

DRAGAS
COMPANIES REALTY

555 S. Independence Boulevard, Virginia Beach, VA 23452

TOP FLOOR AVAILABLE FOR LEASE

+/- 3,014 - 14,172 RSF; Can be subdivided



NEW OWNERSHIP, AGGRESSIVE TERMS & UNMATCHED BUILDING AMENITIES!

For Lease

- +/- 3,014 - 14,172 RSF; Can be subdivided.
- Abundant windows and natural light on all sides of the building with glass sidelites in most offices.
- Newly renovated space in excellent condition with top-quality interior and exterior finishes.
- Potential to include existing FF&E to allow for move-in ready space.
- Flexible suite sizes.

Rental Rate - \$23.00/RSF, Full-Service

Significant Tenant Savings! - This is a true gross lease without pass-through operating expenses.

NEW UNMATCHED BUILDING AMENITIES!

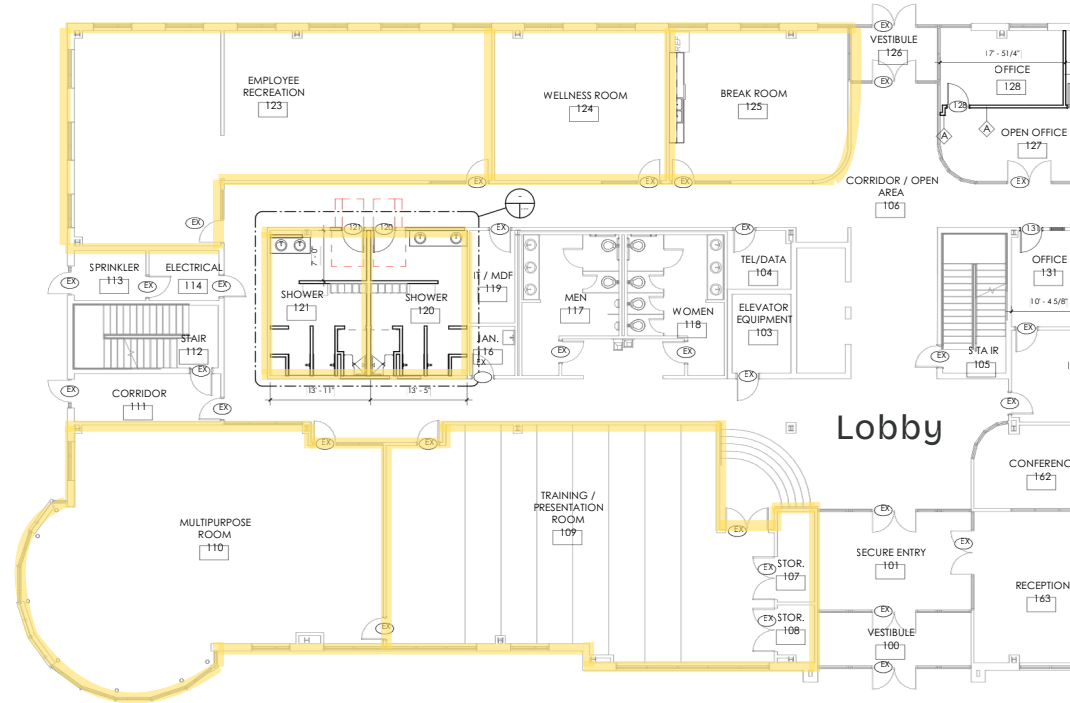
- Gym – all new equipment: Peloton, treadmill, weights, lifting/bars, etc.
- Wellness room – core training, yoga, stretching, etc.
- Locker rooms with showers and get-ready stations.
- Large breakroom or cafeteria with refrigerator, microwave, and tables. Landlord exploring micro markets/fancier vending machines.
- A full game room with a golf simulator, foosball, other games and a relaxation room.
- Large Auditorium – can be used for conferences, large meetings, etc. Available on a scheduled basis. Seating capacity for +/- 60 people.



Building Amenities on 1st Floor:

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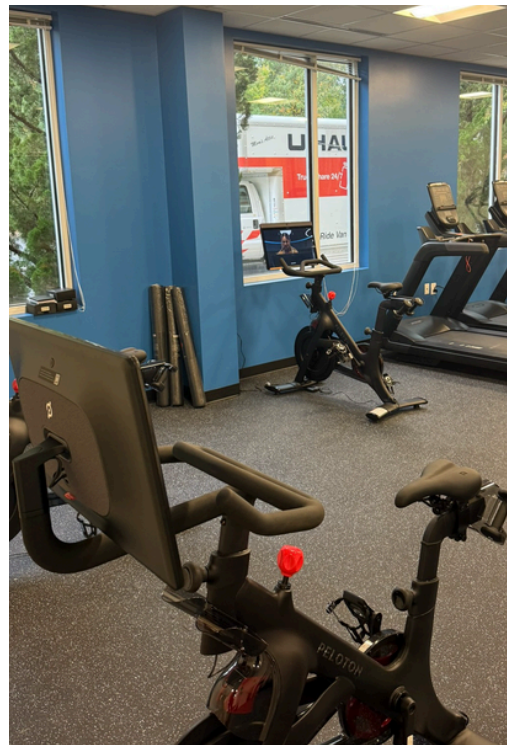
Auditorium



Gym



Pelotons



Breakroom



Building Information

Address: 555 S. Independence Blvd., Virginia Beach, VA 23452

Total SF: 61,528 SF

Year Built: 2013; 2020 - \$1 million renovation, 2025 - newly renovated.

Zoning: O1

Stories: Three (3)

Parking: 226 surface spaces (4 per 1,000 SF)

- Visitor spaces are also available for all tenants in the front and rear of the building.
- Additional parking is also available due to a shared parking agreement with the neighboring building.

Network:

- Core drills throughout in cement floors on Floors 2 and 3 for modular reconfiguration
- Ceiling drops placed for cameras, wireless bridges and access points
- Lit fiber carriers include Verizon, Cox, GTT, Cogent
- Dark fiber available for additional build

Telcom: Cox / Verizon

Life Safety: Fully equipped with a wet sprinkler system

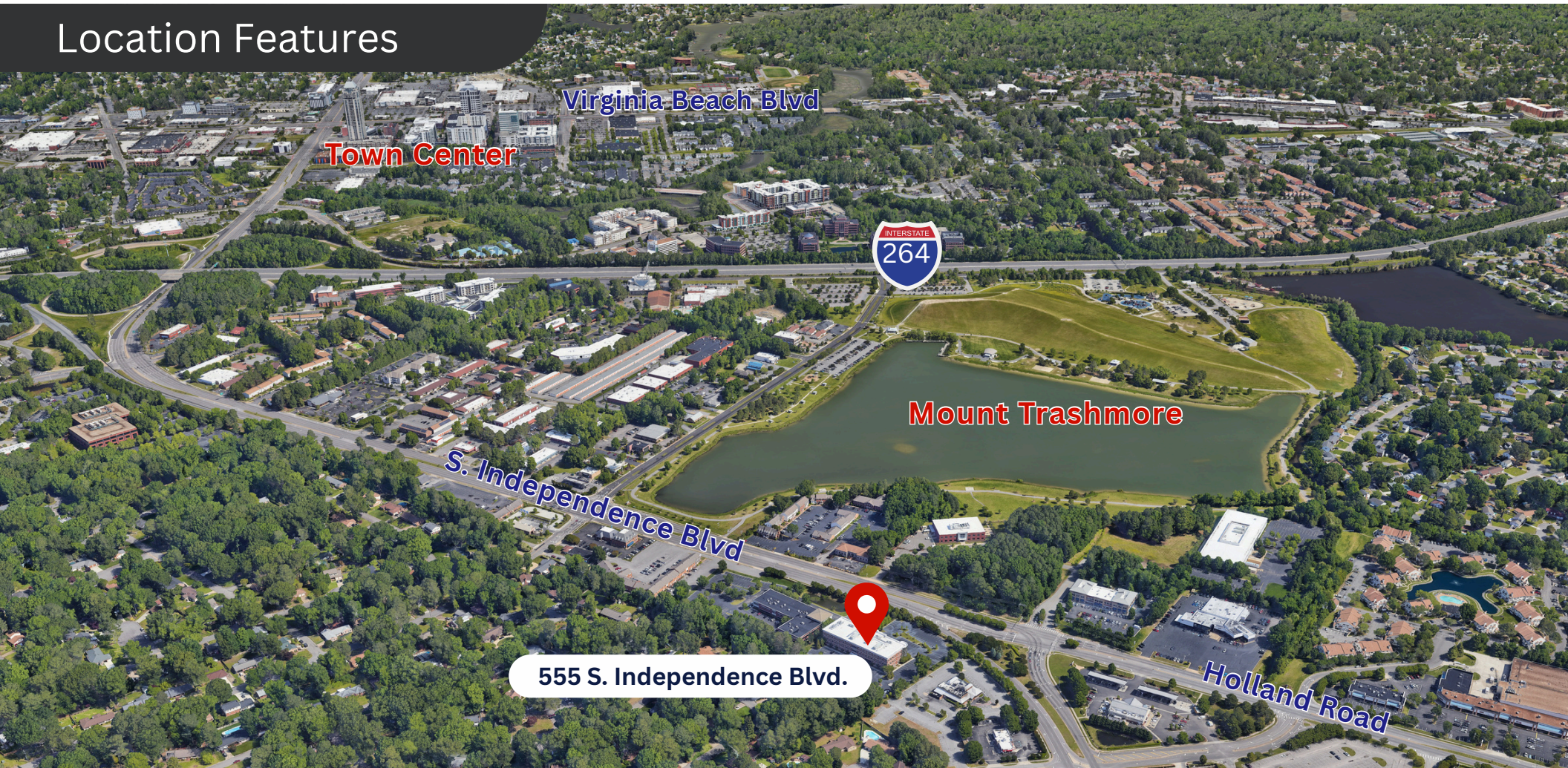
Elevator: Two (2)

Security:

- Interior/Exterior POE cameras
- Area restriction and access control with wired/wireless recorded badge-access, intercom
- Independent systems for fire and elevator emergency communications



Location Features



- Direct frontage on S Independence Blvd, offering excellent visibility and signage/branding opportunities.
- Located in close proximity to Town Center, Virginia Beach's central business district. This premier location offers all of the retail and entertainment amenities of Town Center at lower rental rates and without the added traffic and hassle of garage parking.
- In very close proximity to I-264, providing excellent access to all of Southside Hampton Roads. Additionally, the intersection of I-264 and I-64, the region's primary crossroads, is less than 5 miles away.
- Short drive to Mount Trashmore recreational park with 165 acres of walking paths, benches and picnic tables, large lake, & exercise trails with equipment.

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