

FOR SUBLEASE



S.L. NUSBAUM
REALTY CO.

408 LASKIN ROAD

Virginia Beach, VA

±6,720 SF Second-Floor Office Space



S.L. NUSBAUM REALTY CO. | 440 MONTICELLO AVENUE, SUITE 1700, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM

EXECUTIVE SUMMARY

OFFERING SUMMARY

Lease Rate: Call Agent

Available SF: ±6,720 SF

Building Size: 14,912 SF

Year Built: 2020

Zoning: OR

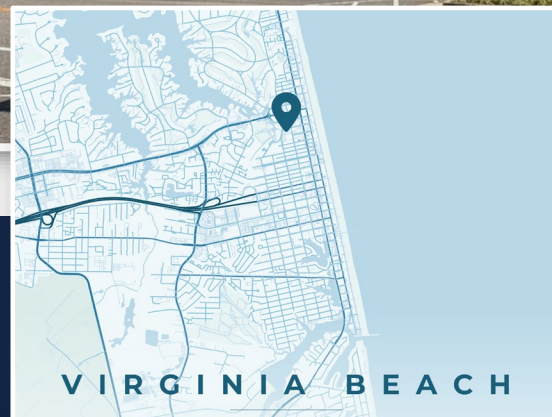
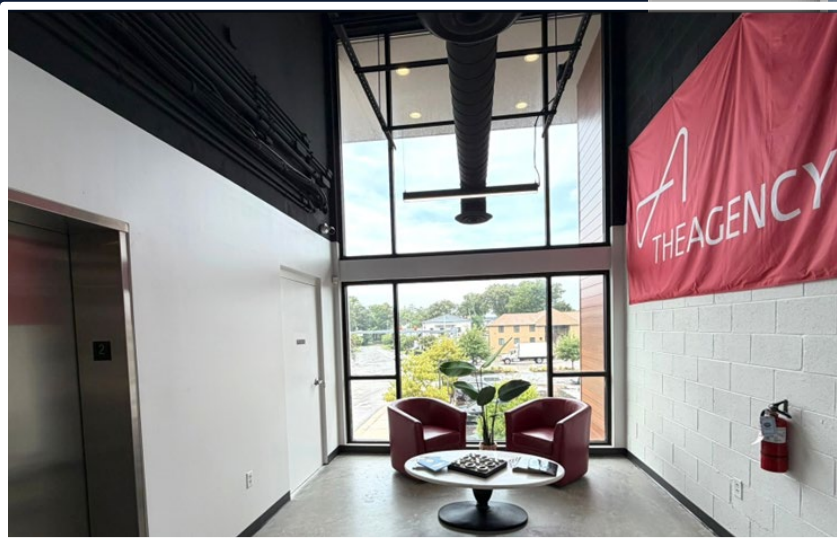
PROPERTY OVERVIEW

Exceptional sublease opportunity at 408 Laskin Road in the heart of Virginia Beach's Oceanfront district. The available second-floor office space offers a modern, open layout featuring a mix of private offices, conference rooms, collaborative work areas and open workstations, along with abundant natural light and prominent visibility along Laskin Road.

Located just blocks from the Virginia Beach Oceanfront, the property provides convenient access to an extensive mix of restaurants, retailers, hotels and residential communities. The existing layout and potential availability of furniture provide an opportunity for a new occupant to establish operations with limited upfront build-out requirements.



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PROPERTY HIGHLIGHTS



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±6,720 SF
Second-Floor Office



PRIVATE ACCESS
Dedicated Entrance, Elevator &
Stairs



14 RESERVED SPACES
Additional Off-Site Parking
Available



MOVE-IN READY
Modern, Class A-Quality Interior



FLEXIBLE LAYOUT
Private Offices, Conference &
Open Workspace



FURNITURE AVAILABLE
Existing Furniture Potentially
Available



PREMIER VISIBILITY
Prominent Laskin
Road Exposure



OCEANFRONT LOCATION
Minutes from Dining, Retail,
Hotels & the Beach

INTERIOR PHOTOS



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INTERIOR PHOTOS



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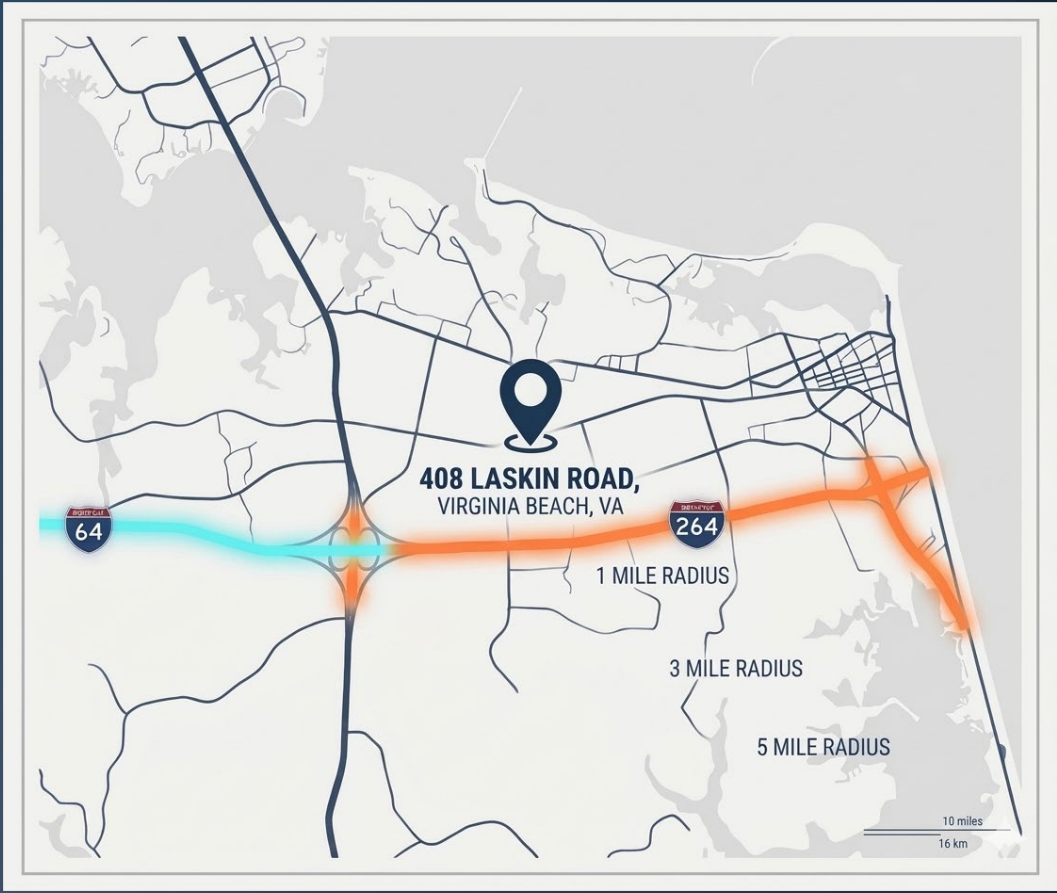


LOCATION MAP



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,385	42,251	74,561
Average Age	40.5	42.3	41.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,263	20,058	32,885
# Of Persons Per HH	2.0	2.1	2.3
Average HH Income	\$114,563	\$137,954	\$133,070
Average House Value	\$686,075	\$691,734	\$618,777

2023 American Community Survey (ACS)



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MARKET OVERVIEW



#6 in Best Places to Live in Virginia



454K +
VB Residents

14.3M+
Annual
Visitors

**10+ Colleges
& Universities
Nearby**
95% High School
Attainment
40.9% Bachelor's
degree

\$32.9B
GDP

+2.1%
**Employment
Growth**
Major Industries:
Defense, Tourism,
Healthcare &
Manufacturing

Virginia Beach

VIRGINIA'S LARGEST CITY AND A KEY ECONOMIC CENTER IN HAMPTON ROADS.

Virginia Beach is home to **approximately 454,000 residents** and serves as a major economic driver within the Hampton Roads region. Its diverse economy is anchored by defense, tourism, healthcare, manufacturing, and logistics, supported by a skilled workforce and strong military presence.

The city offers an exceptional quality of life, featuring miles of coastline, extensive parks, and a relatively affordable cost of living compared to many East Coast beach markets. Virginia Beach also benefits from a robust talent pipeline through institutions such as Old Dominion University, Regent University, and Virginia Wesleyan University. Popular attractions including the Oceanfront, Chesapeake Bay beaches, and First Landing State Park continue to make Virginia Beach a premier destination for residents, visitors, and businesses alike.



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Sources: [U.S. Census Bureau](#) | [BEA](#) | [BLS](#) | [Virginia Beach Economic Development](#) | [City of Virginia Beach](#) | [Visit Virginia Beach](#) | [U.S. News & World Report](#)

ADDITIONAL PHOTOS



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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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