

OFFICE FOR LEASE

3105 Western Branch Boulevard, Chesapeake, VA 23321



AVAILABLE SF:	900 - 1,497 SF
LEASE RATE:	\$14.00 SF/Yr (MG)
BUILDING SIZE:	11,355 SF
BUILDING CLASS:	B
YEAR BUILT:	1980
ZONING:	B1
SUB MARKET:	Western Branch Submarket

PROPERTY OVERVIEW

Medical Office Space Centrally located in Western Branch. 900 to 1,497 square feet of office space for lease in the heart of the Churchland area. Located within minutes of the interstate.

PROPERTY FEATURES

- Professional Office Space
- Ample Parking
- Zoned B1
- Excellent access to I-664
- In close proximity to retail, restaurants and banks

KW COMMERCIAL
1100 Volvo Parkway, Suite 200
Chesapeake, VA 23320

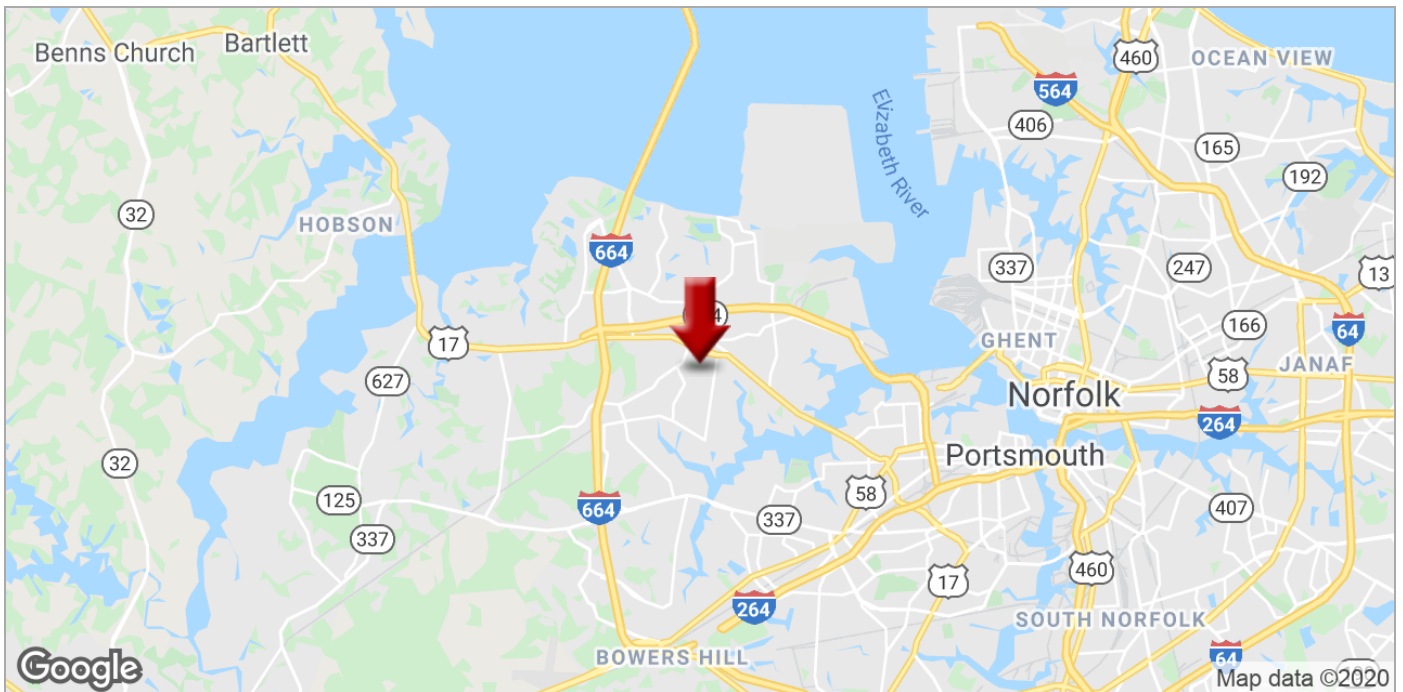
SANDRA BURTON
Director
O: 757.719.7078
sandraburton@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE

3105 Western Branch Boulevard, Chesapeake, VA 23321

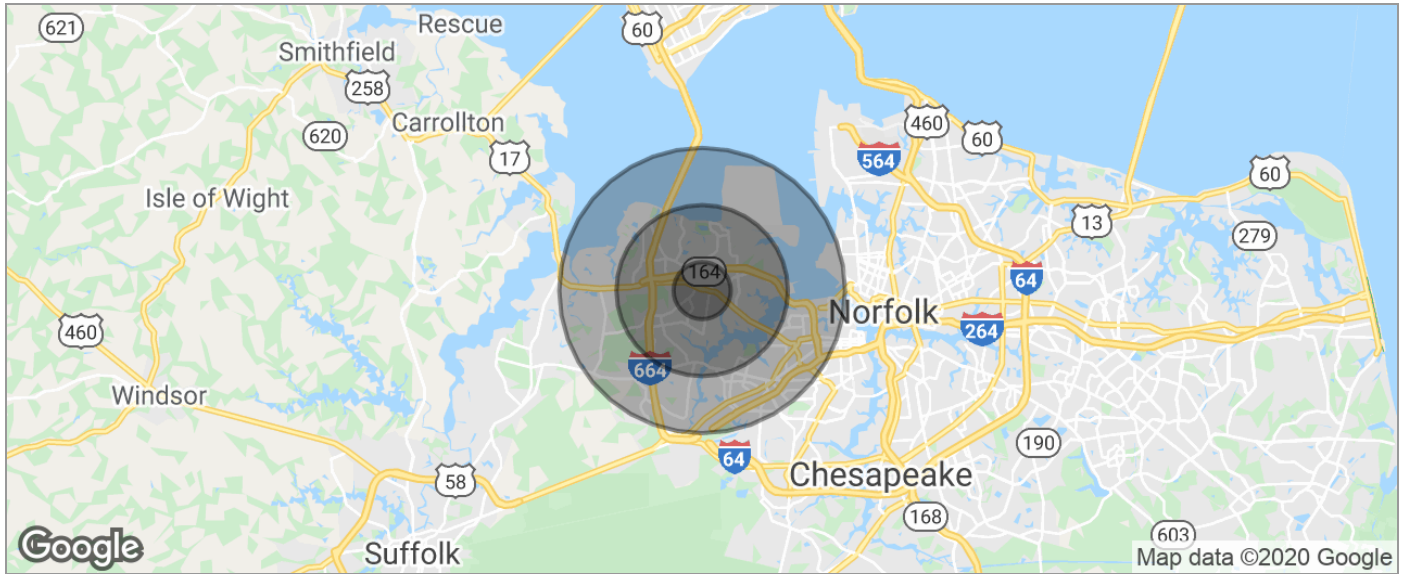


KW COMMERCIAL
1100 Volvo Parkway, Suite 200
Chesapeake, VA 23320

SANDRA BURTON
Director
O: 757.719.7078
sandraburton@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,560	61,811	117,343
MEDIAN AGE	32.1	35.7	36.3
MEDIAN AGE (MALE)	32.2	34.3	34.4
MEDIAN AGE (FEMALE)	32.1	36.6	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,717	23,030	44,578
# OF PERSONS PER HH	2.7	2.7	2.6
AVERAGE HH INCOME	\$66,107	\$72,262	\$68,987
AVERAGE HOUSE VALUE	\$265,750	\$267,268	\$266,285
RACE	1 MILE	3 MILES	5 MILES
% WHITE	48.0%	56.1%	55.3%
% BLACK	43.2%	36.0%	37.4%
% ASIAN	3.1%	2.5%	2.3%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.4%	0.2%	0.3%
% OTHER	0.6%	0.9%	1.1%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	4.2%	3.6%	3.4%

* Demographic data derived from 2010 US Census

KW COMMERCIAL
1100 Volvo Parkway, Suite 200
Chesapeake, VA 23320

SANDRA BURTON
Director
O: 757.719.7078
sandraburton@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com

OFFICE FOR LEASE



3105 Western Branch Boulevard, Chesapeake, VA 23321

SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
3105 Western Branch Blvd Suite 4A	Office Building	\$14.00 SF/YR	Modified Gross	1,497 SF	VACANT
3105 Western Branch Blvd	Office Building	\$14.00 SF/YR	Modified Gross	900 SF	VACANT
3105 Western Branch Blvd (copy)	Office Building	\$14.00 SF/YR	Modified Gross	900 SF	VACANT

KW COMMERCIAL
1100 Volvo Parkway, Suite 200
Chesapeake, VA 23320

SANDRA BURTON
Director
O: 757.719.7078
sandrabornton@kwcommercial.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated kwcommercial.com