIA BEACH, VA 23462



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PROPERTY OVERVIEW



OFFERING SUMMARY

| | |
|-----------------------|------------------------------|
| Available SF: | 8,400 SF |
| Lease Rate: | \$16.50 SF/yr (Full Service) |
| Year Built: | 2004 |
| Building Size: | 16,800 SF |

AVAILABLE SPACES **SF**

| | |
|-----------|------------------------------------|
| 2nd Floor | 8,400 SF total or 3,220 & 4,867 SF |
|-----------|------------------------------------|

PROPERTY OVERVIEW

Second floor available in this two story office building located just off Interstate 264 between S. Witchduck Road and Bonney Road.

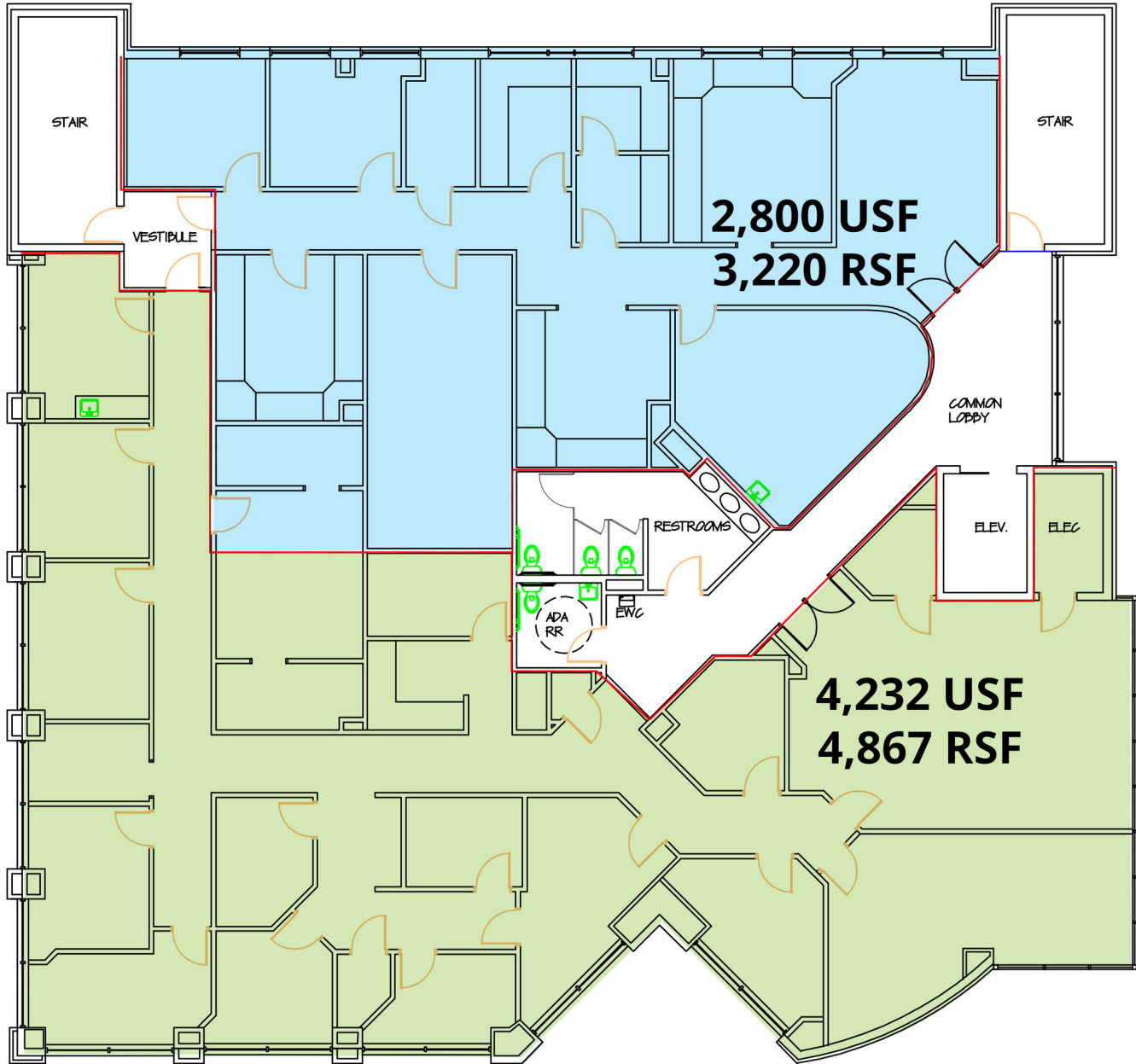
PROPERTY HIGHLIGHTS

- Centrally located, meticulously maintained professional office building
- Ideally suited for both medical and professional tenants
- Potential pylon signage available
- Space is in turnkey condition
- 69 surface parking spaces available
- Elevator access to second floor and two stairwells

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FLOOR PLAN



2

SECOND FLOOR - 8,400 SF

Subdivisible into 3,220 and 4,867 Rentable Square Feet



Elizabeth Napolitano

Sales And Leasing
Associate

757.333.4331

Elizabeth.napolitano@divaris.com

Jason Oliver, CCIM

Vice President,
Investment Sales

757.333.4383

joliver@divaris.com



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