
REFLECTIONS II

200 Golden Oak Court, Virginia Beach, Virginia 23452

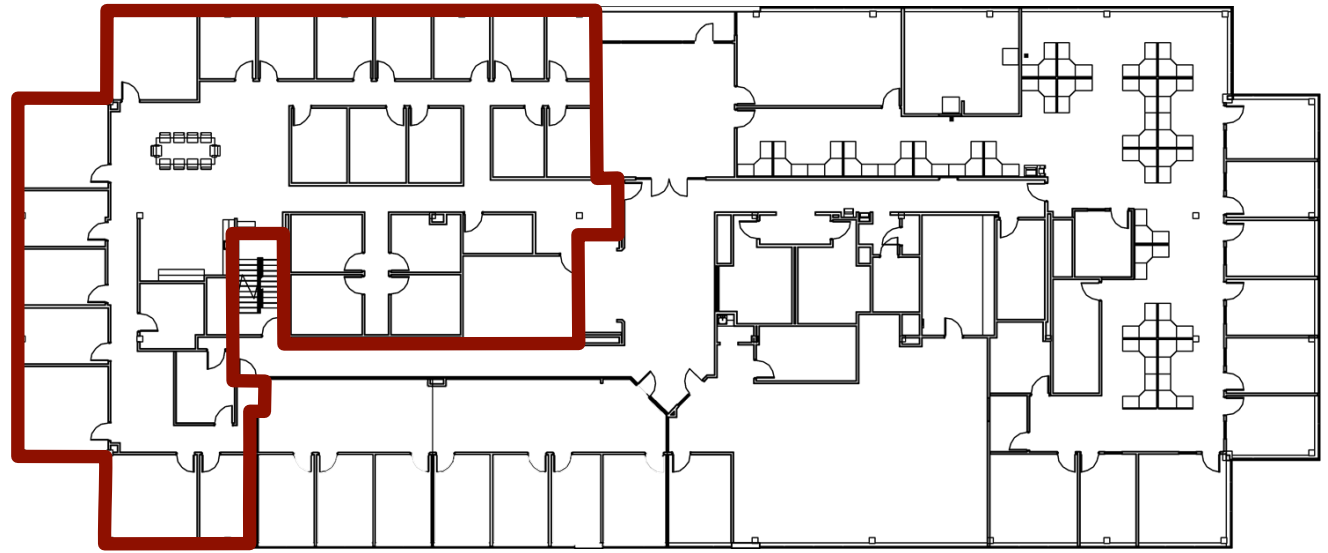
7,525 SF SUBLEASE / AVAILABLE NOW!



CUSHMAN &
WAKEFIELD

THALHIMER

PLUG&PLAY SUITE 300



- 7,525 SF - Ready to occupy
- Class-A office park surrounded by nature offering stunning natural views
- Plug and play opportunity, furniture can remain
- Flexible lease terms (Current Lease Thru 5/31/29)
- Below-market rate at **\$19.50 PSF, full service**
- Mix of open plan and private offices

REFLECTIONS OFFICE PARK AMENITIES



Located in the Class A Reflections Office Park overlooking West Neck Creek immediately off I-264 / Lynnhaven Interchange; Building signage opportunities



Amenities include on-site day porter, fitness facilities, common conference room, café and one-mile nature trail within Reflections Office Park



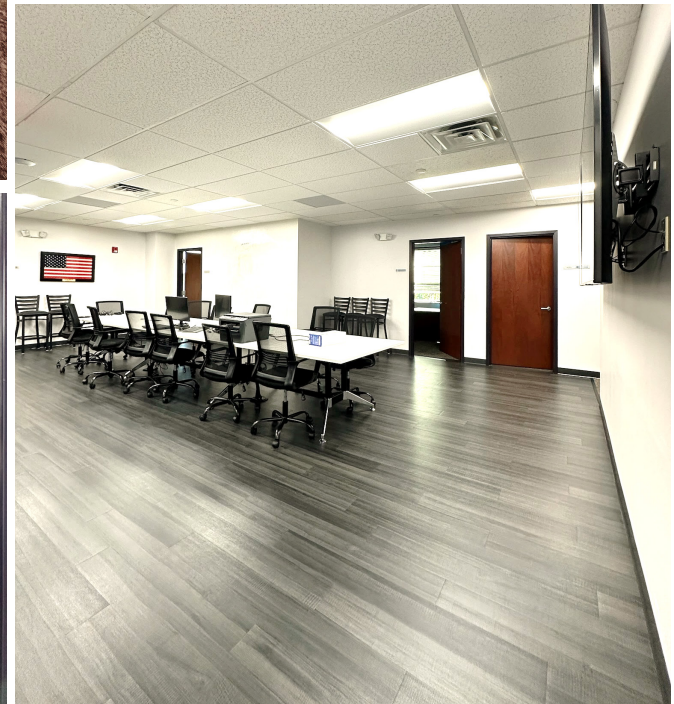
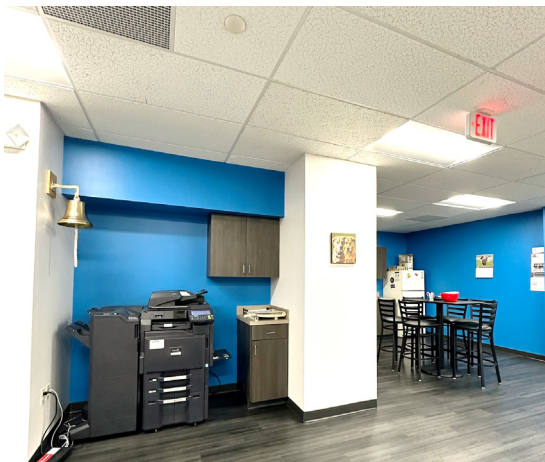
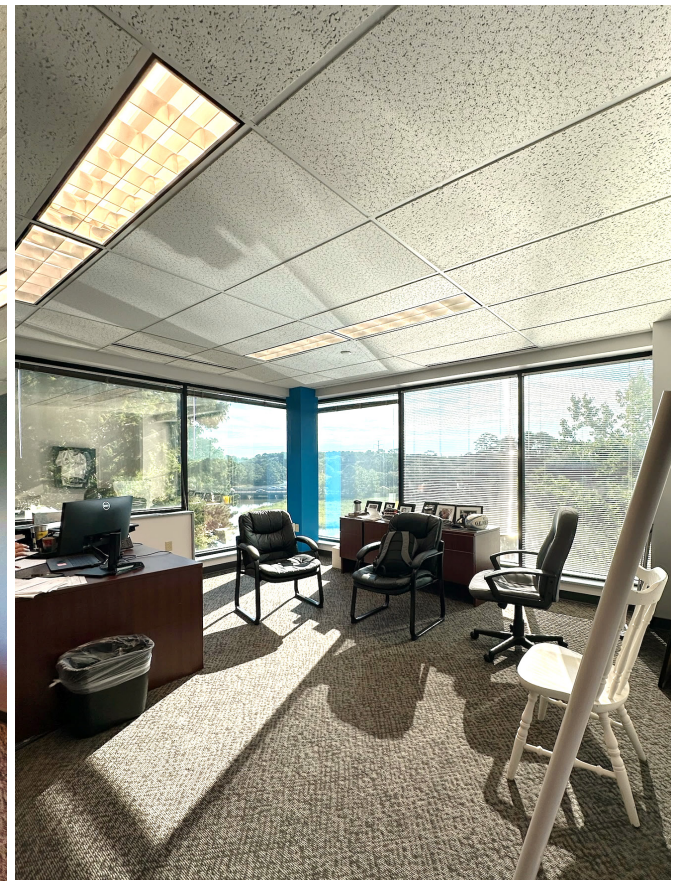
Energy Star Certified



Abundant parking ratio of 5.0 spaces per 1,000 square feet with overflow parking throughout Reflections Office Park



Entrance to the Reflections Office Park is 1,600' from I-264 which shortens commute time from points further west in the region



THE 3 PILLARS OF THE VIRGINIA BEACH ECONOMY

Atlantic Ocean

TOURISM



VIRGINIA BEACH OCEANFRONT
20.2 Million Annual Visitors
\$2.4B Visitor Spending
5 Miles East | 8 Minutes Drivetime

DEFENSE



NAVAL AIR STATION OCEANA
10,500 Active Navy Personnel
4,500 Civilian Personnel at Oceana
Defense Spending 40% of Local GDP

PORTS



FULLFILLMENT CENTER
3rd Largest East Coast Port
and Fastest Growing

amazon

INTERSTATE
264

1600'

POTTERS ROAD

LYNNHAVEN PARKWAY

VIRGINIA BEACH TOWN CENTER
3 Miles West | 6 Minutes Drivetime

REFLECTIONS

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OFFICE PARK

REFLECTIONS
1-MILE
NATURE TRAIL

Lynnhaven Mall

FirstWatch

CAVA



COOPER'S HAWK
MEAT & RESTAURANT

Firehouse SUBS

DAVE & BUSTERS

CRACKER BARREL
OLD COUNTRY STORE

Panera

CAVATORT

GO

HAMPTON ROADS MSA 1.8 MILLION

Powered By Tourism, Defense, And Global Maritime Trade — Virginia Beach Is Built For Business.

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