

FOR LEASE

 S.L. NUSBAUM Realty Co.
Since 1906.

BIRDNECK BUSINESS CENTER

545 & 549 S. BIRDNECK ROAD
VIRGINIA BEACH, VA 23451

FOR MORE INFORMATION, PLEASE CONTACT:

BEN LEON

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SENIOR ASSOCIATE

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PROPERTY SUMMARY

545 & 549 S. BIRDNECK ROAD, VIRGINIA BEACH, VA 23451



OFFERING SUMMARY

Lease Rate:	\$490.00 - 1,650.00 per month (Full Service; MG)
Building Size:	71,977 SF
Available SF:	191 - 1,800 SF
Lot Size:	4.962 Acres
Zoning:	I-1 (Light Industrial)

[CLICK HERE FOR A VIRTUAL TOUR](#)

PROPERTY OVERVIEW

Birdneck Business Center is an office/warehouse (flex) facility comprised of two multi-tenant buildings with a total of 71,977 square feet, situated on 4.962 acres. If you are looking to be in close proximity to the oceanfront, this location is ideal. The property also offers 11,500 square feet of yard space available for lease.

PROPERTY HIGHLIGHTS

- Ceiling Height: 9' in the office and 22' - 24' in the warehouse
- Power: 3-phase

SPACES	LEASE RATE	SPACE SIZE
545-Building A / Suite 202-F (Office)	\$500 per month	200 SF
545-Building A / Suite 202-I (Office)	\$490 per month	191 SF
545-Building A / Suite 110 (Flex)	\$11.00 SF/yr	1,800 SF

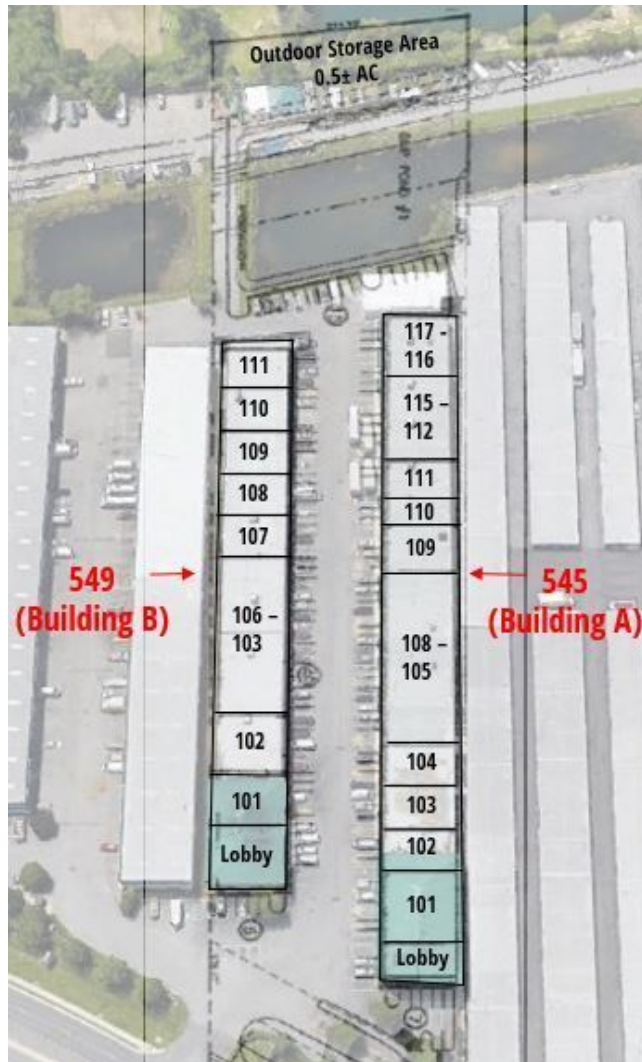
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SITE PLAN

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AVAILABLE SUITES

SUITE	SIZE
545 - Suite 202-F (Office)	200 SF
545 - Suite 202-I (Office)	191 SF
545 - Suite 110 (Flex)	1,800 SF
2,191 SF	

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PARCEL OVERVIEW

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AERIAL MAP

545 & 549 S. BIRDNECK ROAD, VIRGINIA BEACH, VA 23451



Google

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ADDITIONAL PHOTOS

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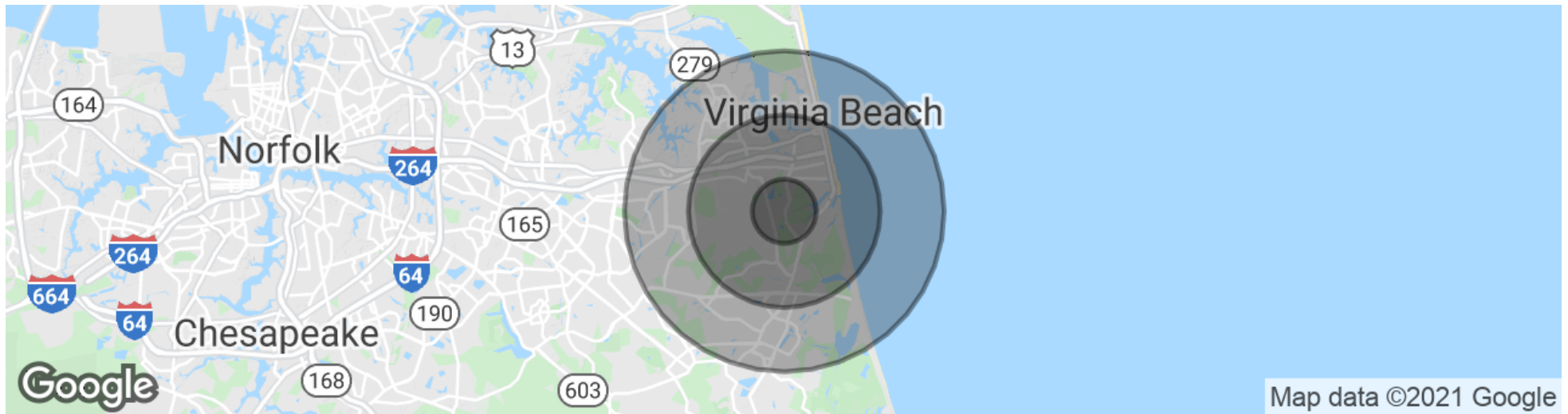
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DEMOGRAPHICS MAP & REPORT



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Map data ©2021 Google

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,835	49,294	126,190
Average Age	29.7	32.6	34.6
Average Age (Male)	30.3	31.4	33.3
Average Age (Female)	28.7	33.2	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,122	20,983	49,243
# Of Persons Per HH	2.3	2.3	2.6
Average HH Income	\$49,064	\$70,648	\$81,491
Average House Value	\$228,819	\$417,515	\$395,461

* Demographic data derived from 2010 US Census

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