



PROPERTY OVERVIEW

AREA MAP

Professional Office Complex in close proximity to the Virginia Beach Central Business District (CBD) without CBD lease rates.

- Easy access to I-264 and the Virginia Beach Courthouse via Edwin Drive to Princess Anne Road
- Ingress/egress at traffic signal at Edwin Drive
- Great parking ratio: 6.25 spaces per 1,000 SF

AVAILABLE: ±1,740 SF



DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	15,054	146,417	293,399
Average HH Income:	56,592	57,996	60,676
Traffic Count:	88,832		

FOR MORE INFORMATION, PLEASE CONTACT:

LENNY BURNS
 (757) 490-3141
lburns@pembrokerealty.com

Pembroke Realty Group
 4433 Corporation Lane, Suite 250
 Virginia Beach, VA 23462
www.pembrokerealty.com

The Meadows

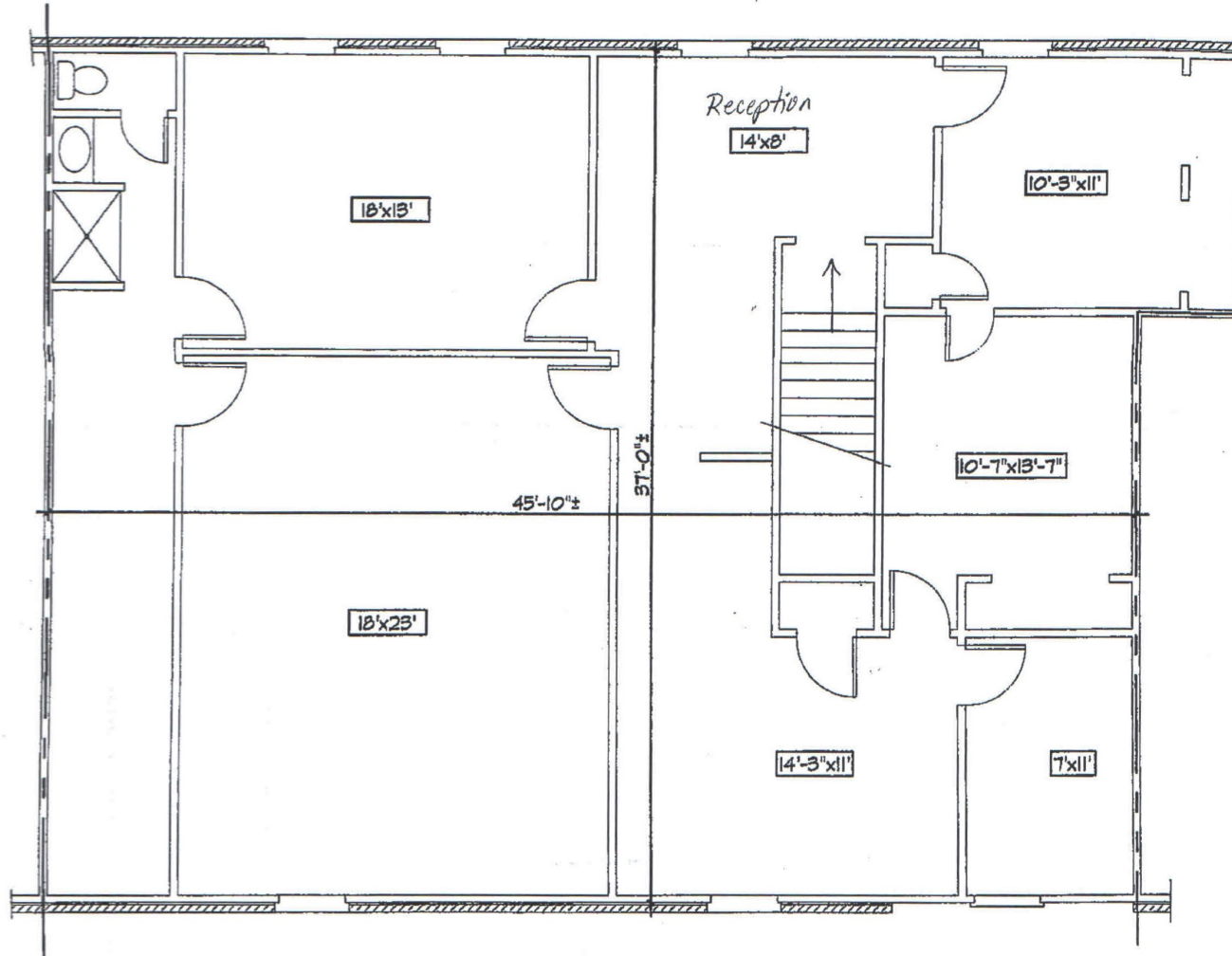
± 1,740 SF AVAILABLE



FOR MORE INFORMATION, PLEASE CONTACT:

LENNY BURNS
(757) 490-3141
lburns@pembrokerealty.com

Pembroke Realty Group
4433 Corporation Lane, Suite 250
Virginia Beach, VA 23462
www.pembrokerealty.com



SUITE 205
1,740 S.F.

The Meadows Office Complex
505 S. Independence Blvd.
Virginia Beach, VA 23452

FOR MORE INFORMATION, PLEASE CONTACT:

LENNY BURNS
(757) 490-3141
lburns@pembrokerealty.com

Pembroke Realty Group
4433 Corporation Lane, Suite 250
Virginia Beach, VA 23462
www.pembrokerealty.com