

REFLECTIONS III

208 GOLDEN OAK COURT

VIRGINIA BEACH, VA 23452

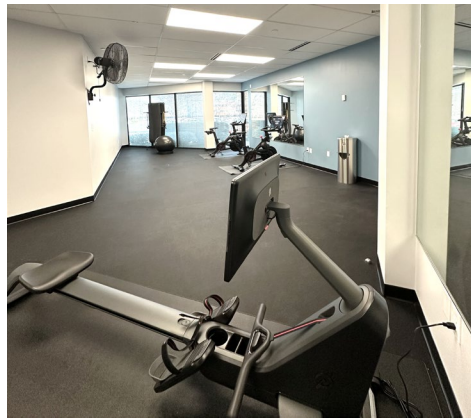
NEW OWNERSHIP

DSC Partners

A Donatelli | Smith Capital Company

**CLASS A OFFICE
FOR LEASE**

 **CUSHMAN &
WAKEFIELD**
THALHIMER



// PROPERTY SUMMARY

ADDRESS 208 Golden Oak Court, Virginia Beach, Virginia 23452

YEAR BUILT 1989 / 2016 Renovation

BUILDING SF 63,825 RSF - Four (4) stories

LAND AREA / ZONING 4.21 Acres/ O2 (Office District)

FREE PARKING 300 Surface and 18 covered (5.0/1,000 SF)

CONSTRUCTION Class A, contemporary architecture; Brick, steel, glass and masonry components

ELEVATOR Two (2) electric hydraulic Otis passenger elevators

LIFE SAFETY Fully equipped with wet sprinkler system, hard-wired smoke detectors, portable fire extinguishers

HVAC Daiken rooftop units (RTUs) and 30-VAV boxes per floor - Energy Star Certified

ACCESS 24/7 RFID key card access

UTILITIES Dominion Power; City of Virginia Beach; Cox and Verizon

// HIGHLIGHTS



Located in the Class A Reflections Office Park overlooking West Neck Creek immediately off I-264 / Lynnhaven Interchange; Building signage opportunity



Energy Star



Amenities include on-site day porter, fitness facilities, common conference room, café and one-mile nature trail within Reflections Office Park



Abundant parking ratio of 5.0 spaces per 1,000 square feet with overflow parking throughout Reflections Office Park



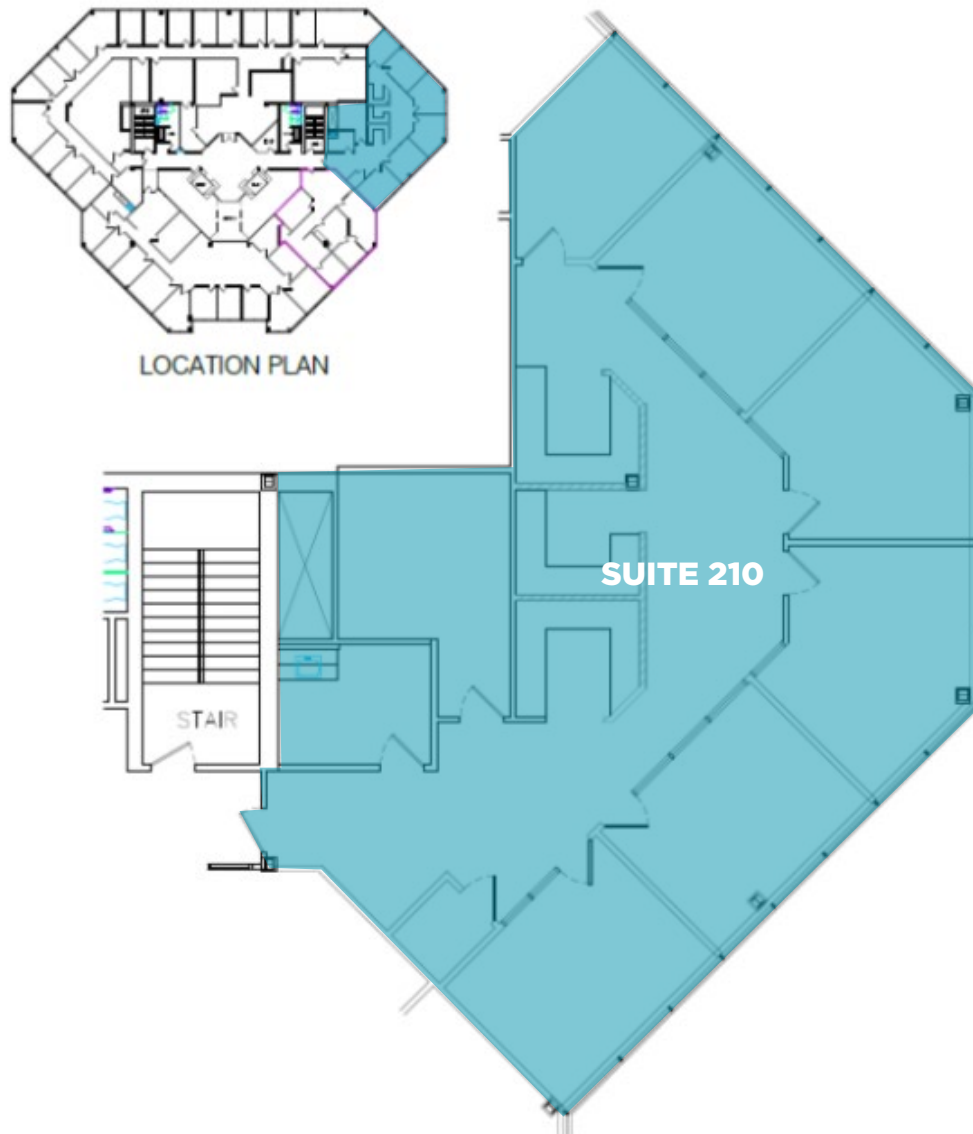
Entrance to the Reflections Office Park is 1,600' from I-264 which shortens commute time from points further west in the region

// FIRST FLOOR



SUITE	AVAILABLE RSF	MIN < MAX RSF	AVAILABILITY	RENTAL RATE
140	2,214 RSF	2,214 RSF	IMMEDIATE	\$24.00 PSF FULL SERVICE

// SECOND FLOOR



SUITE	AVAILABLE RSF	MIN < MAX RSF	AVAILABILITY	RENTAL RATE
210	2,375 RSF	2,375 RSF	IMMEDIATE	\$24.00 PSF FULL SERVICE

THE 3 PILLARS OF THE VIRGINIA BEACH ECONOMY

Atlantic Ocean

TOURISM



VIRGINIA BEACH OCEANFRONT

20.2 Million Annual Visitors
\$2.4B Visitor Spending
5 Miles East | 8 Minutes Drivetime

DEFENSE



NAVAL AIR STATION OCEANA

10,500 Active Navy Personnel
4,500 Civilian Personnel at Oceana
Defense Spending 40% of Local GDP

Oceana Naval Air Station

PORTS



FULLFILLMENT CENTER

3rd Largest East Coast Port
and Fastest Growing

amazon



1600'

POTTERS ROAD

LYNNHAVEN PARKWAY

VIRGINIA BEACH TOWN CENTER

3 Miles West | 6 Minutes Drivetime

REFLECTIONS III

REFLECTIONS OFFICE PARK

S. LYNNHAVEN RD

REFLECTIONS
1-MILE
NATURE TRAIL

Lynnhaven Mall



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HAMPTON ROADS

MSA 1.8 MILLION

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