



OFFICE BUILDING FOR LEASE/SALE

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 Expenses:	\$1.92/SF
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's responsibility

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FLOOR PLAN





Missy Martinovich
Vice President Of Sales
And Leasing
757.876.4847
Missy.martinovich@divaris.com



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