

FOR LEASE

NEWLY RENOVATED PROFESSIONAL OFFICE (EARLY 2027)
5500 Greenwich Rd | Virginia Beach, VA 23462



S.L. NUSBAUM
REALTY CO.



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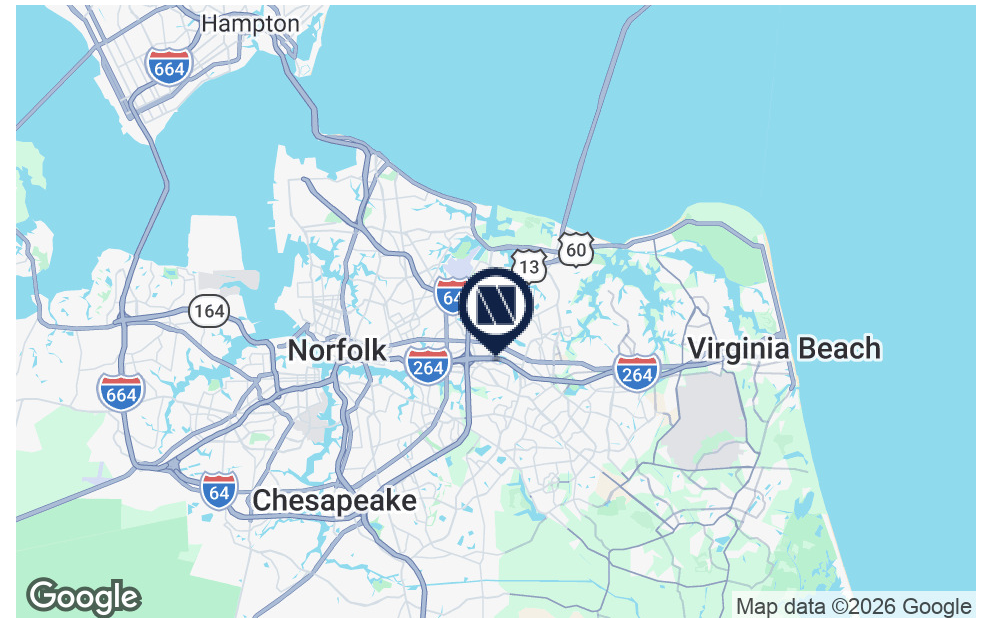
EXECUTIVE SUMMARY

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OFFERING SUMMARY

Building Size:	7,152 SF
Lot Size:	0.83 Acres
Year Built:	1977
Zoning:	I1

SPACES	LEASE RATE	SPACE SIZE
Suite B	\$21.00 PSF/yr., Net of Utilities	2,402 SF

PROPERTY OVERVIEW

Scheduled for completion in early 2027, 5500 Greenwich Road is undergoing an exterior transformation designed to create a modern professional office environment. Conveniently located less than 10 minutes from Virginia Beach Town Center with immediate access to I-264, I-64, and Newtown Road, the property provides excellent connectivity to the region's major employment, retail, and dining destinations.

PROPERTY HIGHLIGHTS

- **Planned Exterior Renovation** – Comprehensive exterior improvements scheduled for completion in early 2027, creating a modern professional office environment.
- **±2,402 SF Office Suite Available** – Private entrance with an efficient layout featuring multiple private offices, a conference room, and dedicated restrooms.
- **Exceptional Accessibility** – Less than 10 minutes from Virginia Beach Town Center with immediate access to I-264, I-64, and Newtown Road.
- **Professional Business Setting** – Ideal for professional office, medical, consulting, financial, and other service-oriented users.
- **Monument Signage Opportunity** – Excellent building and monument signage for enhanced tenant branding and visibility.
- **On-Site Parking** – Convenient parking for employees and visitors with easy building access.

LOCATION & AMENITY MAP

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FLOOR PLANS

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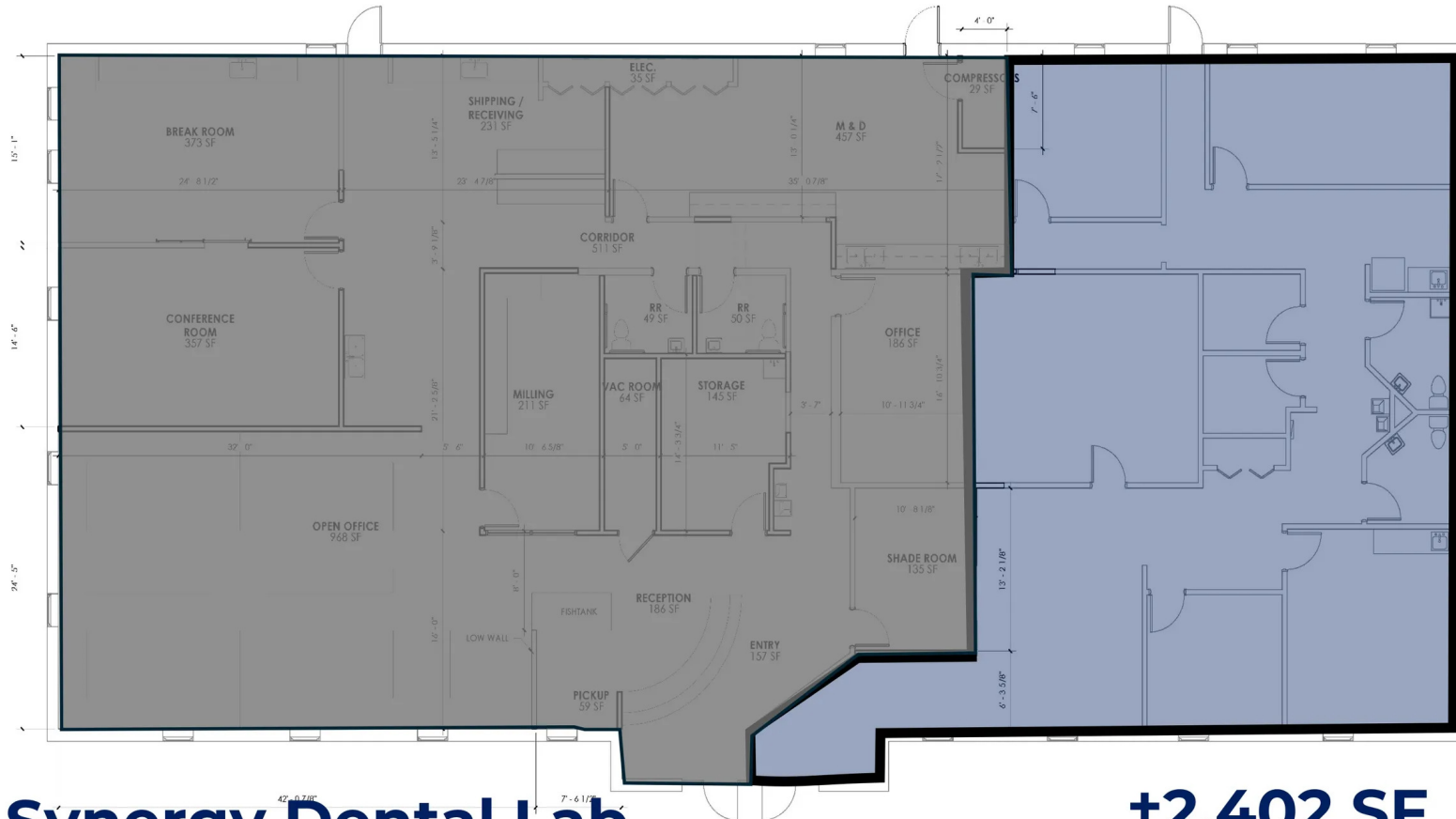
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Suite A

Suite B



**Synergy Dental Lab
LEASED**

**±2,402 SF
AVAILABLE**

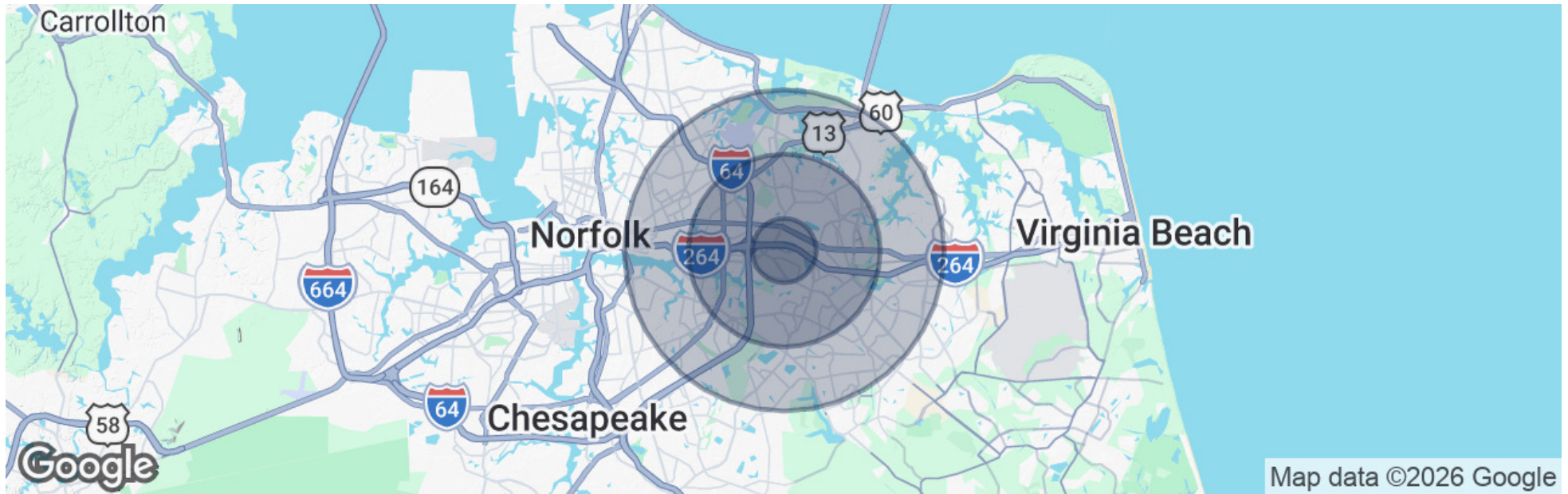
DEMOGRAPHICS MAP & REPORT

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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,306	110,475	309,589
Average Age	34.0	37.9	37.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,298	45,122	122,292
# Of Persons Per HH	2.6	2.4	2.5
Average HH Income	\$87,916	\$93,931	\$96,383
Average House Value	\$270,170	\$318,571	\$317,997

2023 American Community Survey (ACS)

CONTACT INFORMATION

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