

**For Sale or Lease  
OFFICE/CONDOS**

## Medical Office Condos

Battlefield Corridor, Chesapeake, Virginia, 23320  
(Across from Chesapeake General Hospital)



Conceptual Building Photo

- **DESCRIPTION:** Single story professional office/medical building. Close proximity to interstate I-264 & I-64. Located just off Battlefield Boulevard, near the Great Bridge Bypass and across from Chesapeake General Hospital.
- **TRAFFIC COUNT:** 43,000 cars per day.
- **LAND:** 1.8 Acres
- **BUILDING SIZE:** Approximately 20,000 square feet
- **DELIVERY:** 180 days from lease execution
- **RENTAL RATE:** \$22.00 per square foot, net of electricity and janitorial
- **MINIMUM LEASE TERM:** 5 years, prefer 10-year lease term
- **PARKING:** 5 parking spaces per 1,000 square feet
- **CONDO PRICE:** \$170.00 per square foot
- **TENANT IMPROVEMENTS:** Owner can provide a complete medical build-out price for both condo purchase or lease

For more information please contact:

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# Medical Office Condos

## Battlefield Corridor, Chesapeake, Virginia

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### Aerial



### Property Location

Located just off Battlefield Boulevard, near the Great Bridge Bypass and Interstate 64. Traffic count of 43,000 cars per day.

### Street Map



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