OFFICE BUILDING FOR LEASE

17 WEST MELLEN STREET

HAMPTON, VA 23663

MISSY MARTINOVICH
Executive Vice President | Partner
757.876.4847
missy@creoteric.com

CREOTERIC
COMMERCIAL REAL ESTATE
2037 Laskin Rd
Virginia Beach, VA 23454
757.270.2788
creoteric.com

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PROPERTY DESCRIPTION

Formerly a medical office, this beautifully renovated property offers a turnkey opportunity for your business. Recent improvements include new tile flooring, fresh interior paint, upgraded restrooms with modern fixtures, a new hot water heater, and a newer roof - providing both style and peace of mind.

The spacious floor plan features a welcoming reception area, four private offices, three restrooms, and a convenient kitchenette, making it ideal for a variety of professional uses. The property also offers ample on-site parking with 20+ spaces.

Situated in the vibrant Phoebus district, the location is surrounded by established apartments, a public library, restaurants, banks, and retail shops—delivering excellent visibility and accessibility. With immediate access to I-64 just one minute away, commuting is easy for both clients and staff.

Don't miss this move-in ready opportunity to position your business in one of Hampton's fastest-growing areas.

PROPERTY HIGHLIGHTS

- Recently Renovated & Move-In Ready
- Ample Private Parking
- Easy I-64 Access
- Prime Phoebus Location

OFFERING SUMMARY

Lease Rate:	$16 SF/yr (NNN)
Available SF:	1,818 SF
Lot Size:	0.22 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,398	22,740	45,412
Total Population	8,037	55,911	109,290
Average HH Income	$73,688	$81,832	$83,195

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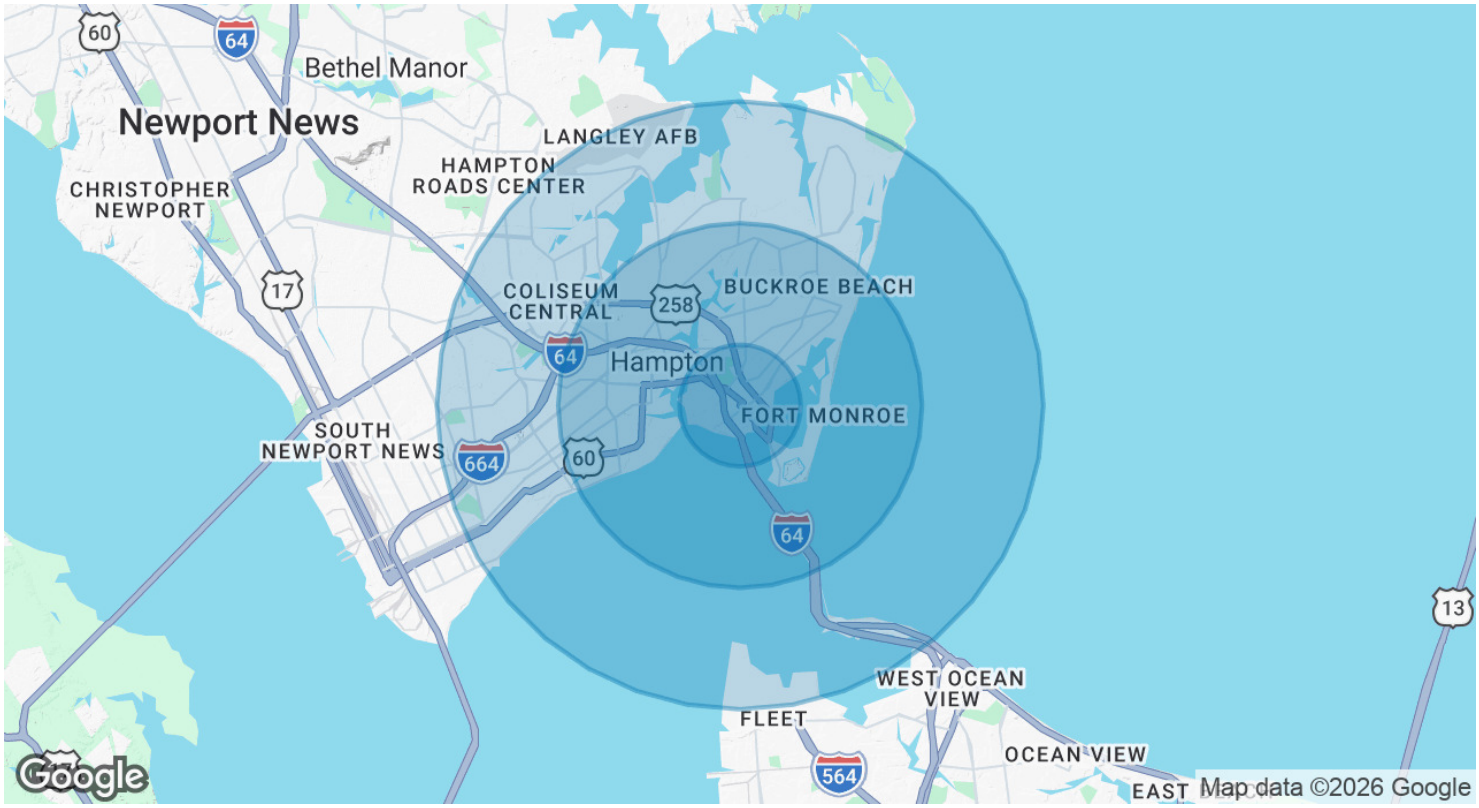

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,037	55,911	109,290
Average Age	31.6	37.7	37.3
Average Age (Male)	30.4	35.8	35.4
Average Age (Female)	34.5	40.6	40.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,398	22,740	45,412
# of Persons per HH	3.4	2.5	2.4
Average HH Income	$73,688	$81,832	$83,195
Average House Value	$205,455	$218,255	$235,408

2023 American Community Survey (ACS)

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