



Colliers

FOR SALE

Lynnhaven Executive Park

2610 Potters Road & 629 Wesley Drive
Virginia Beach, VA

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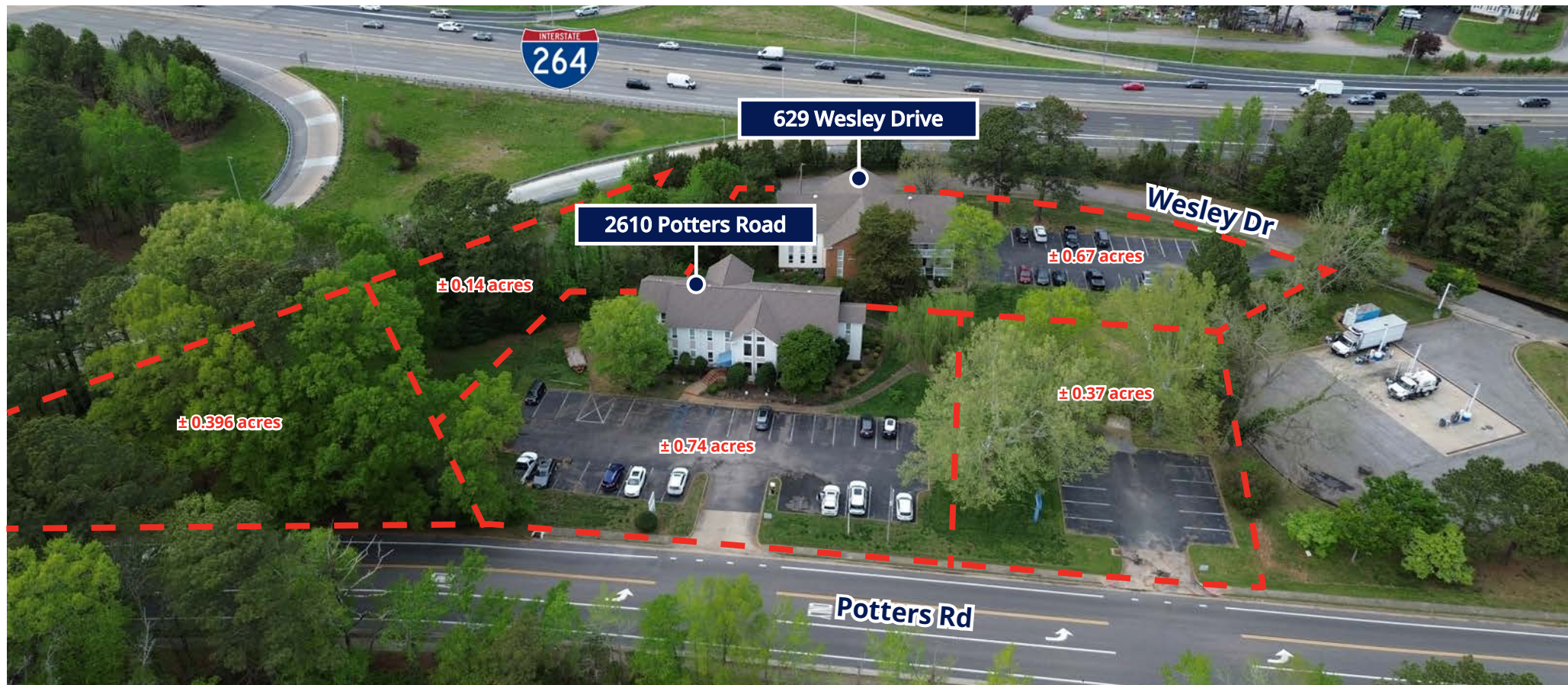
PROPERTY DETAILS

Office Buildings and Land For Sale on I-264

- Two freestanding, two-story office buildings totaling $\pm 18,394$ SF on ± 2.316 acres with direct visibility to I-264
- Parcel IDs:
 - #14975297130000: ± 0.74 acres & $\pm 8,460$ SF building (2610)
 - #14975288550000: ± 0.67 acres & $\pm 9,934$ SF building (629)
 - #14976207260000: ± 0.37 acres
 - #14975277330000: ± 0.14 acres
 - #14975266810000: ± 0.396 acres

- Partially occupied with short-term leases in place
- Potential for continued use as office space or redevelopment
- Not connected to city water or sewer
- Zoned O-2 (Office District)
- 4 miles to Virginia Beach Town Center and 5 miles to the Oceanfront
- Convenient location just seconds from I-264 in Lynnhaven

Sale Price:
\$1,980,000



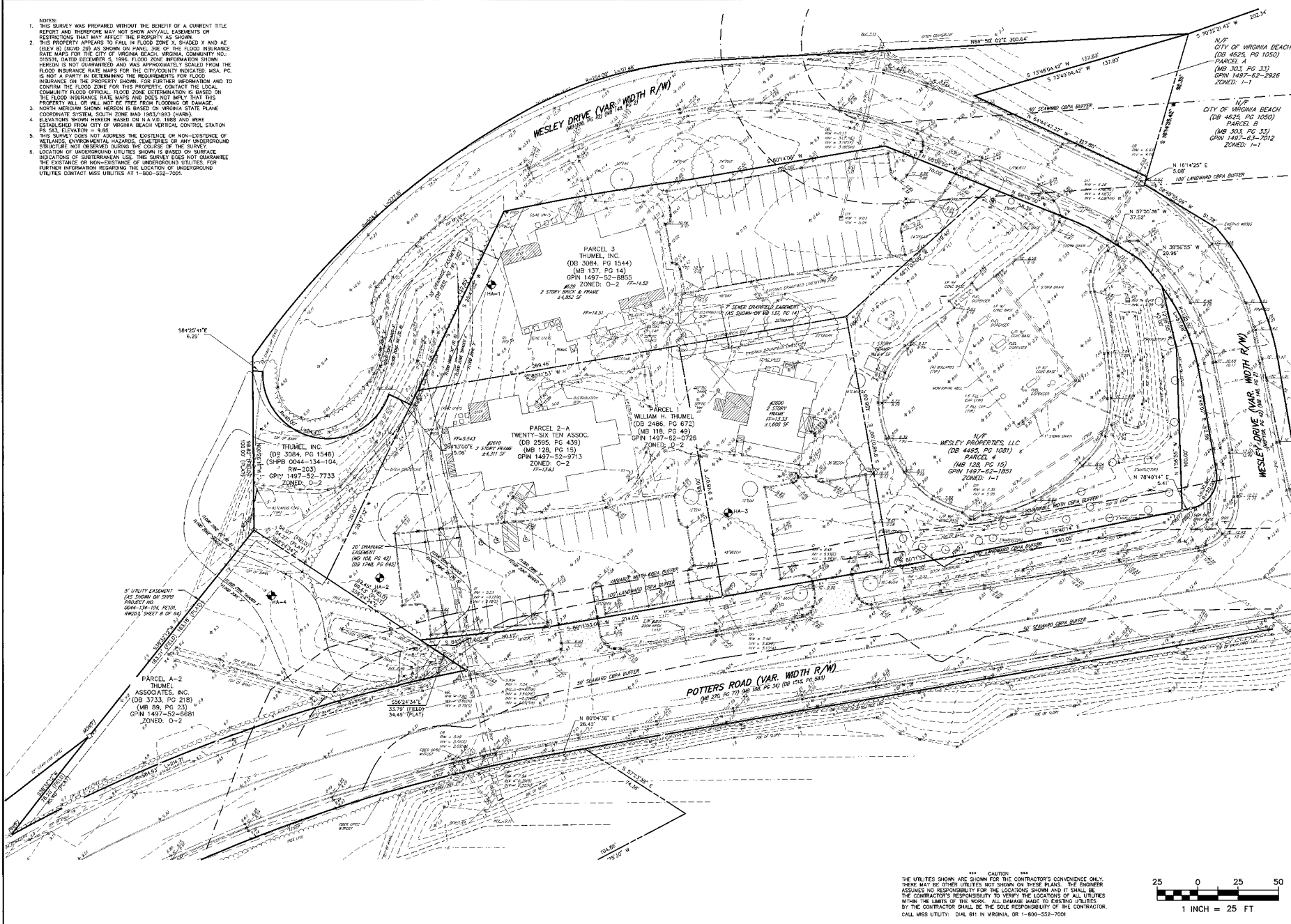


**2610 Potters Road
& 629 Wesley Drive**
Virginia Beach, VA

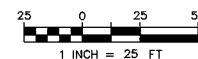


SITE SURVEY

- NOTES:
1. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND THEREFORE MAY NOT SHOW ANY/ALL EASEMENTS OR RESTRICTIONS THAT MAY AFFECT THE PROPERTY AS SHOWN.
 2. THIS PROPERTY APPEARS TO FALL IN FLOOD ZONE X, SHADDED X AND AE. (SEE AS SHOWN ON PARCEL 3 OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF VIRGINIA BEACH, VIRGINIA, COMMUNITY ROLL, DATED DECEMBER 1, 1999. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM THE FLOOD INSURANCE RATE MAPS FOR THE CITY/COUNTY INDICATED. MSA, P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
 3. NORTH MERIDIAN SHOWN HEREON IS BASED ON VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE HAD 1983/1983 (NAD83) ELEVATIONS SHOWN HEREON BASED ON N.A.D. 1983 AND WERE ESTABLISHED FROM CITY OF VIRGINIA BEACH VERTICAL CONTROL STATION PG 513, ELEVATION = 9.85.
 4. THIS SURVEY DOES NOT ADDRESS THE EXISTENCE OR NON-EXISTENCE OF WETLANDS, ENVIRONMENTAL HAZARDS, CEMETERIES OR ANY UNDERGROUND STRUCTURES NOT OBSERVED DURING THE COURSE OF THE SURVEY.
 5. THE LOCATION OF UNDERGROUND UTILITIES SHOWN IS BASED ON SURFACE INDICATORS OF SUBTERRANEAN USE. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE OR NON-EXISTENCE OF UNDERGROUND UTILITIES. FOR FURTHER INFORMATION REGARDING THE LOCATION OF UNDERGROUND UTILITIES CONTACT MISS UTILITIES AT 1-800-552-7001.



*** CAUTION ***
THE UTILITIES SHOWN ARE SHOWN FOR THE CONTRACTOR'S CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE CONTRACTOR ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATIONS OF ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR. CALL MISS UTILITY: DIAL 811 IN VIRGINIA, OR 1-800-552-7001



MSA, P.C.
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MSA

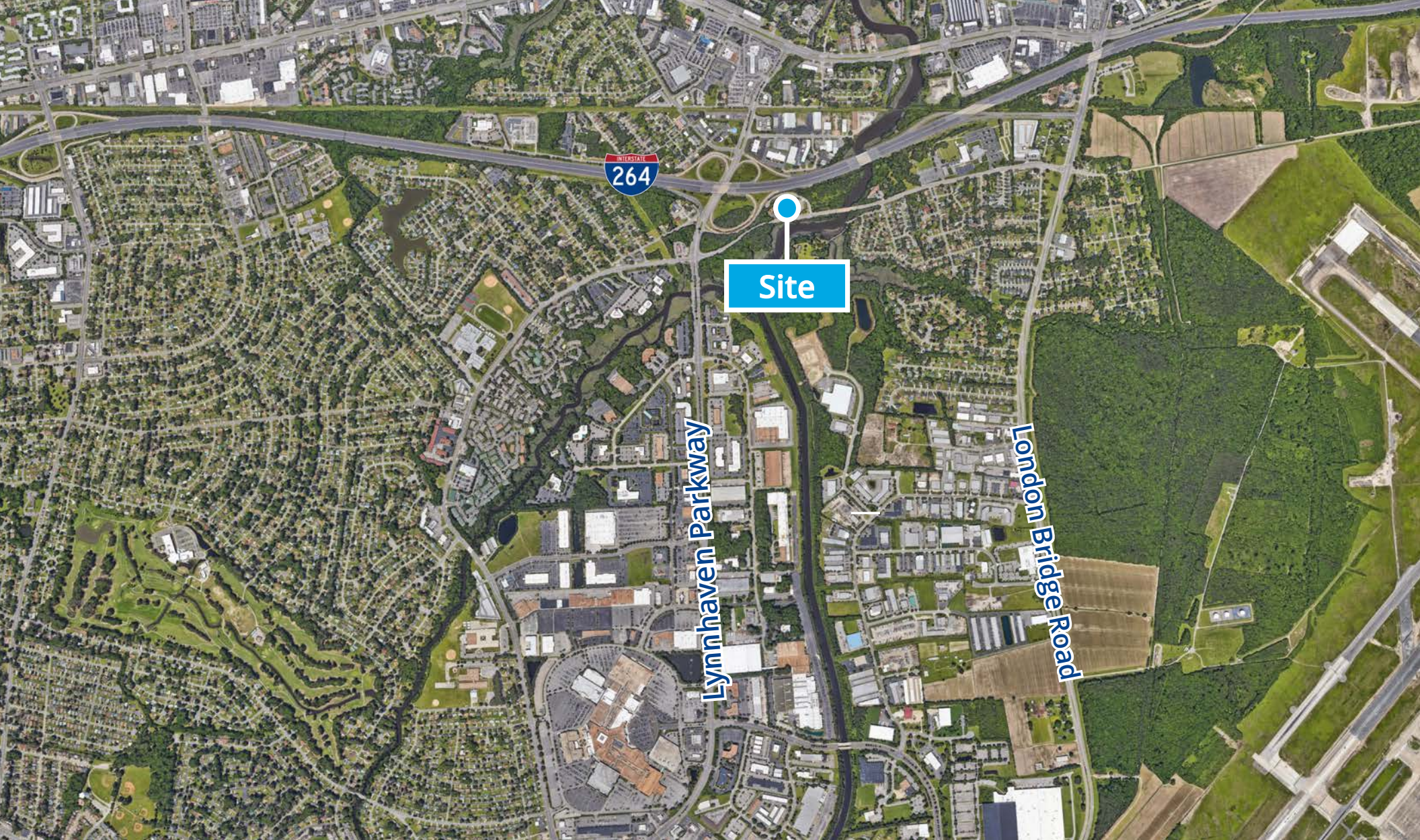
SEAL OF THE STATE OF VIRGINIA
JULIAN A. HUBB
Lic. No. 044501
4/9/09
PROFESSIONAL SURVEYOR

DESIGNED	DRAWN	CHECKED	APPROVED	DATE
MAH	MAH	MAH	MAH	4/3/09

TOPOGRAPHIC AND BOUNDARY SURVEY
OF
POTTERY ROAD OFFICE DEVELOPMENT
POTTERY ROAD
VIRGINIA BEACH
VIRGINIA

SHEET
C2.0
3 of 22 Sheets

SCALE: GRAPHIC
PROJ. NO.: 08045



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