



# Existing Medical/Veterinary Facility For Sublease

FOR SUBLEASE | 1124 Lynnhaven Parkway  
Virginia Beach, VA 23452

## PROPERTY DESCRIPTION

- Existing 12,498 SF free-standing building on 2.8 acre site
- Veterinary office with furniture, fixtures and equipment in place
- Great demographics in surrounding area and high traffic counts
- Ideal medical office space!
- 8.5 year lease term left



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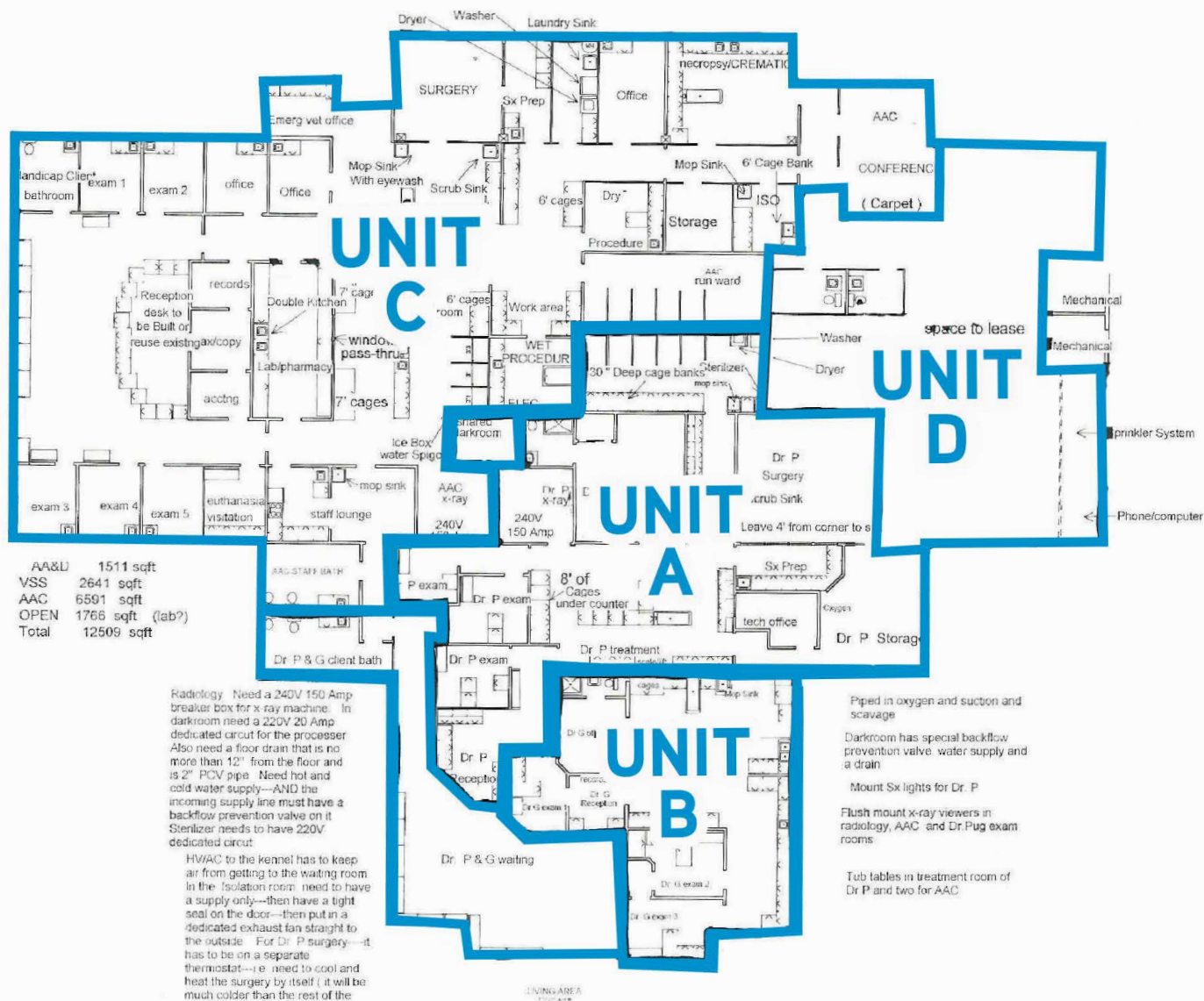
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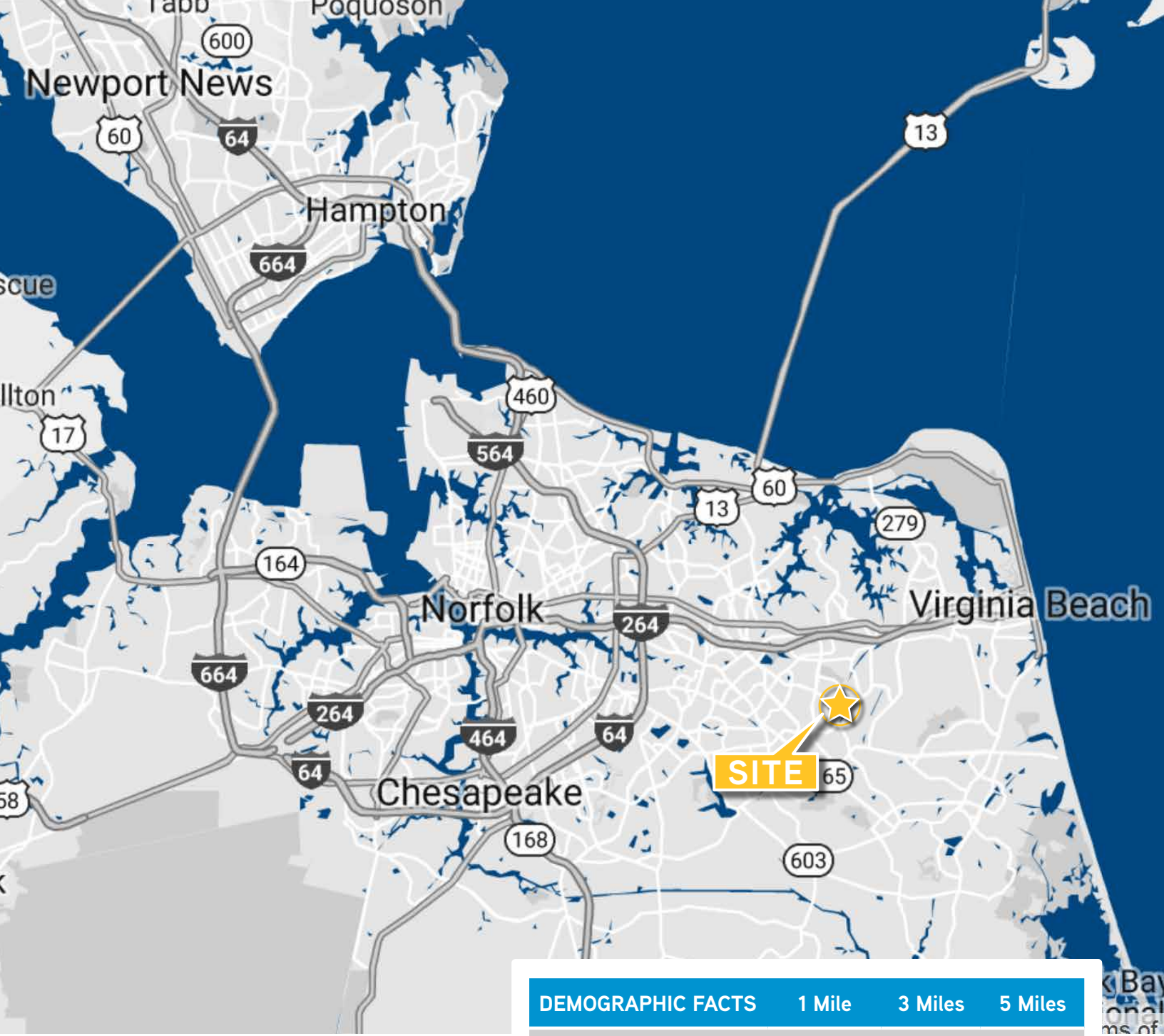
# PROPERTY FEATURES

- BUILDING SIZE:** 12,498 SF
- FRONTAGE:** 297 feet on Lynnhaven Parkway (with one curb cut)
- PARKING:** 79 free surface spaces
- ZONING:** B-2
- LEASE RATE:** \$10.00 PSF NNN



# BUILDING LAYOUT





VIEW ONLINE 

[www.colliers.com](http://www.colliers.com)

DEMOGRAPHIC FACTS	1 Mile	3 Miles	5 Miles
Population	20,681	108,271	242,457
Average HH Income	\$70,495	\$76,835	\$84,040
Daytime Population	13,623	107,587	234,212

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