

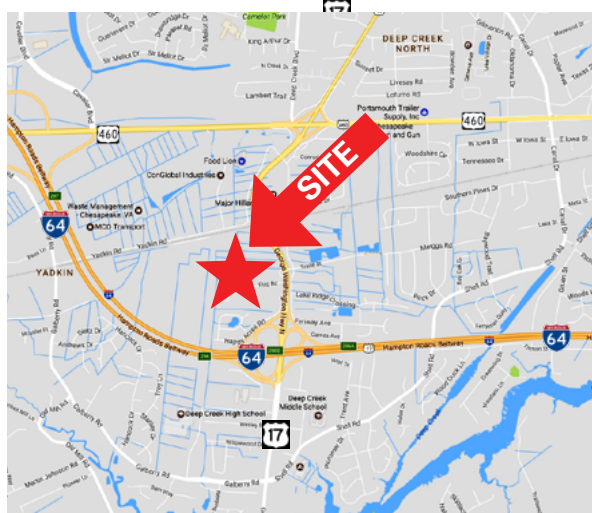
OFFICE FOR LEASE

624 Happy Acres Road Chesapeake, VA 23323



Beautiful stand alone office building with great interstate access on George Washington Hwy. (Rt. 17) with excellent visibility

- **2,478 SF Office Available December 1, 2026**
 - ◆ Large Conference/ Training Room
 - ◆ Reception Area
 - ◆ 5 Private offices
 - ◆ 2 Restrooms
 - ◆ Kitchen (Galley)
 - ◆ IT Closet/Storage Room
- **12 Parking Spaces (additional spaces available)**
- **Zoned B-1**
- **Conveniently located directly off of Interstate-64 and George Washington Highway and minutes from I-264, I-464 and Rt 58**
- **Lease Rate: \$14.95 psf + OPEX of \$1.99 psf**



CONTACT:

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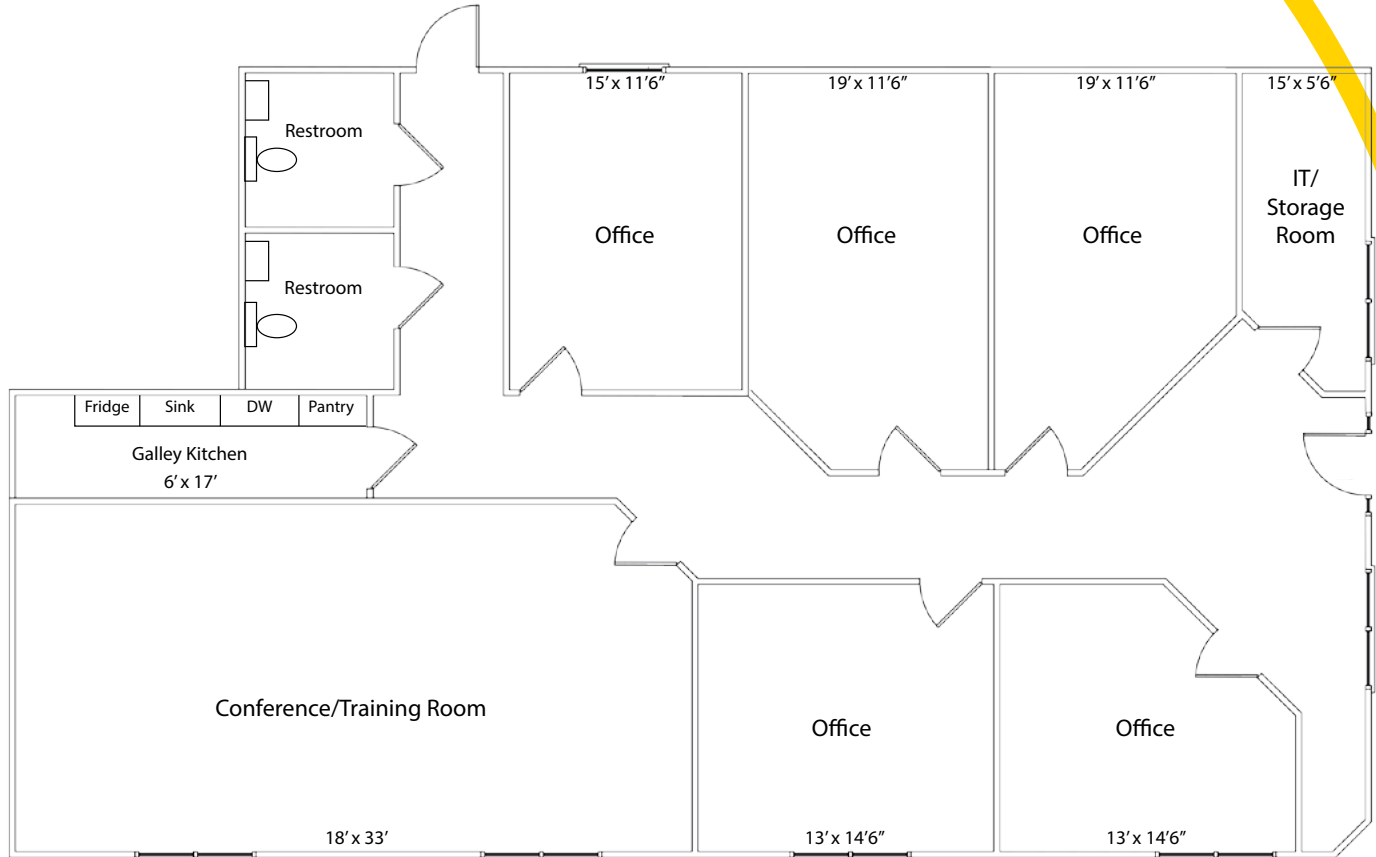
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Demographics (2026)

	1 Mile	3 Miles	5 Miles
Population	7,168	54,171	140,137
Households	2,576	19,658	52,730
Ave. HH Inc.	\$110,130	\$104,491	\$96,727

*Measurements are Approximate

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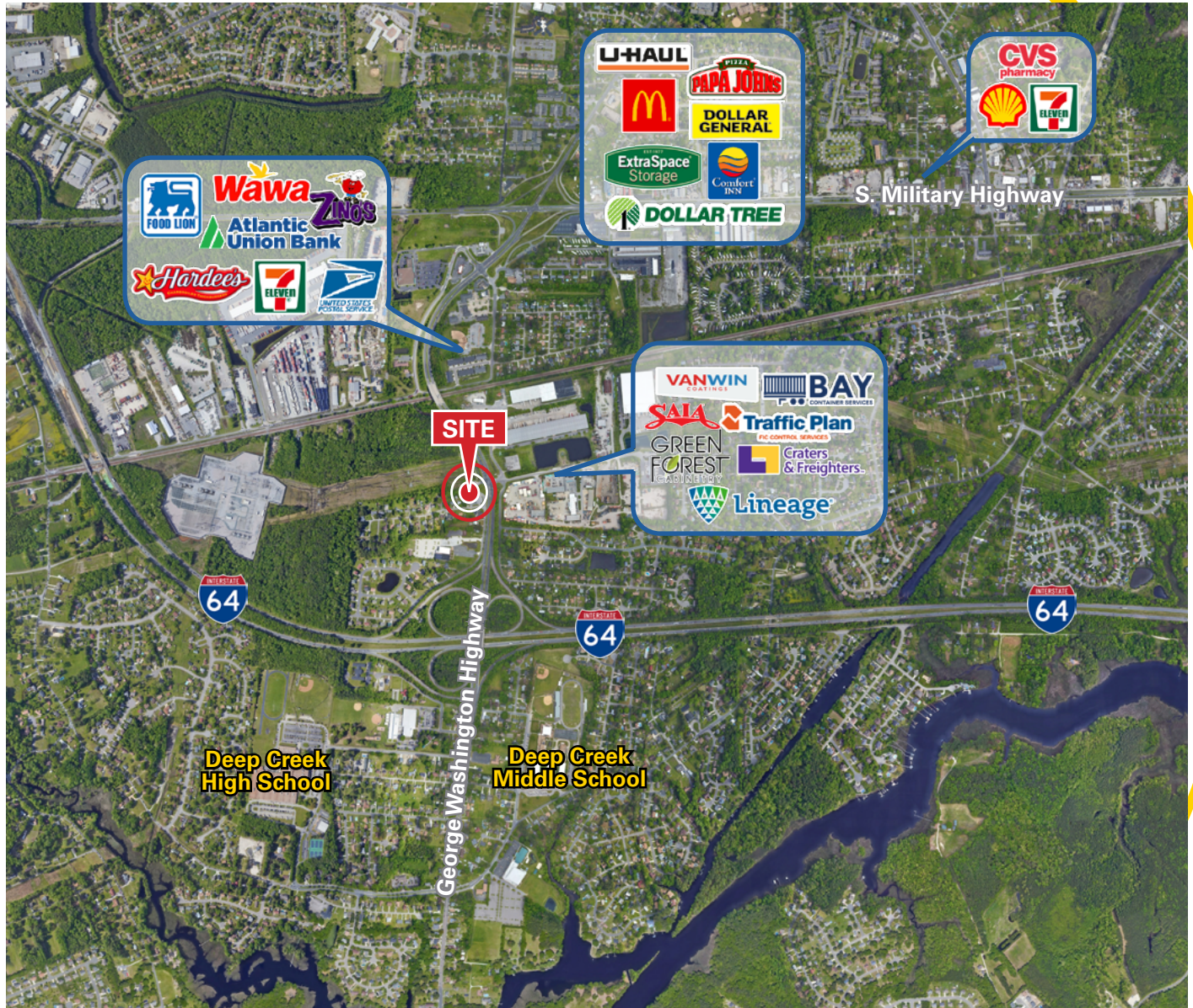
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