

Office | For Sale

CBRE

3204 Churchland Blvd

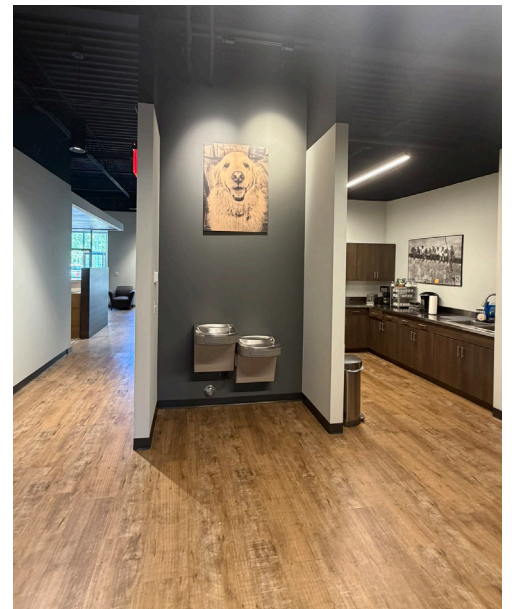
Chesapeake, Virginia 23321
cbre.com/norfolk

Owner Occupant/Investor Office Opportunity In a
Growth Corridor With Future Expansion Potential



3204 Churchland Boulevard
Chesapeake, VA 23321

For Sale



4,840

Total Square Feet (SF)

1.24

Land Area (AC)

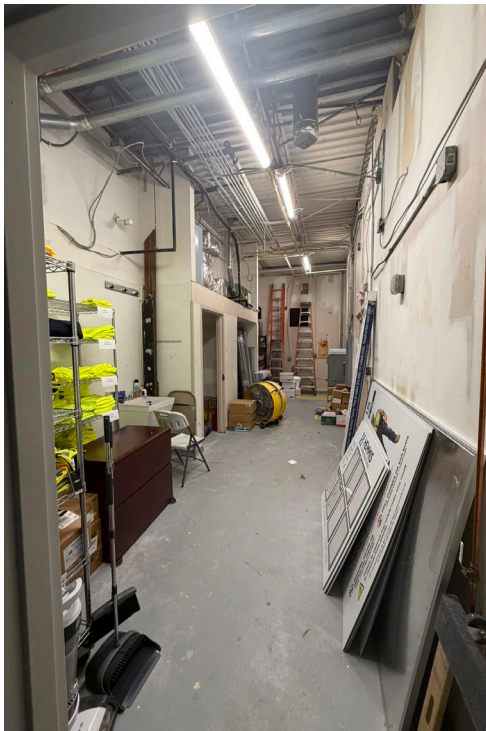
\$1.04M

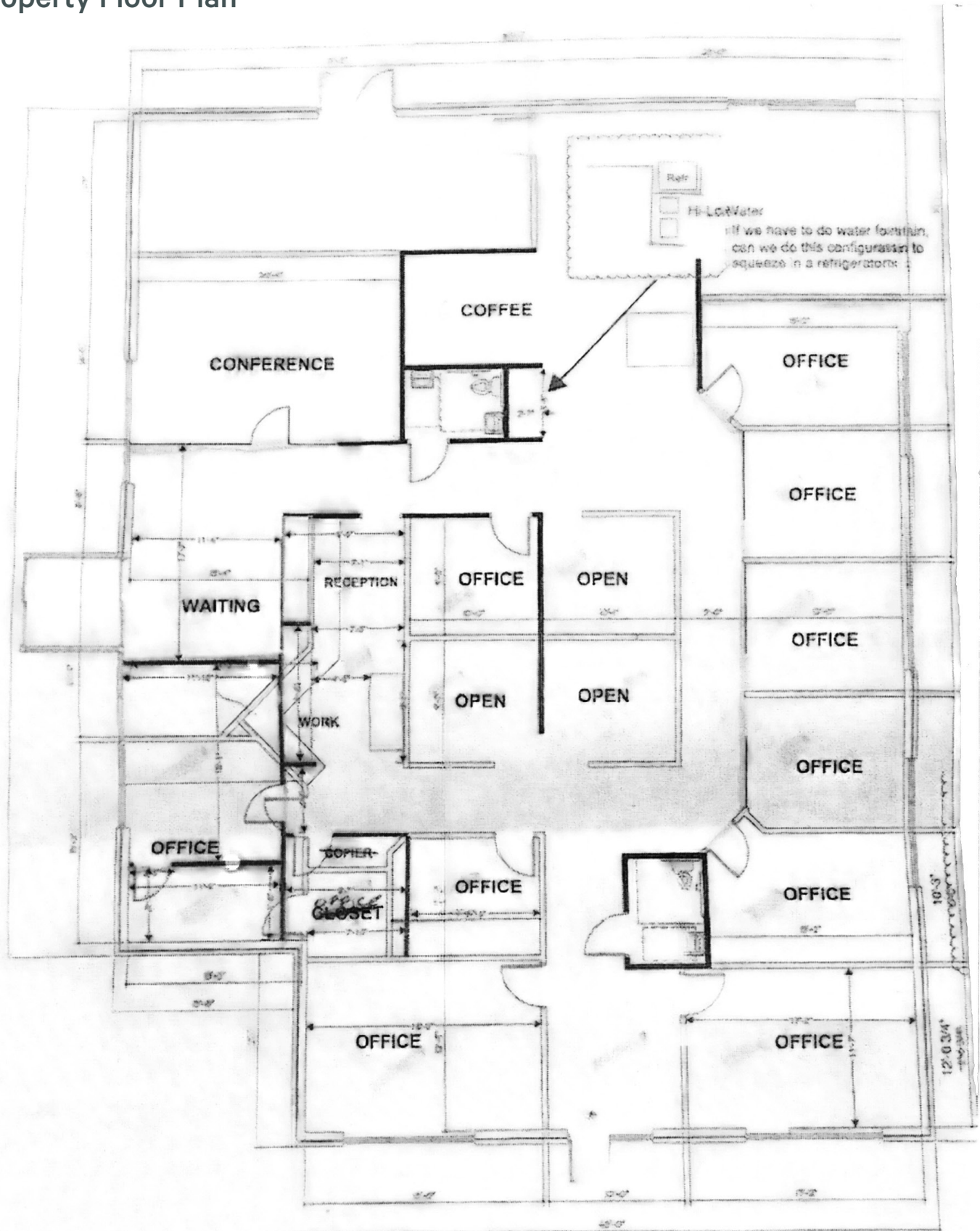
Asking Price (\$1,040,000 (\$215 PSF))

Property Overview

Located in the Churchland submarket of Chesapeake, a few miles drive from Northern Suffolk, 3204 Churchland Blvd is a $\pm 4,840$ SF single-story office building offering strong visibility and convenient highway access in a suburban setting. Built in 1995, fully renovated in 2021, and situated on a generous ± 1.24 -acre site, the property features a flexible layout, ample parking, and O-I zoning—making it well-suited for medical users, professional office, or investors seeking an asset with upside potential.

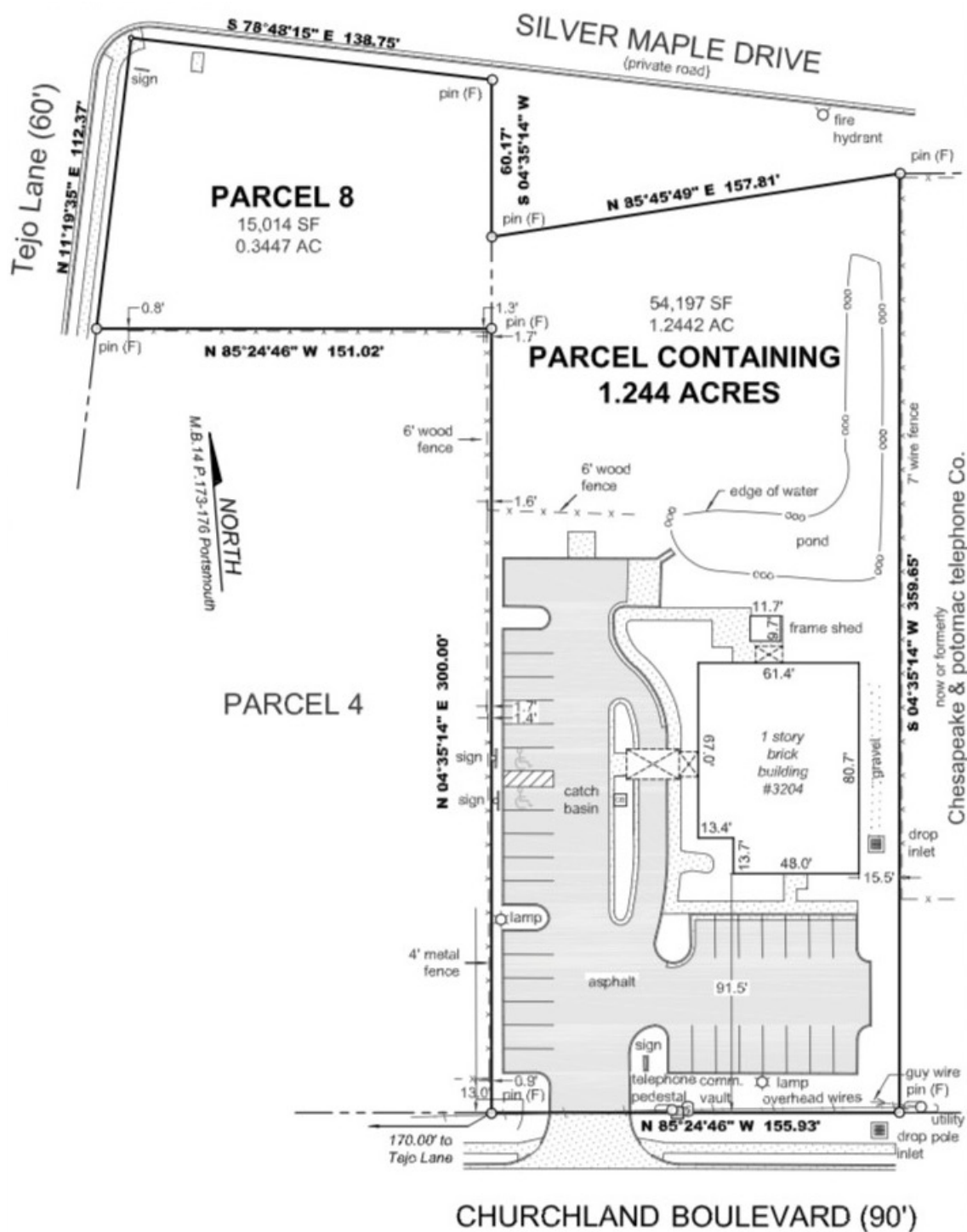
- + Tenant in place until 3/31/27 and may be willing to vacate sooner.
 - \$72,000 Annual Rent (NNN)
 - Tenant pays all operating expenses
- + $\pm 4,840$ SF single-story office building with excess land for expansion and all utilities on site
- + Spacious layout with 14 private offices, a conference room, two restrooms, a kitchen, a stock room and open area
- + Situated on ± 1.24 Acres of Land
- + Zoned O-I – ideal for medical and professional office users
- + Parking ratio of 7.9/1,000 SF (35 surface spaces)
- + Strong vehicle accessibility in established suburban corridor
- + Pylon signage
- + Excellent Highway access and convenient to all areas of Hampton Roads





Chesapeake, VA 23321

Property Survey



3204 Churchland Boulevard
Chesapeake, VA 23321

For Sale



Contact Us

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