

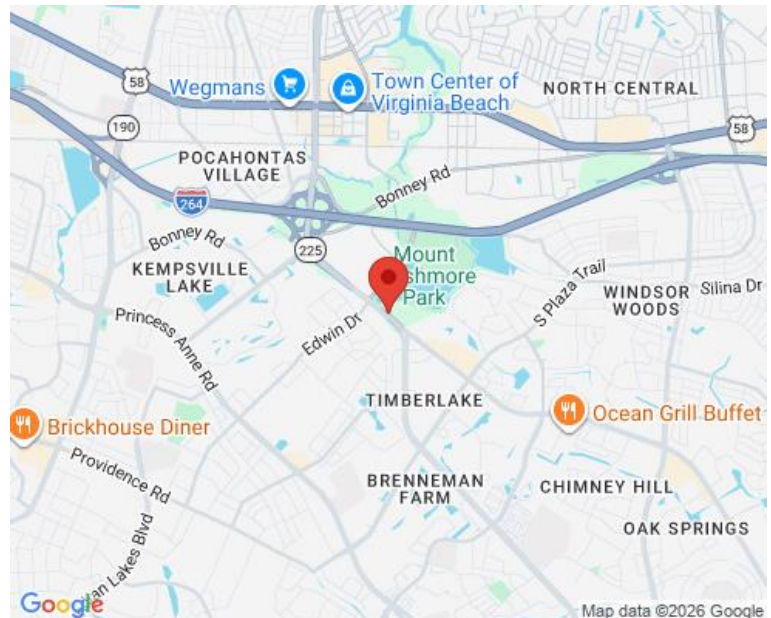


PROPERTY OVERVIEW

AREA MAP

Professional Office Complex with elevator access near the Virginia Beach Central Business District with beautiful lake views and courtyard.

- Situated at Lake Trashmore
- Close to Central Business District (CBD) without CBD lease rates
- Easy access to I-264 and Courthouse via Edwin Drive and Princess Anne Road
- **AVAILABLE: ±1,378 SF, Reception and waiting area, 6 offices, views of Lake Trashmore, kitchenette - See floorplan**



DEMOGRAPHICS

Radius:	1 mile	3 mile	5 mile
Population:	15,801	146,021	297,667
Average HH Income:	\$83,284	\$88,896	\$95,644
Traffic Count:	75,922		

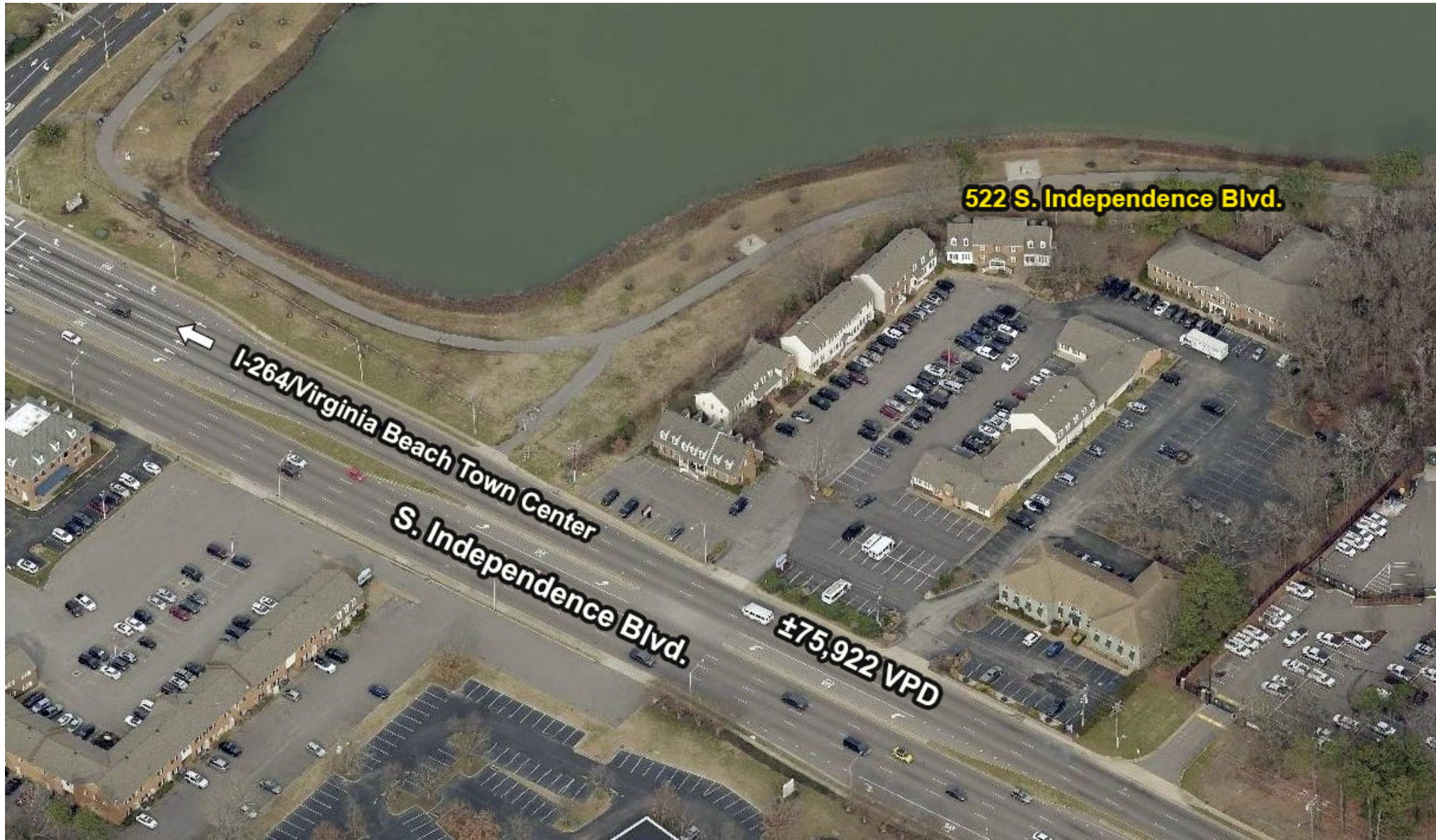
FOR MORE INFORMATION, PLEASE CONTACT:

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4433 Corporation Lane, Suite 250
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522 S. Independence Blvd.

± 1,378 SF AVAILABLE



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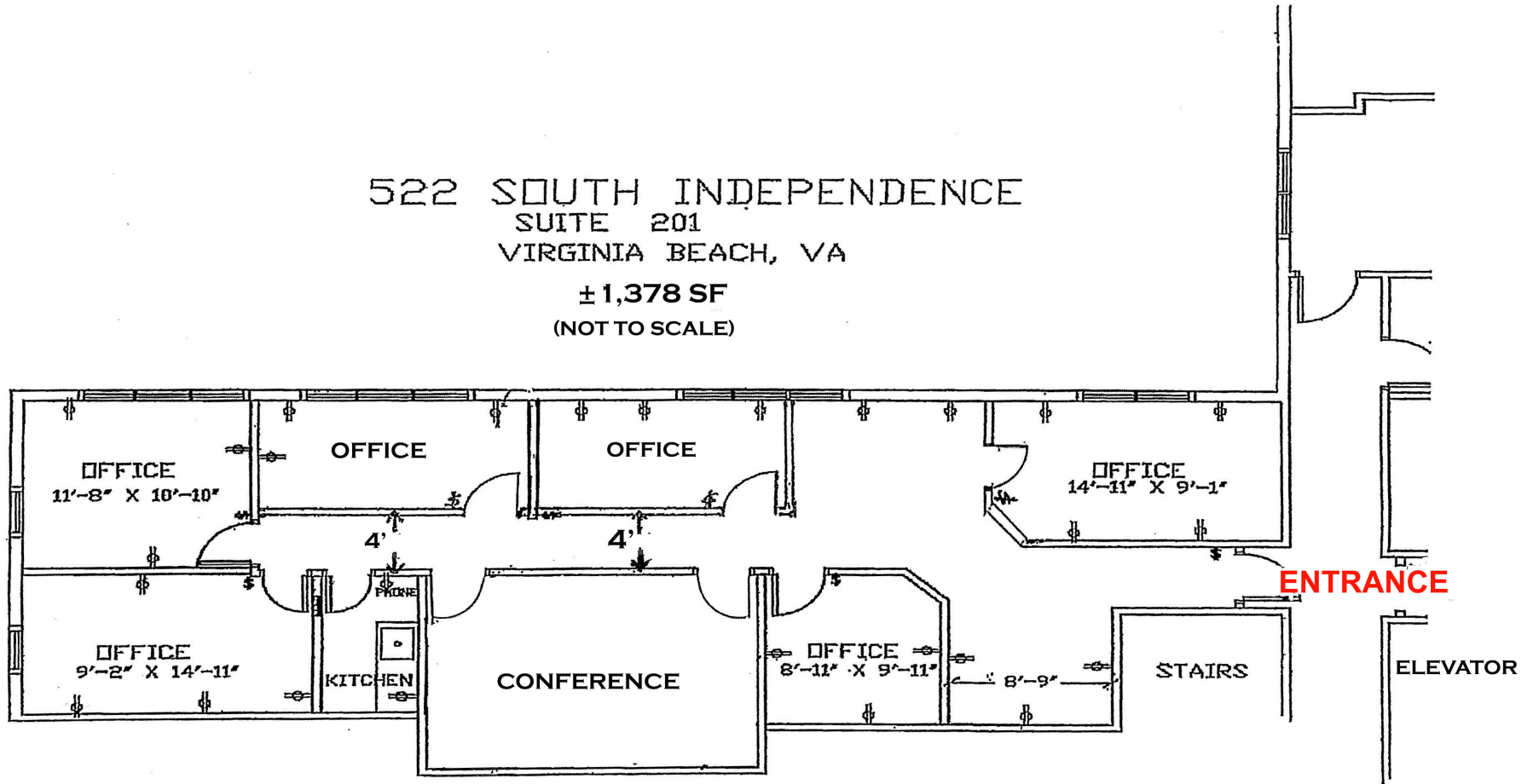
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522 SOUTH INDEPENDENCE
SUITE 201
VIRGINIA BEACH, VA
± 1,378 SF
(NOT TO SCALE)



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