

MEDICAL OFFICE BUILDING FOR LEASE

MEDICAL ARTS CENTER

1101 FIRST COLONIAL ROAD, VIRGINIA BEACH, VA 23454



 **The KATSIAS**
COMPANY
Brokerage with vision. Real estate with results.

Presented By:
John Katsias
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EXECUTIVE SUMMARY



OFFERING SUMMARY

1st Floor SF: 3,540 RSF
Available Now

2nd Floor SF: 6,505 RSF
Available Now

4th Floor SF: 6,505 RSF
Available Now

Lease Rate: \$27.00 SF/yr Net of Janitorial

PROPERTY HIGHLIGHTS

- Multi-Tenant 4 Story Medical Office Building
- Hospital-Sized Elevator Cab
- Newly Renovated Common Areas
- Adjacent to Sentara Virginia Beach General Hospital
- Ample Parking
- Convenient access to retail, restaurants, and highways
- Full Service, Net of Janitorial (no passthroughs towards OPEX)
- 24/7 Access

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	3,961	25,640	53,351
Total Population:	9,969	60,498	126,342
Average HH Income:	\$86,454	\$86,634	\$88,109



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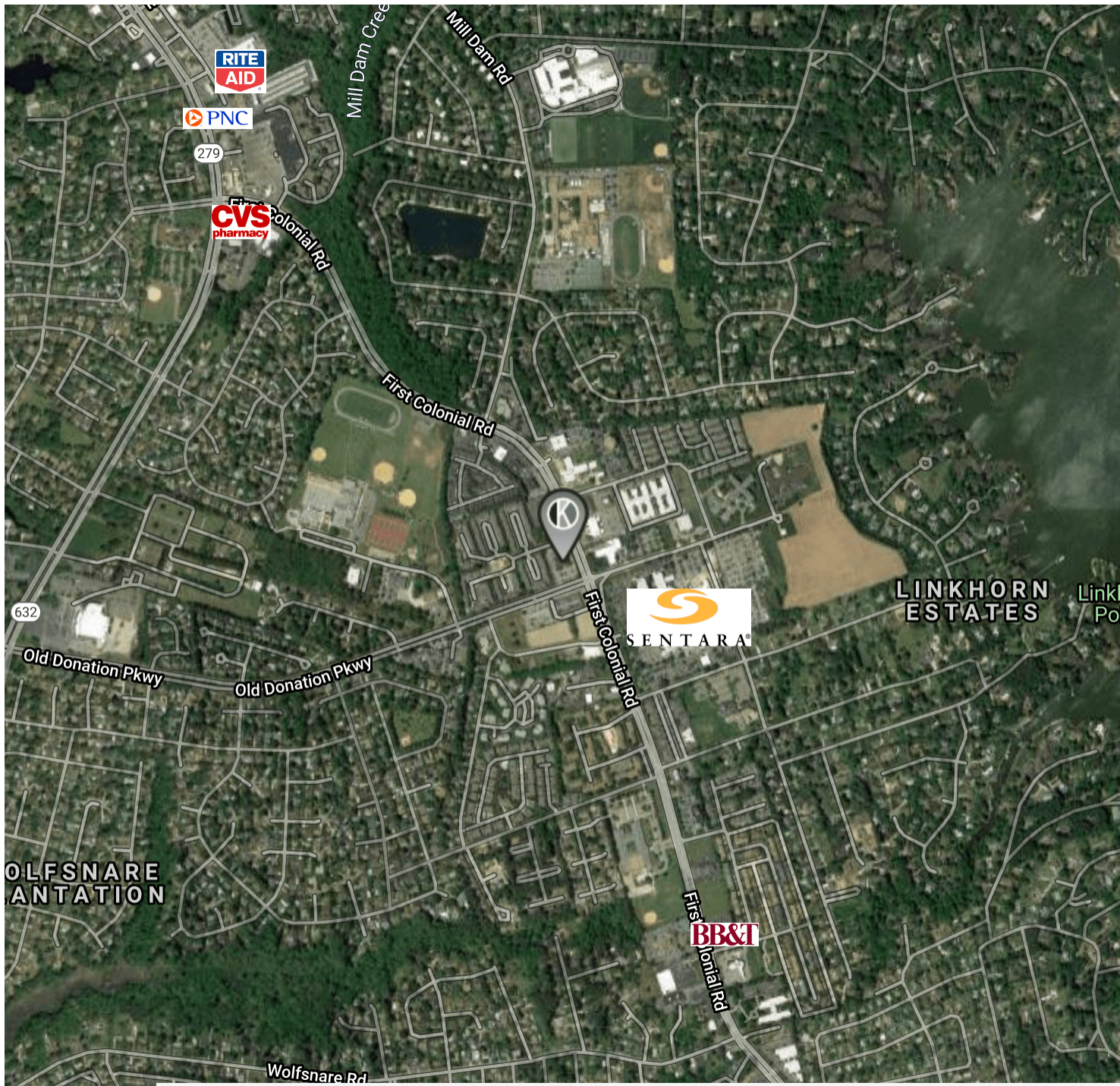
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RETAILER MAP



Map data ©2021 Imagery ©2021, CNES / Airbus, City of Virginia Beach, Commonwealth of Virginia, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



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ADDITIONAL PHOTOS



Front Lobby



Patient Bays



Nurse's Station



Patient Room



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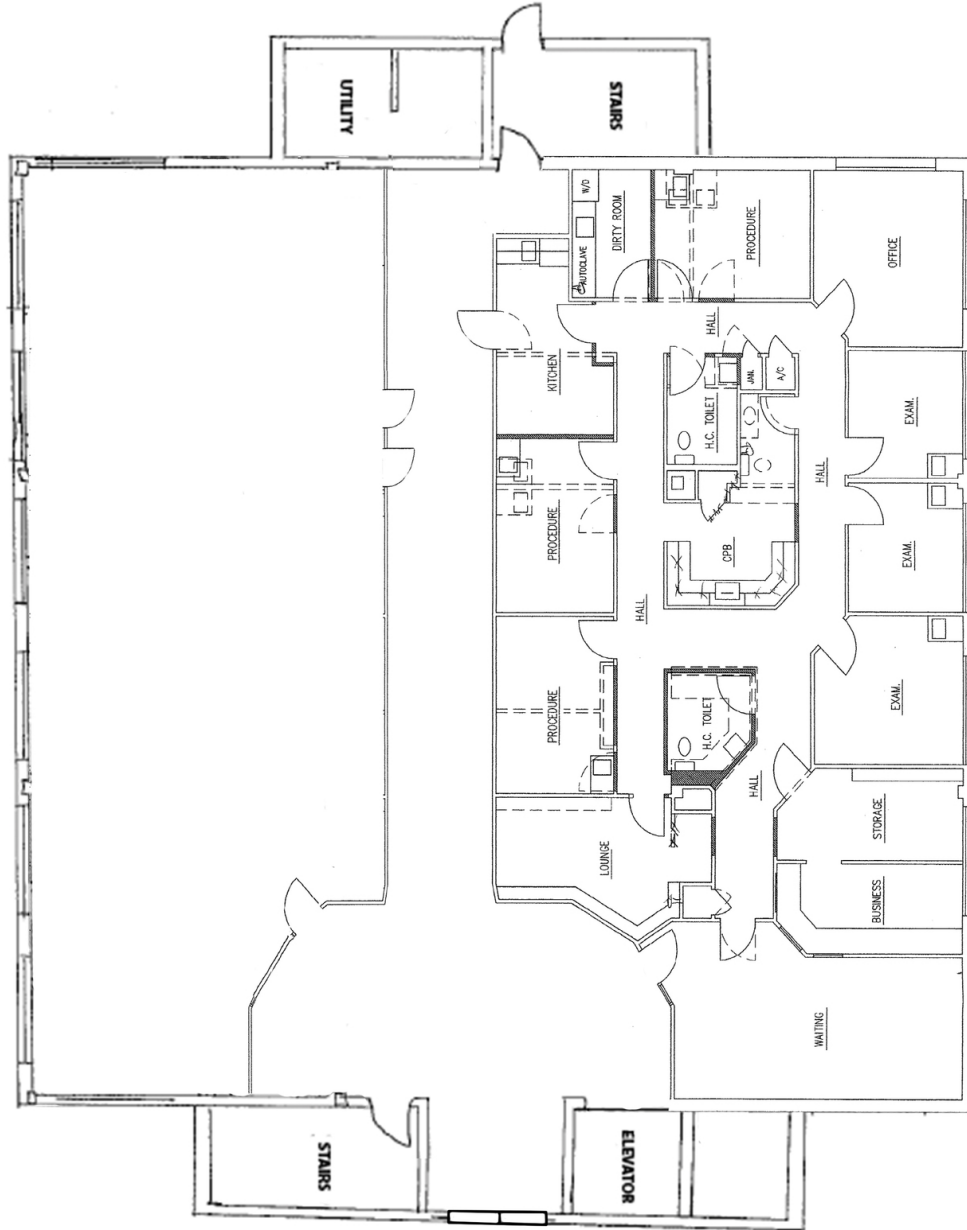
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FLOOR PLANS

PARKING



FIRST COLONIAL ROAD

Suite 101 - 3,540 SF Available September 1, 2021



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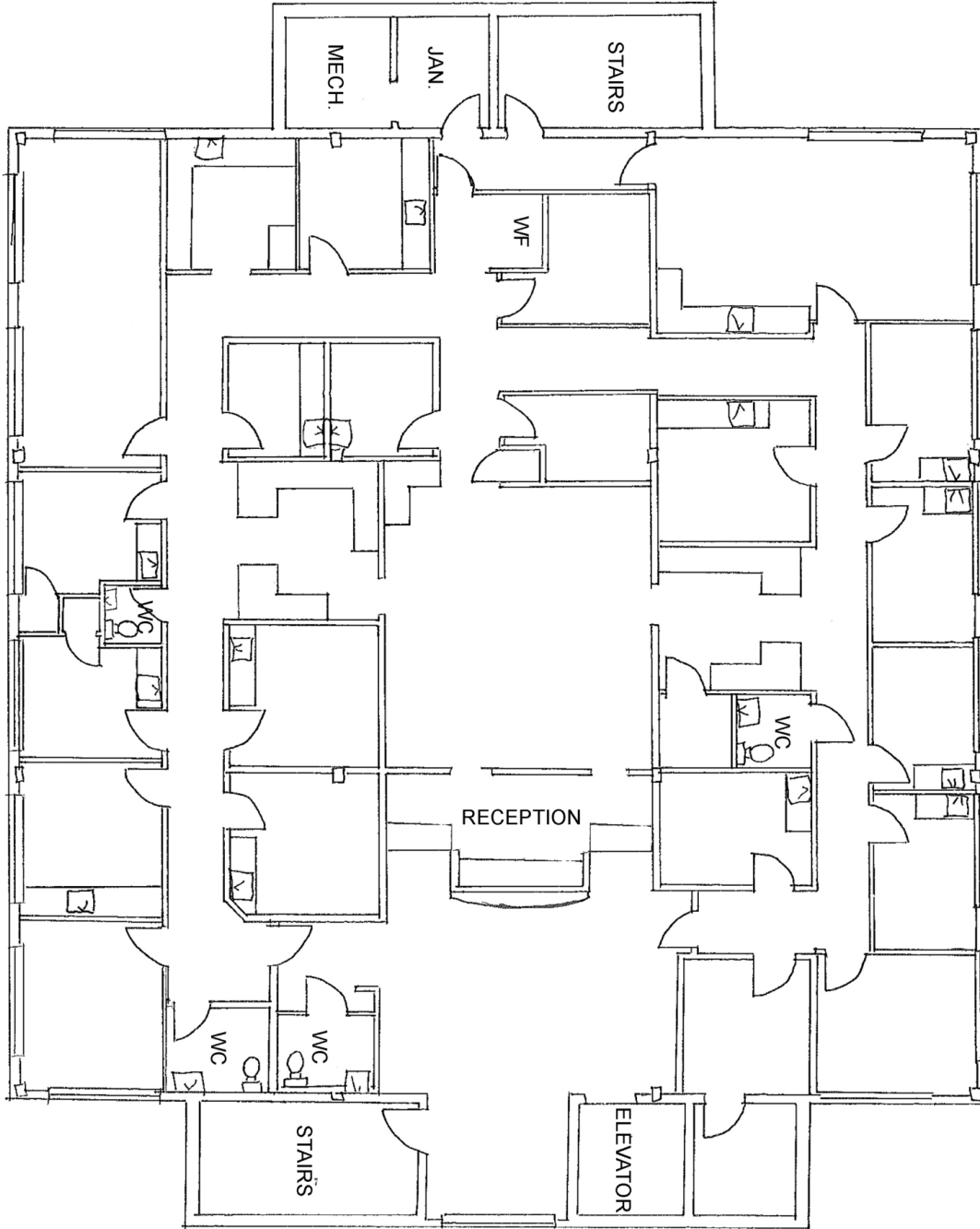
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FLOOR PLANS



FIRST COLONIAL ROAD

Suite 200 - 6,505 SF



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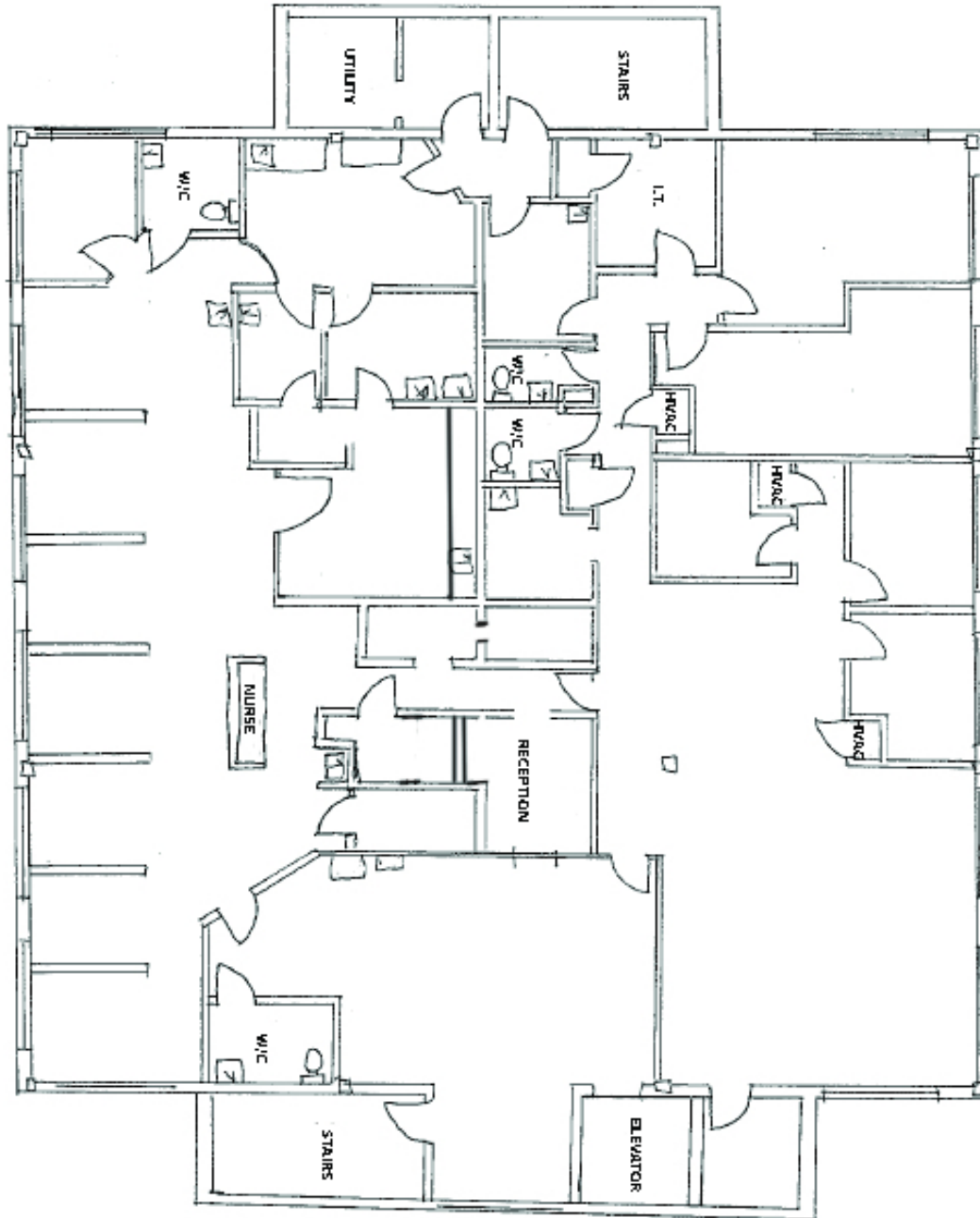
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FLOOR PLANS



FIRST COLONIAL ROAD

Suite 400- 6,505 SF



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