

FOR LEASE



BRIDGEPORT MEDICAL CENTER

1000 & 1100 Knotts Pointe Ln, Suffolk, VA 23435

Offered For Lease By:



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Manager of Business Development

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Property Highlights



Class A first-floor medical spaces available within Bridgeport's 52-acre mixed-use development with direct visibility to 40,000 VPDs.

Located one-mile off I-664 on Bridge Rd/Route 17, beside Sentara BelleHarbour and minutes from Bon Secours Medical Center and Children's Hospital of the King's Daughters.

Ample surface parking available on-site, providing 5:1,000 RSF parking ratio.

Signalized intersection with dedicated turn lanes at main entrance. Right-in/right-out intersections east and west of main entrance.

Superior surrounding demographics with average household incomes exceeding \$120,000/year within a 5-mile radius, and a total population of 95,000 people.

Built-in customer base with 55+ aged residents living above medical spaces.



Property Facts & Features

Building Type: Mixed-Use; Medical 1st Floor

LoopNet Rating: 4 Star

Building Class: A

Parking Ratio: 5:1,000 RSF

Height: 4-5 Stories

Road Access: Signalized Intersection

Access: 24-Hour Controlled Access

Signage: Monument & Building Signage options

Special Features: Covered Drop-off

Offering Summary

Lease Rate: \$31.00 - \$32.00/RSF

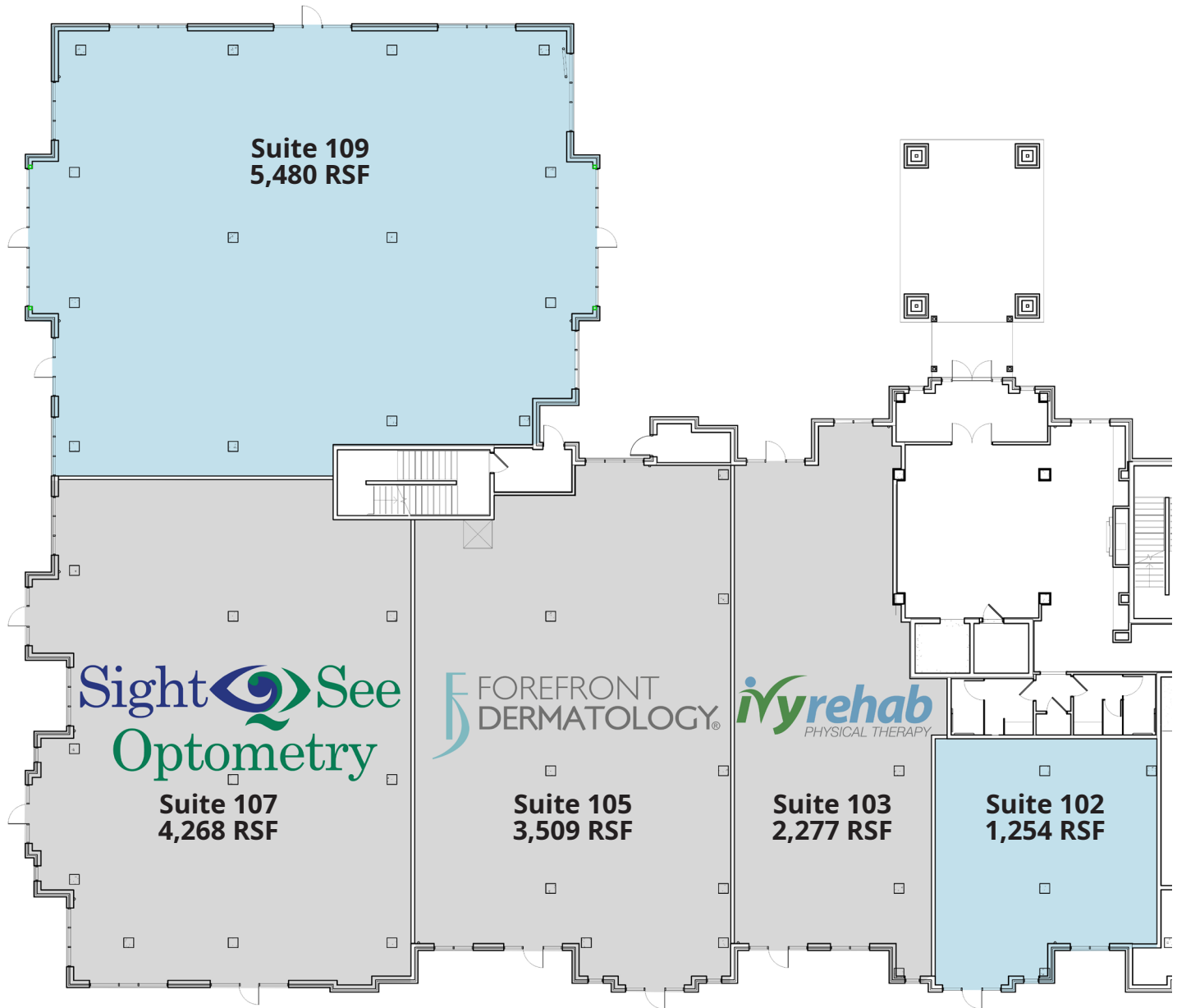
Lease Type: Modified Net

Available RSF: 1,254 - 7,628 RSF

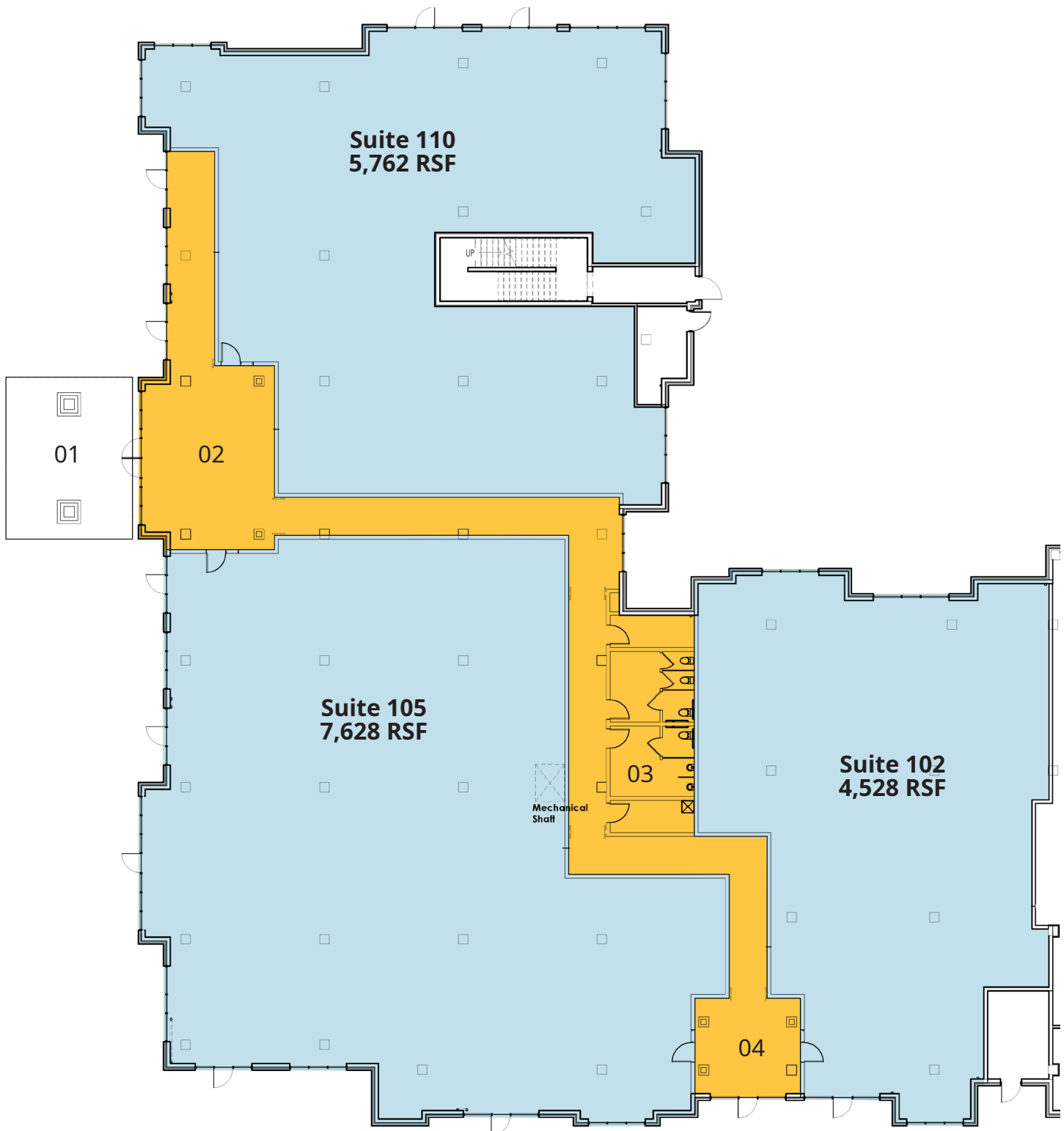
Available Spaces

Building	Suite	Size	Term	Rental Rate
1000	102	1,254 RSF	10-15	\$32.00/RSF
1000	109	5,480 RSF	10-15	\$31.00/RSF
1100	102	4,528 RSF	10-15	\$31.00/RSF
1100	105	7,628 RSF	10-15	\$31.00/RSF
1100	109	5,762 RSF	10-15	\$31.00/RSF

1000 Knotts Pointe Ln

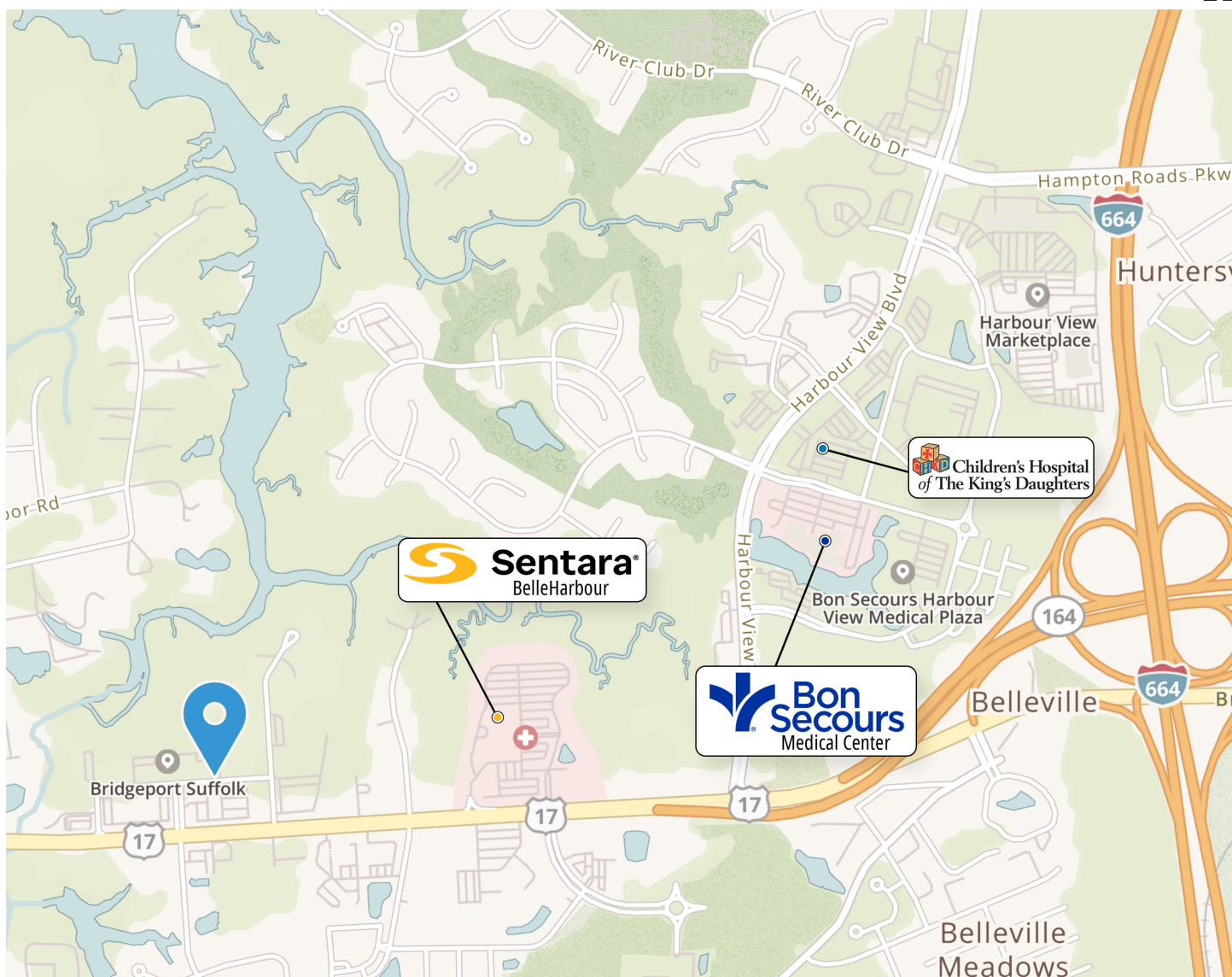


1100 Knotts Pointe Ln



LEGEND

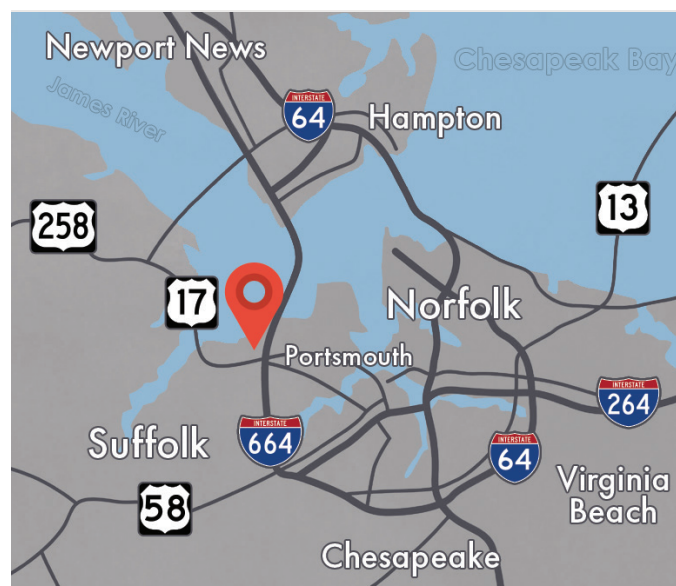
- 01 - COVERED DROP OFF
- 02 - LOBBY
- 03 - MALE & FEMALE RESTROOMS
- 04 - LOBBY



Hampton Roads Beltway

On the I-664 "Outer Loop"

Bridgeport's community in North Suffolk is positioned along the "outer loop" of the I-664 / I-64 interstate that provides access to both Southside and Peninsula Hampton Roads residents.





Well Appointed Common Area

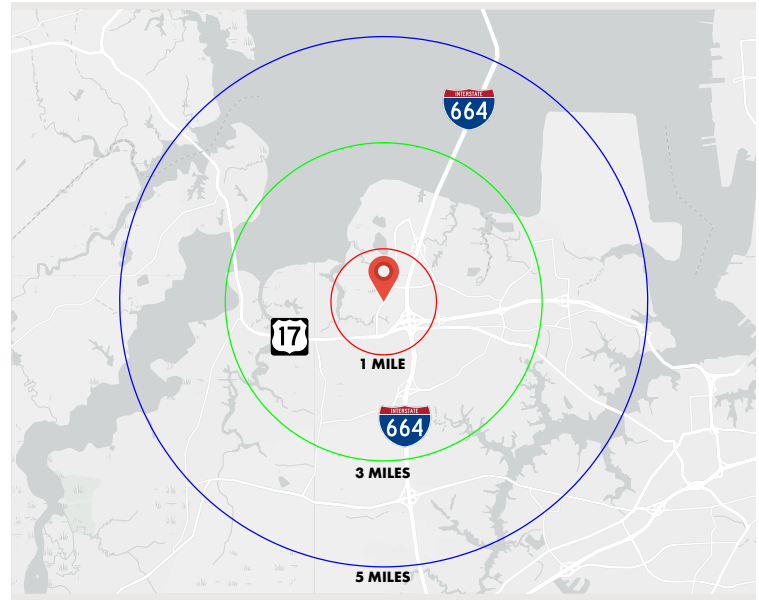


Demographics & Regional Map



2025 Population

	1 MILE	3 MILES	5 MILES
Total	7,418	54,196	94,957
Females	3,890	28,253	48,881
Males	3,528	25,943	46,076
Average Age	41.1	37.5	39.5



Households & Income

	1 MILE	3 MILES	5 MILES
Total Households	2,970	20,892	37,092
Persons Per Households	2.46	2.58	2.55
Average Household Income	\$137,693	\$114,018	\$120,036
Median Home Value	\$521,208	\$371,648	\$371,380

Virginia MSAs	Population
01. Northern VA (Washington D.C.)	3.3 million
02. Hampton Roads	2 million
03. Richmond	1.2 million



Hampton Roads represents the largest metropolitan statistical area (MSA) in a 400 mile span between Charlotte, NC and Northern VA/D.C.