



OFFICE BUILDING FOR LEASE

SOUTHPORT CENTRE

4525 SOUTH BOULEVARD, VIRGINIA BEACH, VA 23452



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	726 - 12,176 SF
Lease Rate:	\$18.50 SF/yr (Full Service)
Building Size:	61,594 SF

AVAILABLE SPACES SF

First Floor	726 - 1,963 SF
Second Floor	2,677 - 12,176 SF
Third Floor	1,448 - 7,041 SF

PROPERTY OVERVIEW

Southport Centre is a three story Class A building comprising of 61,594 SF. It was built in 1997 with quality interior and exterior finishes and professionally landscaped grounds.

PROPERTY HIGHLIGHTS

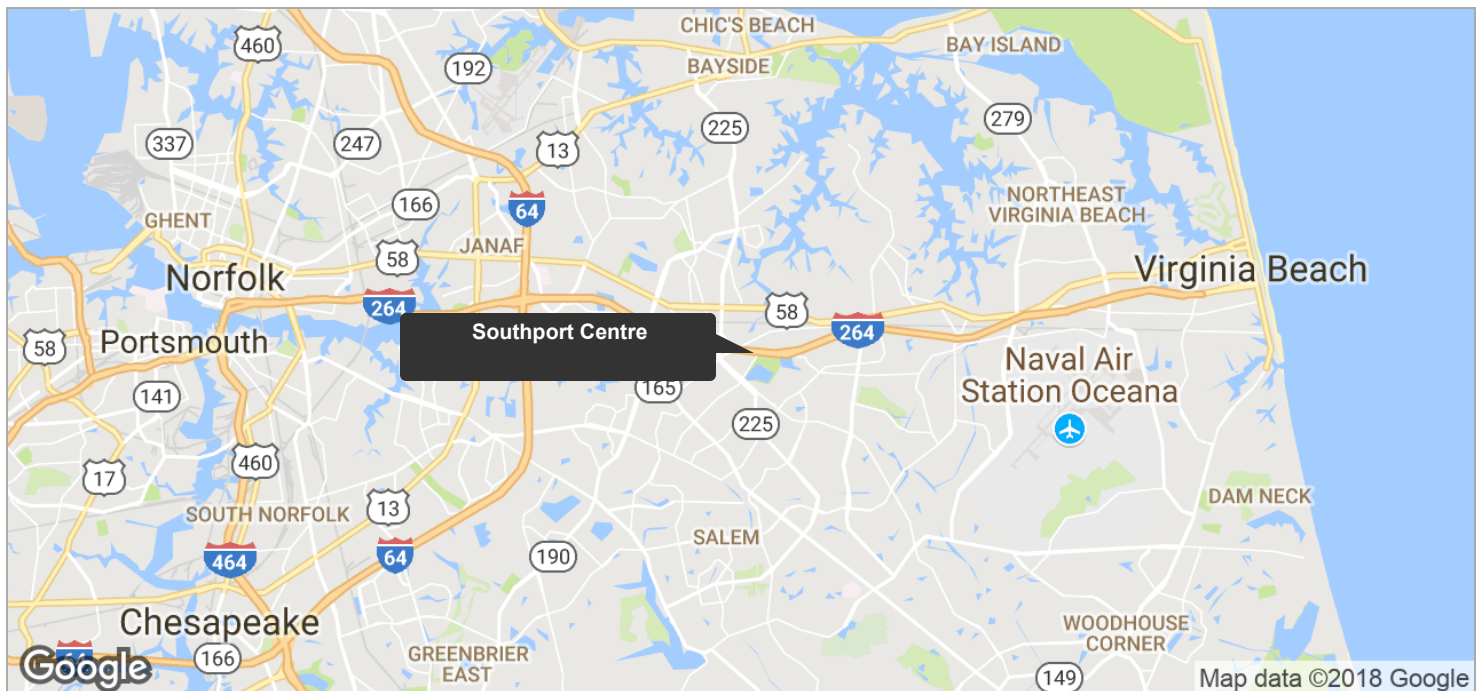
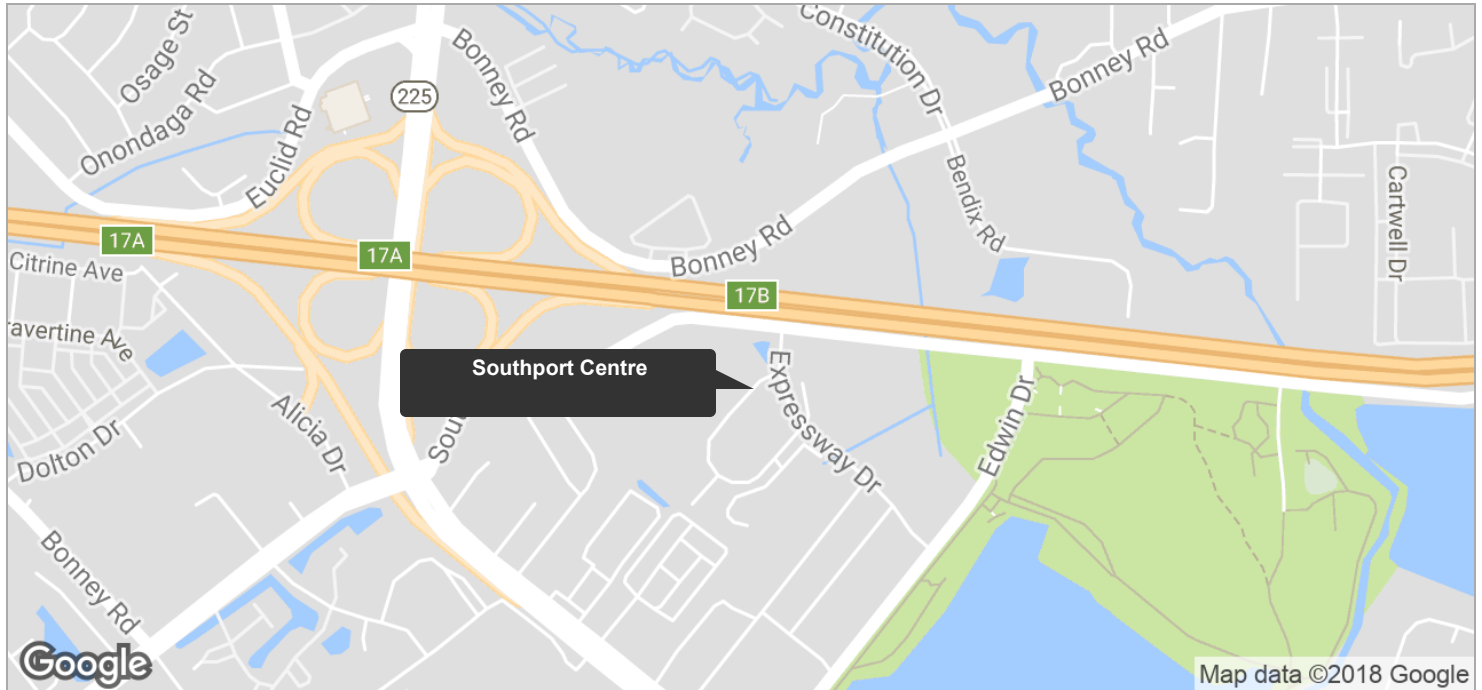
- Parking ratio 5/1,000
- Property offers easy access to I-264
- In close proximity to Virginia Beach Town Center, hotels, retail, restaurants and other nearby tourist activities.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Households:	6,268	51,399	115,286
Total Population:	14,574	133,556	306,812
Average HH Income:	\$64,006	\$70,792	\$74,774

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LOCATION MAPS



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FIRST FLOOR



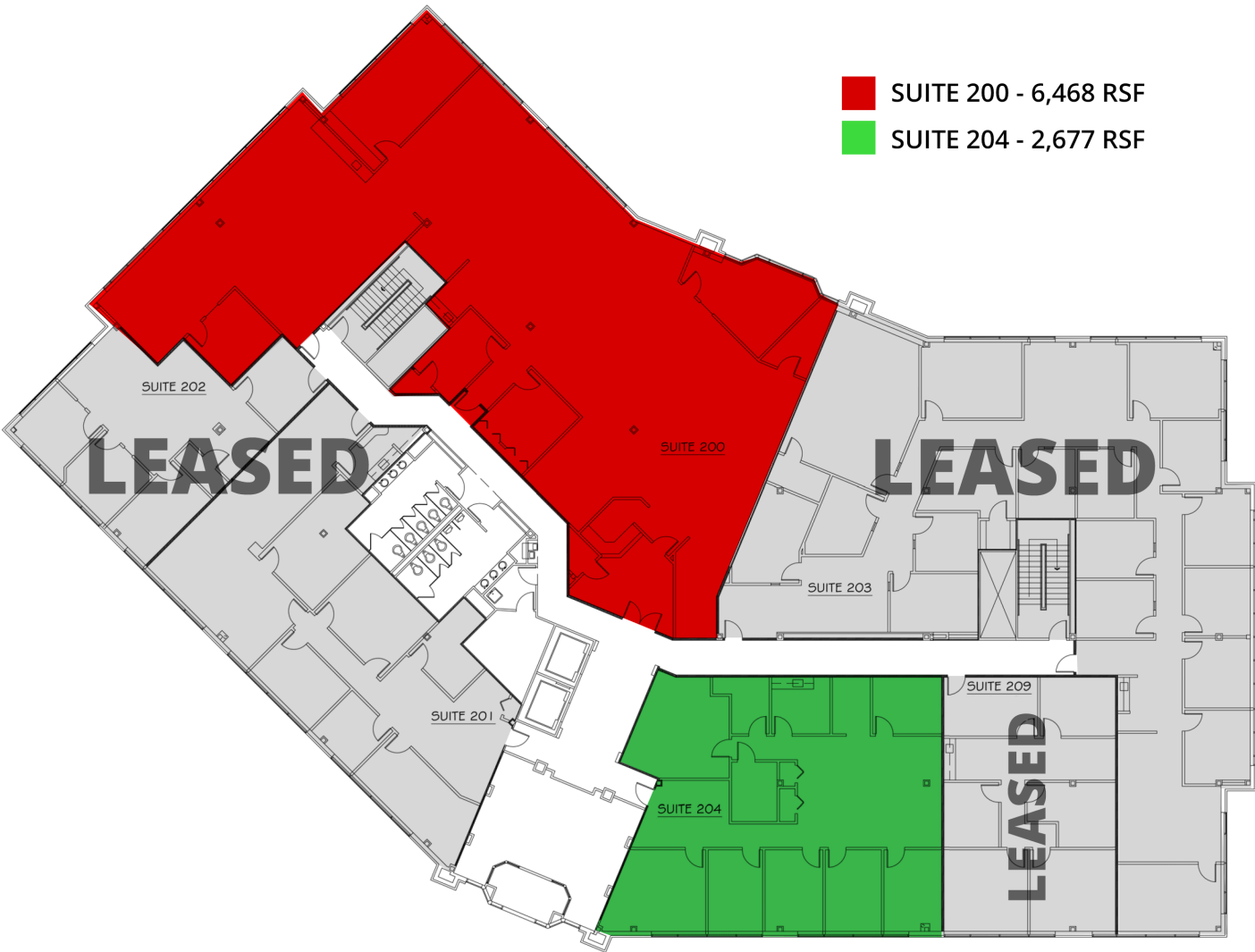
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FIRST FLOOR PLAN
Southport Centre

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SECOND FLOOR

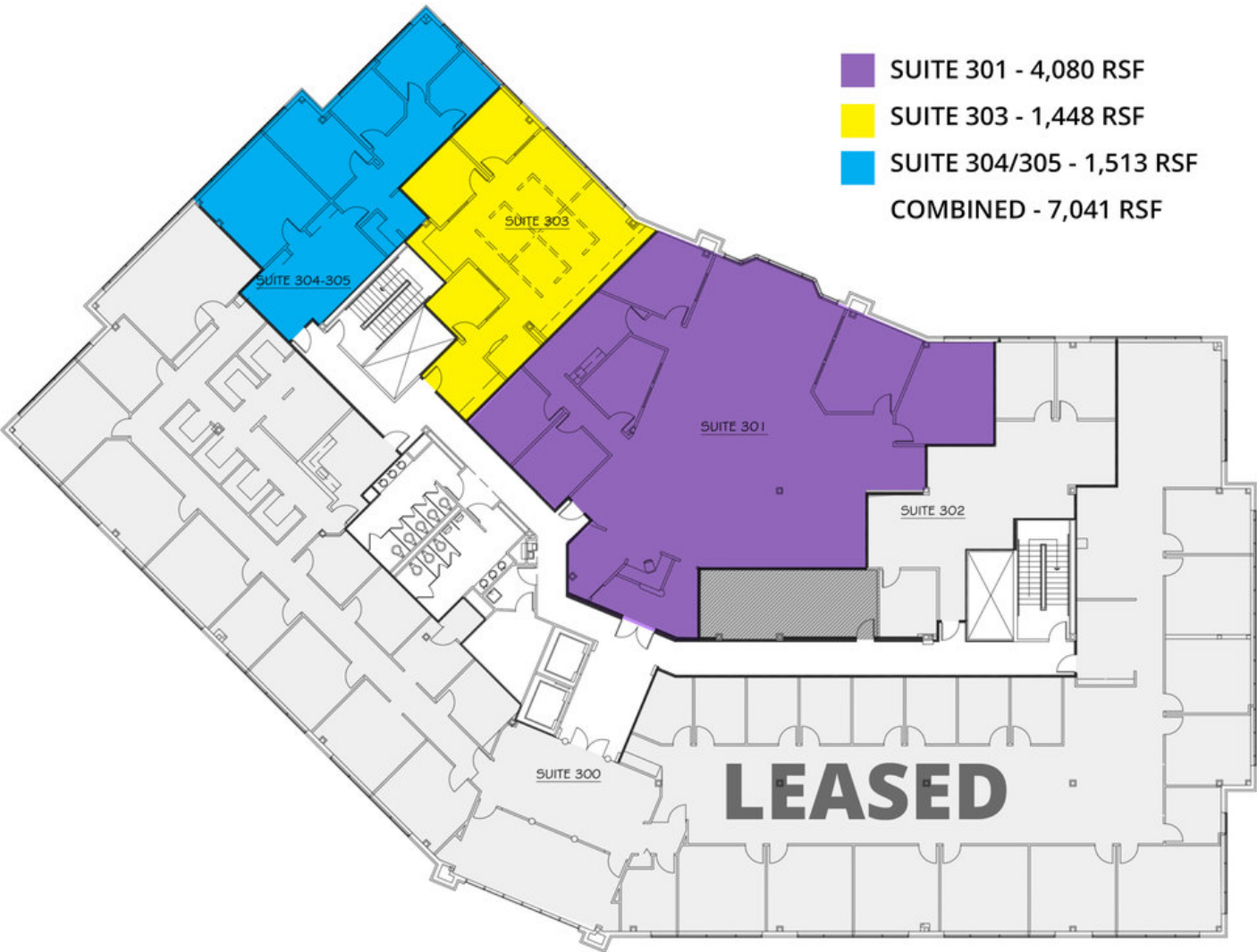


2 SECOND FLOOR PLAN
Southport Centre

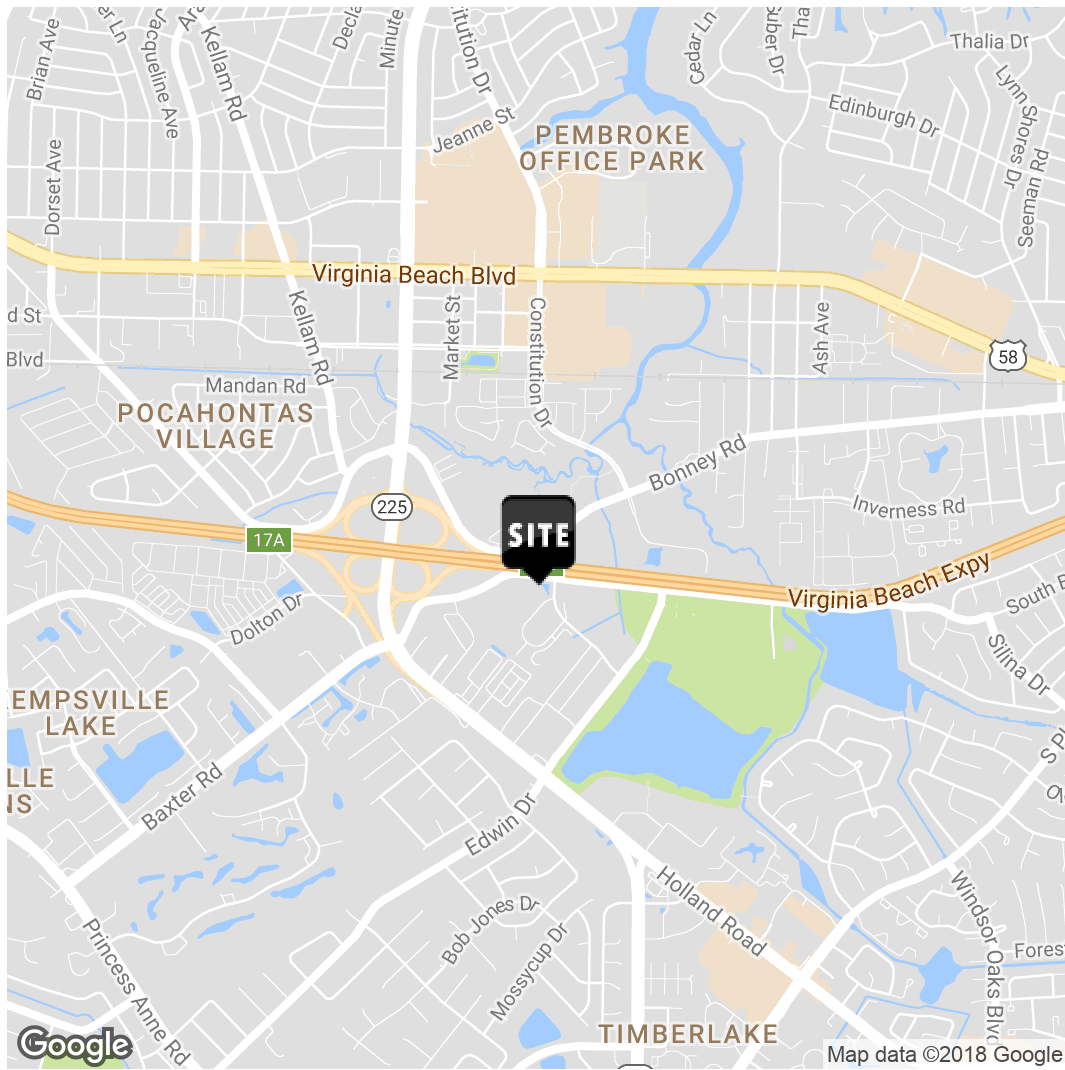
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THIRD FLOOR



3 THIRD FLOOR PLAN
Southport Centre



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