



# For Lease

## **For lease Office/warehouse – 2,761 s.f. available**

- Corporate quality office/warehouse
- Ideal location for companies requiring office, showroom, warehouse sales and service space
- Improvement allowance to qualified tenants
- Rent: \$10.50 p.s.f., NNN
- 1,785 s.f. office / 976 s.f. warehouse
- Abundant parking
- Situated off Lynnhaven Parkway on Viking Drive in the heart of the Lynnhaven business corridor
- Nearby amenities within ½ mile +/- include: post office, regional shopping mall, banks and restaurants
- Building is located within ¼ mile of I-264

## **509 Viking Drive Parkway West Building Virginia Beach, VA 23185**

Wesley H. Edwards, CCIM  
Associate Director

+1 757 961 3432

[wesley.edwards@am.jll.com](mailto:wesley.edwards@am.jll.com)

[www.us.jll.com](http://www.us.jll.com)



## Building fact sheet

Located at 509 Viking Drive in Oceana West Park, directly off Lynnhaven Parkway and Interstate 264, Parkway West is easily accessible to the Hampton Roads area:

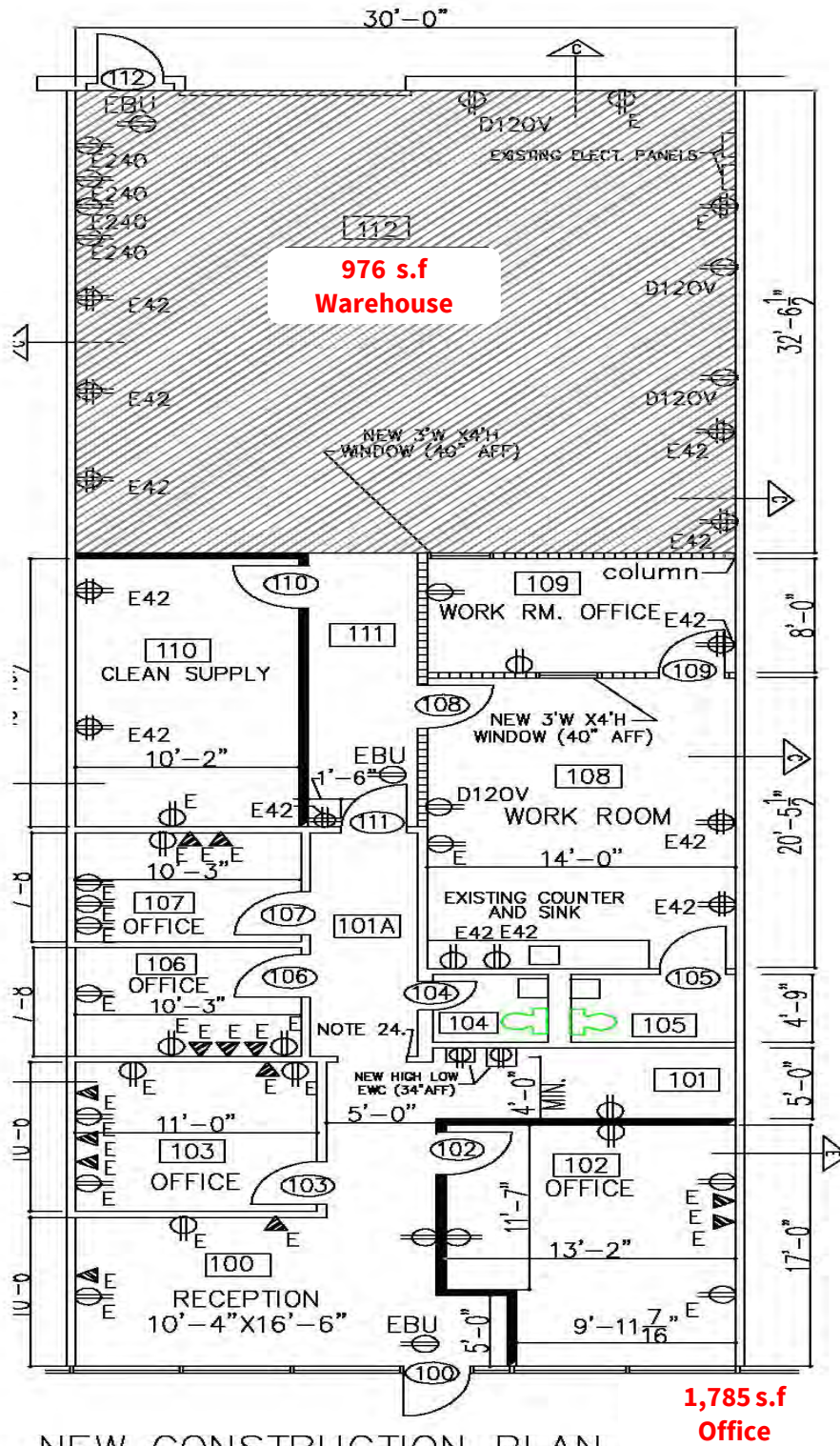
- 2 minutes from the Virginia Beach/Norfolk Expressway
- 5 minutes from the Oceanfront
- 20 minutes from Norfolk International Airport
- 25 minutes from downtown Portsmouth

This attractive, single-story brick structure incorporates 42,000 square feet of office and warehouse space. Constructed of brick and double-insulated reflective storefronts, Parkway West's streamlined structure is highlighted by innovative landscaping.

### Property description:

|                                 |  |
|---------------------------------|--|
| Site square footage:            | 192,607 square feet  |
| Building square footage:        | 41,813 square feet   |
| Total leasable square footage:  | 41,563 square feet   |
| Exterior construction:          | Brick veneer with metal stud backing or "cavity" wall                        |
| Windows:                        | Double insulated reflective glass  |
| Insulation:                     | R-19 in demising walls   |
| Overhead doors                  | Twelve (10' x 9') roll-up  |
| Roof systems:                   | Ballasted singly-ply elastomeric membrane                                    |
| Floor slab:                     | 5" reinforced, 250 pounds per square foot capabilities                       |
| Column spacing:                 | Varies from 26' to 35'   |
| Clear ceiling height/office:    | 8' (flexible)  |
| Clear ceiling height/warehouse: | 10' to 12'   |
| Office HVAC:                    | Electric heat pump   |
| Warehouse heat:                 | Ceiling mounted gas  |
| Electrical:                     | 200 amp, three-phase, four wire providing 208 with 120-volt service per unit |
| Sewer service:                  | 4" main  |
| Water service:                  | 8" main  |
| Parking ratio:                  | 4.5: 1,000 s.f.  |

**Floor plan - Suite E**     **1,785 s.f. - Office**  
    **976 s.f. - Warehouse**  
    **2,761 s.f. - Total**

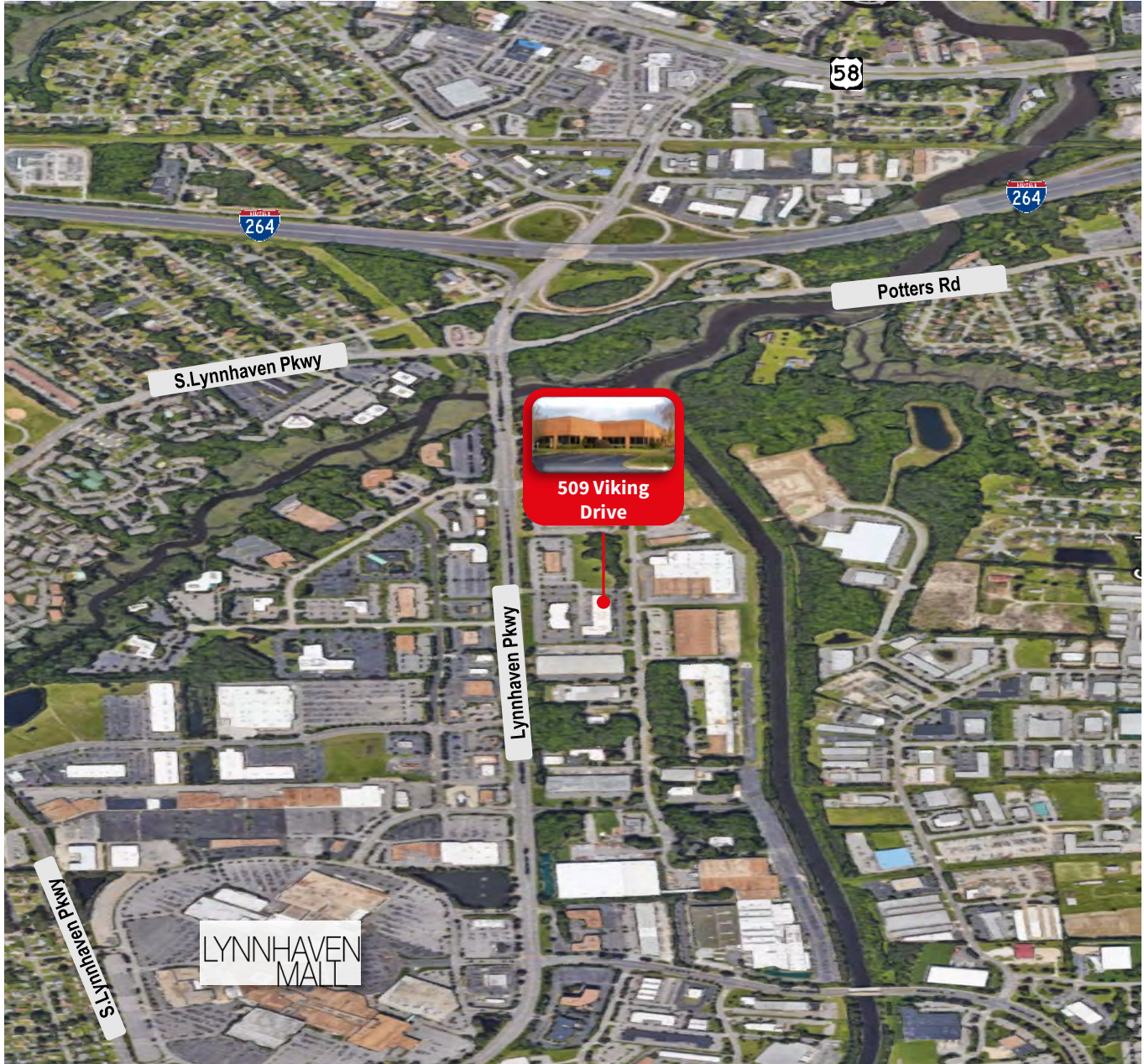


NEW CONSTRUCTION PLAN

SCALE: NTS



## Location map



---

### For more information, please contact:

Wesley Edwards, CCIM

Associate Director

+1 757 961 3432

[wesley.edwards@am.jll.com](mailto:wesley.edwards@am.jll.com)





# For Lease

## **5,043 s.f. of office space available**

- Corporate quality office space
- \$12.00 p.s.f., NNN
- Abundant parking
- Situated off Lynnhaven Parkway on Viking Drive in the heart of the Lynnhaven business corridor
- Nearby amenities within ½ mile +/- include: post office, regional shopping mall, banks and restaurants
- Building is located within ¼ mile of I-264

**509 Viking Drive  
Parkway West Building  
Virginia Beach, VA 23185**

---

Wesley H. Edwards, CCIM  
Associate Director

+1 757 961 3432

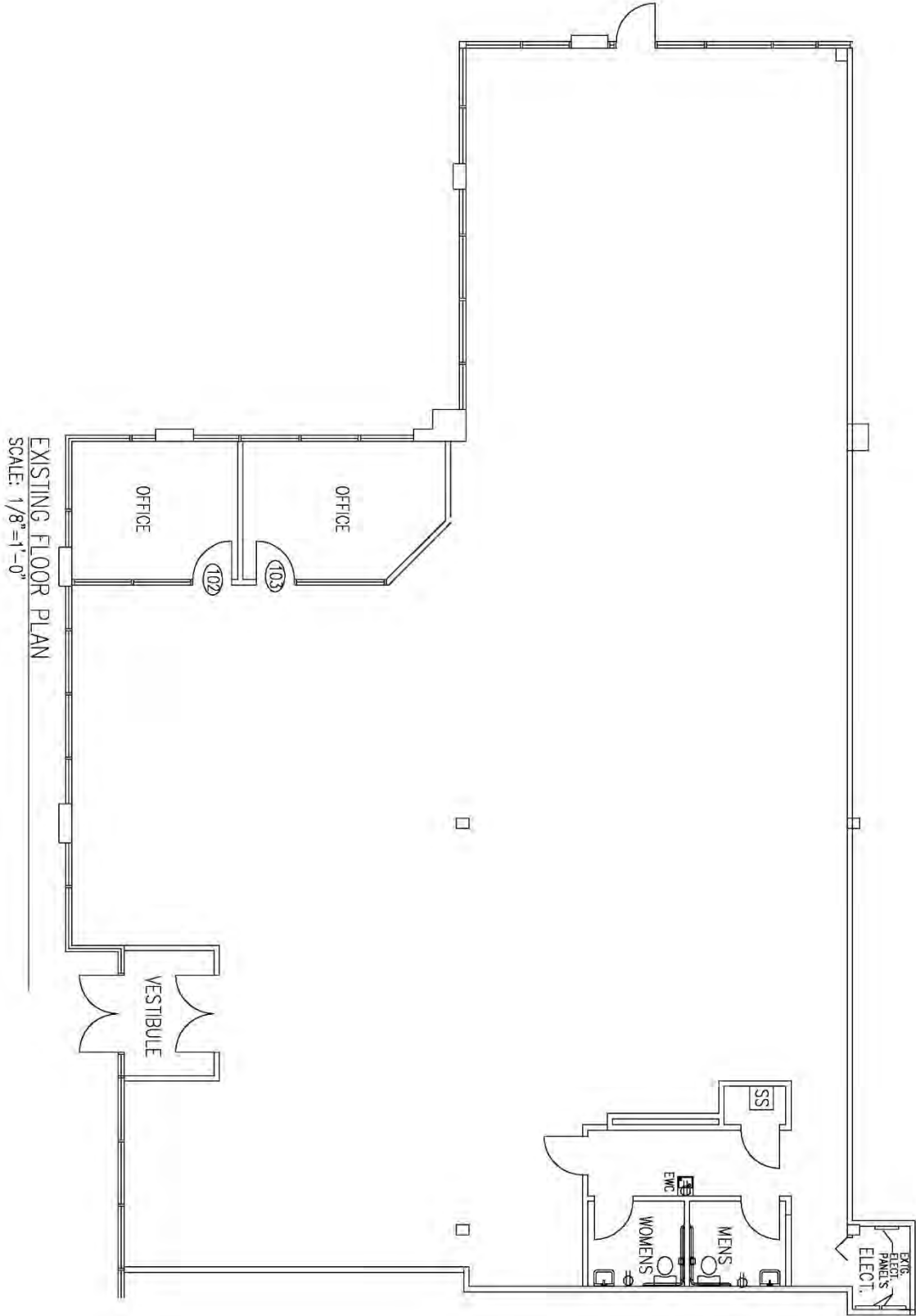
[wesley.edwards@am.jll.com](mailto:wesley.edwards@am.jll.com)

---

[www.us.jll.com](http://www.us.jll.com)



Suite J  
5,043 s.f Office



## Building fact sheet

Located at 509 Viking Drive in Oceana West Park, directly off Lynnhaven Parkway and Interstate 264, Parkway West is easily accessible to the Hampton Roads area:

- 2 minutes from the Virginia Beach/Norfolk Expressway
- 5 minutes from the Oceanfront
- 20 minutes from Norfolk International Airport
- 25 minutes from downtown Portsmouth

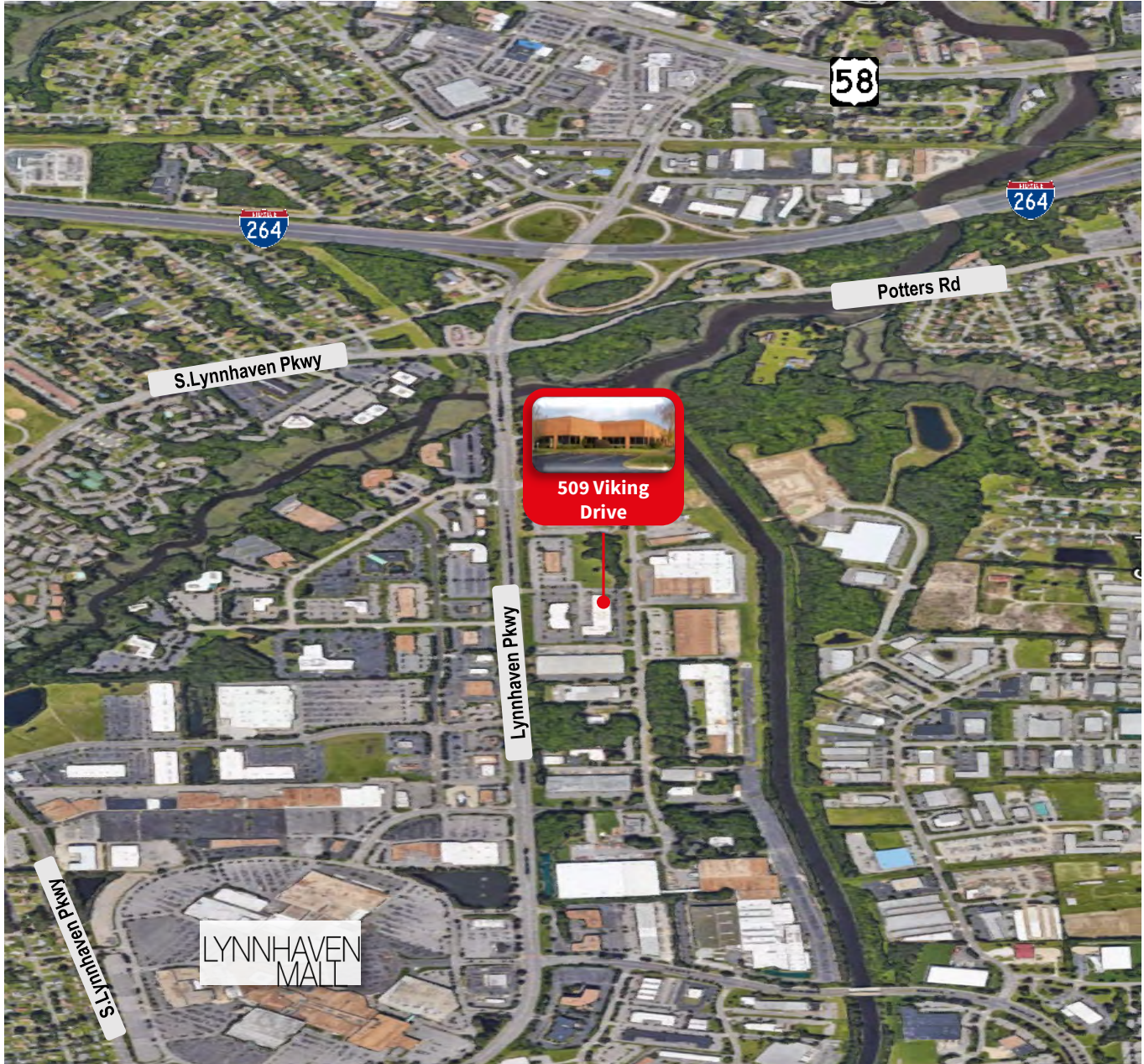
This attractive, single-story brick structure incorporates 42,000 square feet of office and warehouse space. Constructed of brick and double-insulated reflective storefronts, Parkway West's streamlined structure is highlighted by innovative landscaping.

### Property description:

|                                 |  |
|---------------------------------|--|
| Site square footage:            | 192,607 square feet  |
| Building square footage:        | 41,813 square feet   |
| Total leasable square footage:  | 41,563 square feet   |
| Exterior construction:          | Brick veneer with metal stud backing or "cavity" wall                        |
| Windows:                        | Double insulated reflective glass  |
| Insulation:                     | R-19 in demising walls   |
| Overhead doors                  | Twelve (10' x 9') roll-up  |
| Roof systems:                   | Ballasted singly-ply elastomeric membrane                                    |
| Floor slab:                     | 5" reinforced, 250 pounds per square foot capabilities                       |
| Column spacing:                 | Varies from 26' to 35'   |
| Clear ceiling height/office:    | 8' (flexible)  |
| Clear ceiling height/warehouse: | 10' to 12'   |
| Office HVAC:                    | Electric heat pump   |
| Warehouse heat:                 | Ceiling mounted gas  |
| Electrical:                     | 200 amp, three-phase, four wire providing 208 with 120-volt service per unit |
| Sewer service:                  | 4" main  |
| Water service:                  | 8" main  |
| Parking ratio:                  | 4.5: 1,000 s.f.  |



## Location map



---

### For more information, please contact:

Wesley Edwards, CCIM  
Associate Director  
+1 757 961 3432  
[wesley.edwards@am.jll.com](mailto:wesley.edwards@am.jll.com)