

FOR SALE

Office and Office/Flex Space For Sale

2117 Smith Avenue | Chesapeake | Virginia 23320

Greenbrier Business District | Great Interstate 64 Access



Location: 2117 Smith Avenue, Chesapeake, VA, 23320

23,400 sqft - Mutli-tenant office & office/flex property

Property: Property consist of three buildings totaling +/- 23,400 sqft.

Building 1: +/-12,000 sqft Two Story Office Building

Building 2: +/-5,400 sqft office or flex space

Building 3: +/-6,000 sqft office or flex space

Location: Office / Office/Flex property situated in the Greenbrier Section of Chesapeake. A mile from Interstate 64, minutes from Greenbrier Mall, and Hampton Roads largest business and retail area. Excellent location for administrative offices or service company.

Details: Well maintained property, locally owned and occupied by regional organization. Owner will consider a Sale/Lease Back transaction. Great opportunity for investor or owner/user.

Price: \$1,800,000



ASHBY
Real Estate Group

FOR MORE
INFORMATION
CONTACT

Ashby Real Estate Group | 2001 Old Greenbrier Road | Chesapeake | VA | 23320

Patrick L. Reynolds, CCIM - Principal Broker

Office: 757-216-8438 | Cell: 757.343.4666

preynolds@AshbyRealEstateGroup.com

This information has been obtained from sources believed to be reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your use and needs.

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Greenbrier Business District | Great Interstate 64 Access

BUILDING AND SITE INFORMATION

Address: 2117 Smith Avenue, Chesapeake, VA 23321

Property: Three buildings totaling +/- 23,400 sqft.
Building 1: +/-12,000 sqft Two Story Office
Building 2: +/-5,400 sqft office or flex space
Building 3: +/-6,000 sqft office or flex space
Storage: +/- 480 sqft storage building
+/- 400 sqft garage

Acreage: +/- 2.497 AC (+/-108,769 SF)

Parking: 89 (plus hard surface storage area)

Acreage: PUD, Greenbrier Industrial District

Stories: Two story office and single story flex/office space

PROPERTY HIGHLIGHTS

- Investment property or owner/user
- Sale/Lease Back Investment opportunity with existing tenant
- Multi-tenant property
- Established office and flex space tenant
- Potential for owner occupancy
- Rent roll available upon request
- Ample on site parking
- Convenient to Interstate 64, Interstate 464, Oakgrove connector, and Route-17 Dominion Blvd
- Centrally located in Greenbrier Business District of Chesapeake, Virginia
- Situated in the largest business and retail area in Hampton Roads
- Restaurants, retail, banking, and daycare amenities in close proximity



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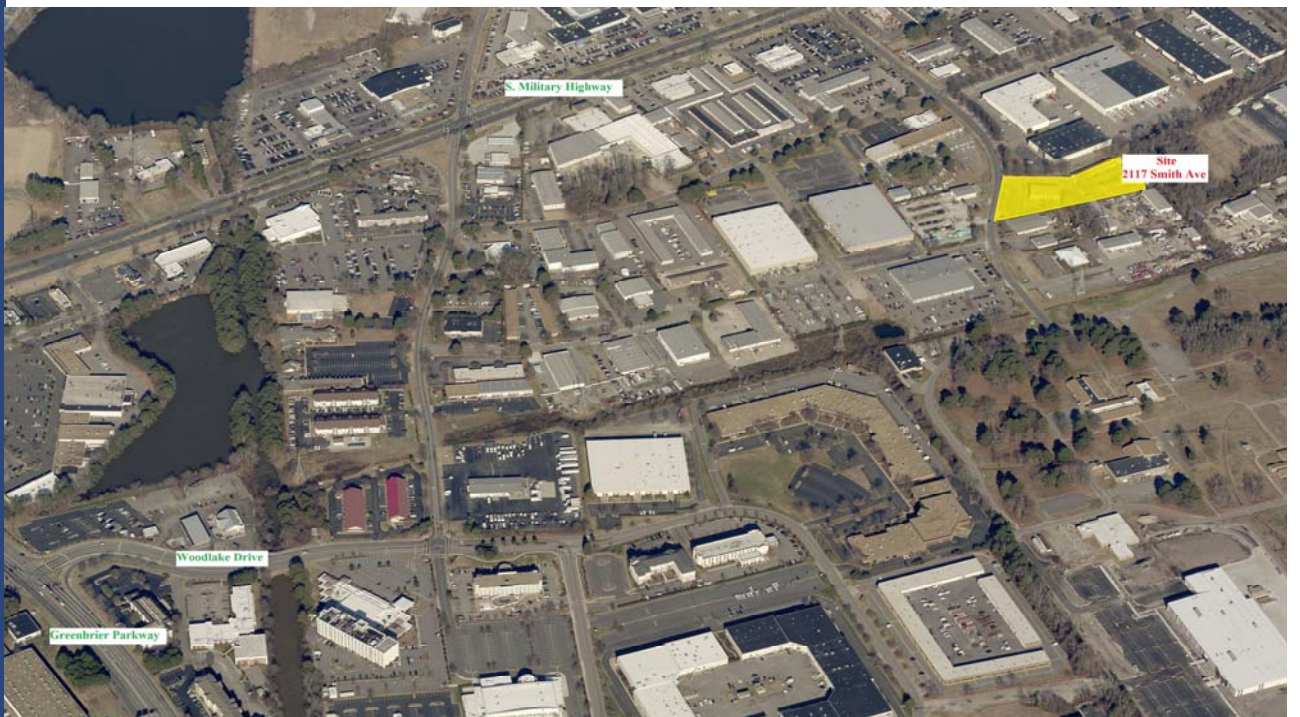
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Greenbrier Business District | Great Interstate 64 Access

Office & office-flex buildings. Centrally located in the Greenbrier Business District.

Great access to all of Hampton Roads. Less than 1 mile from I-64, and easy access to I-464, Oakgrove Connector, and the new Rt-17 Dominion Blvd.



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**TBA Complex
Main Building -
Front Facade**



**TBA Complex
Main Building -
Rear Facade**



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**TBA Complex
Main Building
Rear and North
Facade**



**TBA Complex
Building #2
Building Trades
Academy**

**5,400 sqft
Flex space**



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**TBA Complex
Building #3**

**6,000 sqft
Office and
Flex Space**



**TBA Complex
Building #3**

**6,000 sqft
Office and
Flex Space**



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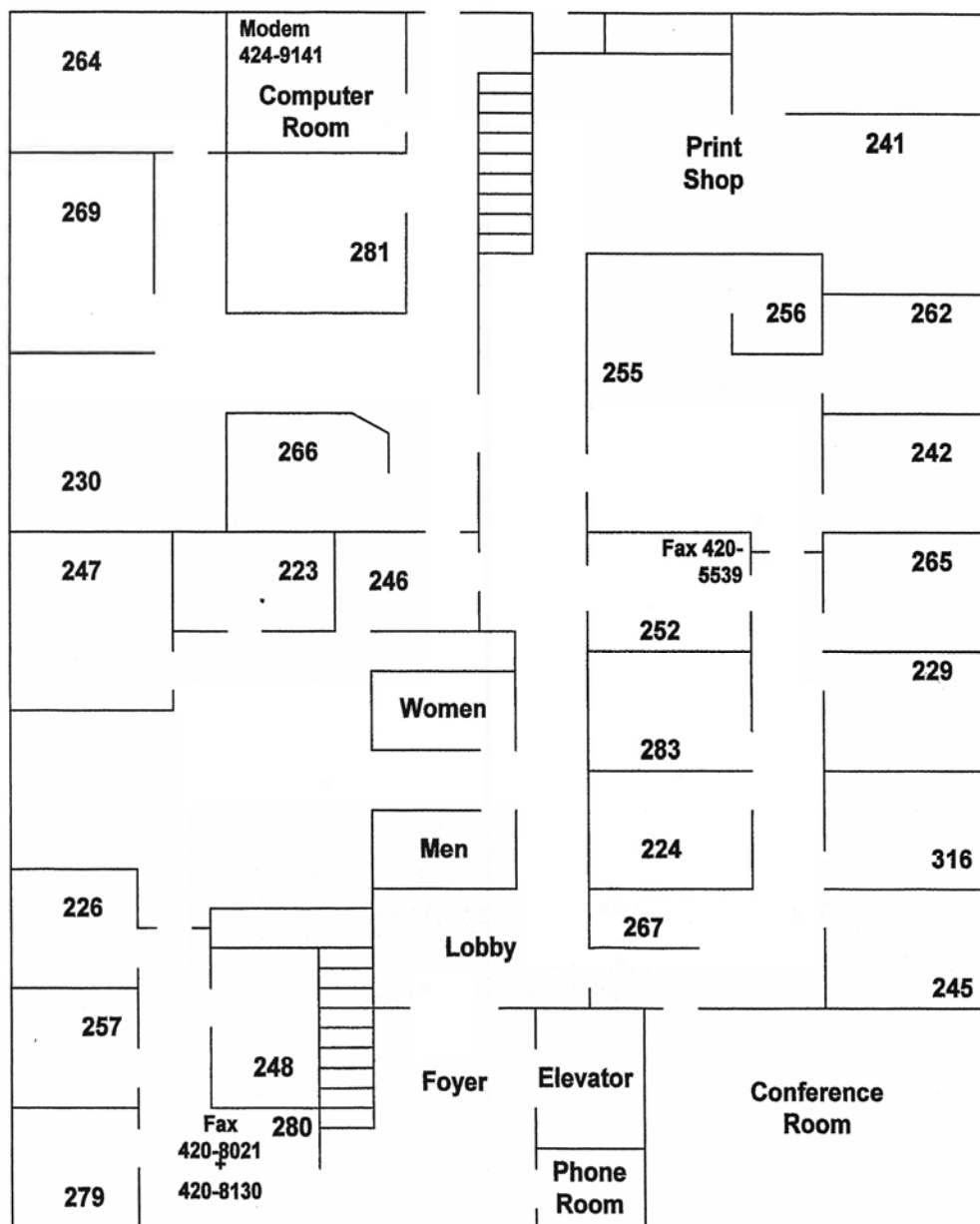
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TBA Complex
Main Building
First Floor

6,000 sqft Office

TBA First Floor



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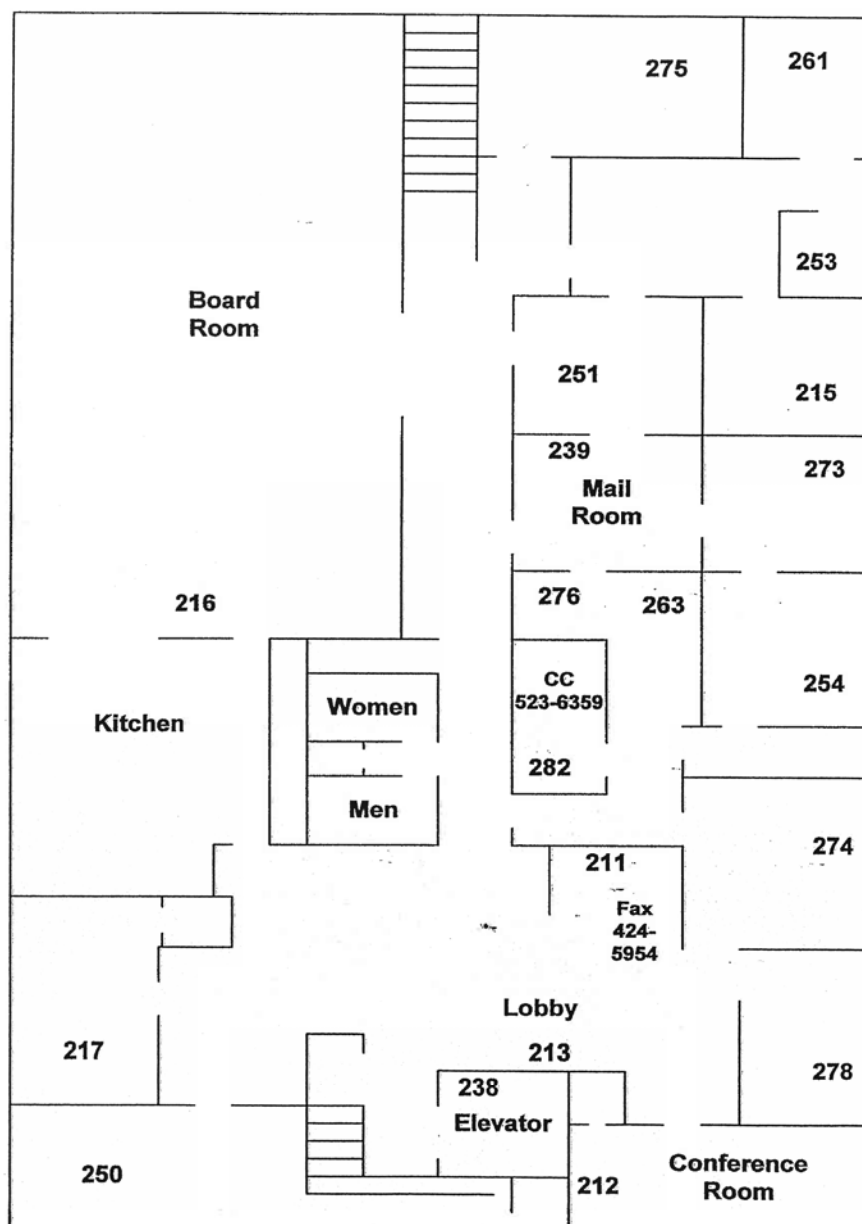
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TBA Complex
Main Building
Second Floor

TBA Second Floor



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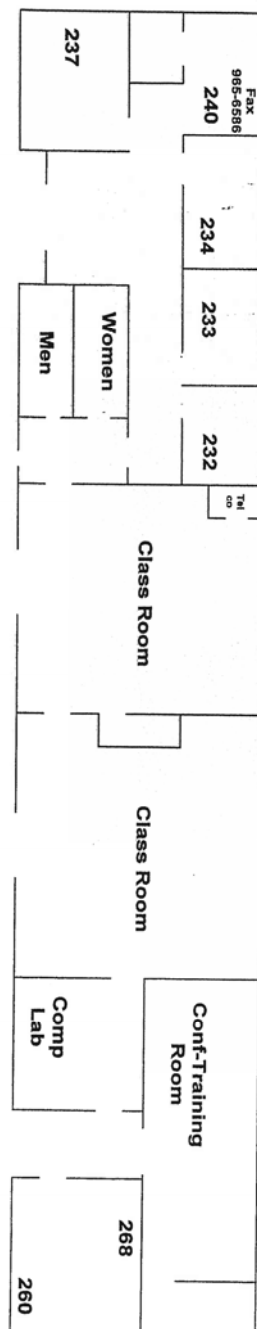
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Building #2
Building Trades
Academy



Building Trades



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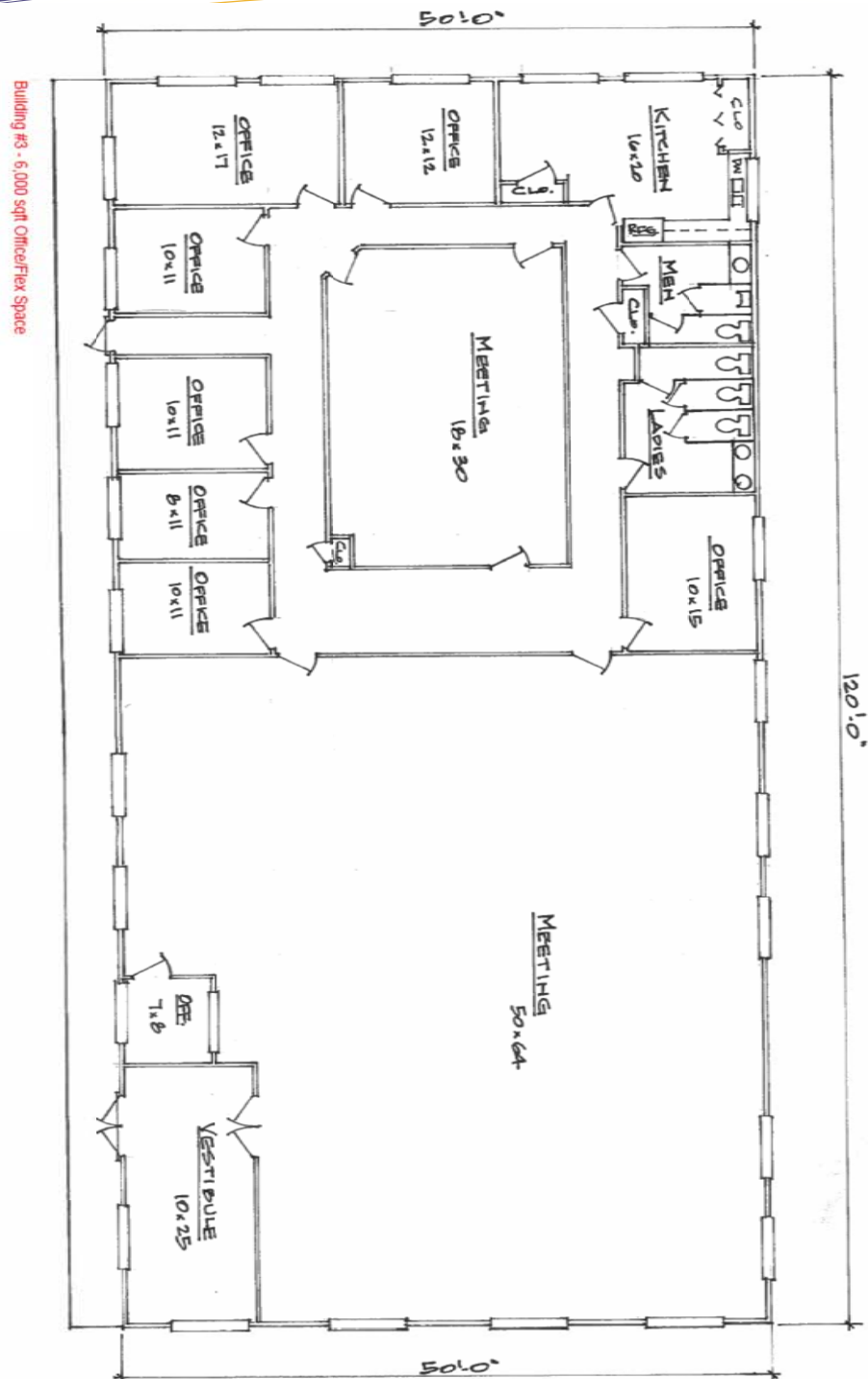
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**Building #3
Office/Flex
Building**



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