

2480 PRUDEN BOULEVARD

SUFFOLK, VA 23434



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PROPERTY OVERVIEW





OFFERING SUMMARY

Available SF: 4,200 SF

Sale Price: \$754,000.00

Lease Rate: \$11.00 SF/yr (NNN)

Pass Through \$1.92/SF

Expenses:

Lot Size: 0.55 Acres

Building Size: 4.200 SF

Parking: 30 Spaces

PROPERTY OVERVIEW

Best office space available in 23434 zip code at this price. Located approx. 1 mile from Godwin Blvd. at Route10. Situated in a well known office park of Saddler Heights. Tenant pays utilities.

PROPERTY HIGHLIGHTS

- Newly renovated
- · New roof
- 3 HVAC units (2 under warranty until 2018 and 2021)
- · Security System with exterior cameras
- 2 kitchens and 4 bathrooms
- · Full handicapped accessible bathroom with shower
- Building design enables flexibility to subdivide accommodating 2 tenants
- · Maintenance and landscaping is tenant't responsibility

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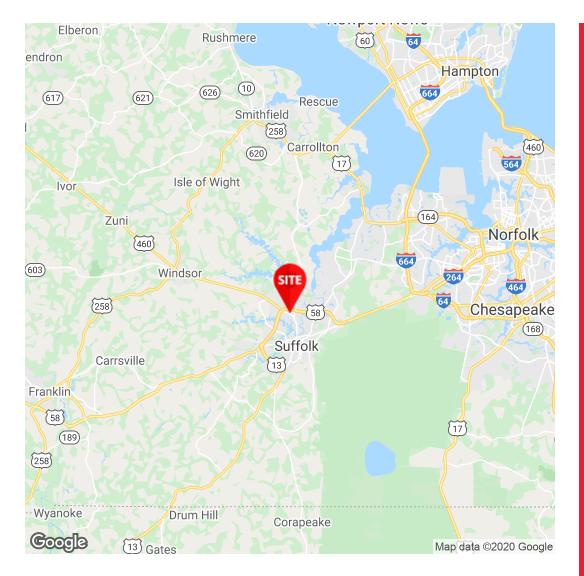
FLOOR PLAN





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