

**FOR
LEASE**

**AFFORDABLE OFFICE SUITES
NEAR FUTURE SITE OF
SENTARA HOSPITAL**



WINCHESTER STATION OFFICE SUITES

**Lease Rate
Per Unit:
\$950 NNN**

PROPERTY OVERVIEW

Conveniently located on Halstead Blvd. near hotels, restaurants, the Coast Guard Base and Elizabeth City State University. Standard suites are 900 square feet with four individual offices, a reception area, kitchenette with refrigerator and microwave included. Units can be expanded up to several thousand square feet. Individual 10' x 12' offices are available for sole business operators and executives.

DEMOGRAPHICS

	1 MILE	5 MILES	50 MILES
Households:	1,421	11,080	585,584
Population:	3,479	30,492	1,568,064
Avg HH Income:	\$32,820	\$52,615	\$70,528

PROPERTY HIGHLIGHTS

- Units available from 880 SF
- Executive Offices - \$450 NNN per month, includes all utilities
- LED Signage available on Halstead with 25,000 cars per day
- Near the new Sentara Hospital
- On-site Management
- Four offices and reception area
- Kitchenette with refrigerator & microwave
- Located in high growth area
- Close to U.S. Coast Guard Base, Elizabeth City State University, restaurants and hotels
- Central and secured postal box
- Safe and secure business complex

**FOR FURTHER INFORMATION, PLEASE CONTACT:
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