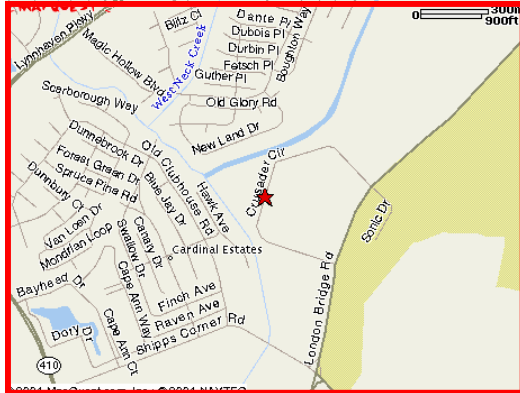


**RIDDLE  
ASSOCIATES Inc.**  
Commercial Real Estate

# Flex Spaces Available For Sale or Lease



**Oceana West Trade Center  
2844 Crusader Circle  
Virginia Beach, VA 23453**



**An approximate 29,000 Square Foot Office/Flex Complex  
Shell Prices start at \$70 psf/Built-out units start at \$100 psf**

- **Reduced lease rates for a limited time!**
- **Four office/flex spaces with varying plans**
- **Class "A" office finishes**
- **Three phase power**
- **Grade level loading and ample parking**
- **Extensive landscaping and exterior features**

**For more information, please contact Jim Resolute or Bill Brackman**

*The information presented in this marketing flyer is obtained from sources believed to be reliable, but is not warranted. This offer is subject to prior sale or lease, errors, omissions or withdrawal without notice.*

*EXCLUSIVELY OFFERED BY*

**RIDDLE ASSOCIATES, INC.**

**(757) 523-1900**

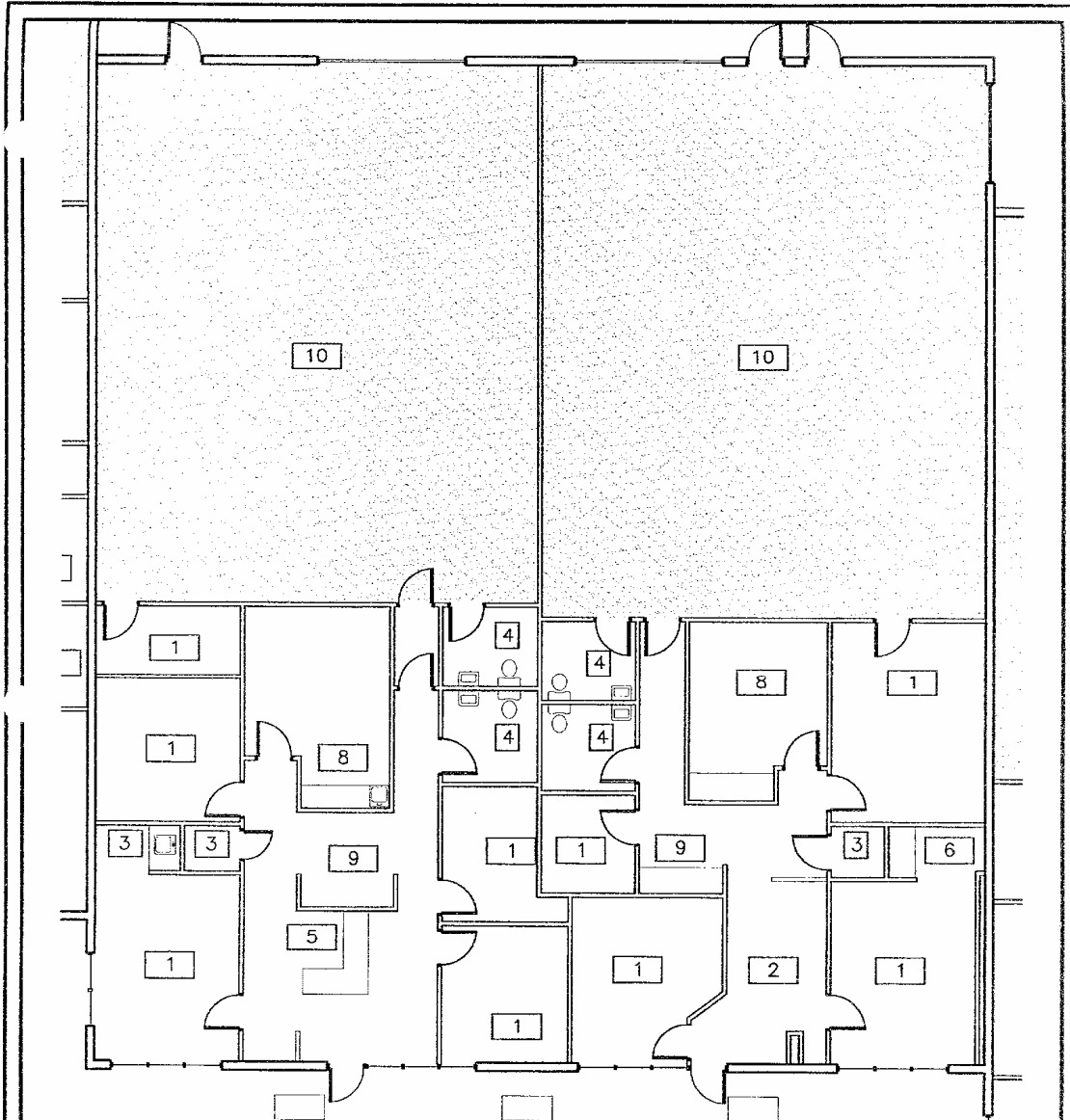
**530 Woodlake Circle, Chesapeake, VA 23320**

## OCEANA WEST TRADE CENTER SPACE SUMMARY FOR UNIT #350

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Property Address:	Unit #350 2844 Crusader Circle Virginia Beach, Virginia 23453
Description:	This 5,833 square foot flex space is divided into 2 separate rental units of approximately 2,916 square feet each. An existing tenant exists in each space; however, one space can be made available for an owner occupant. Each space provides approximately ½ office and ½ shop / warehouse space
Zoning:	I-2
Loading:	3 grade level doors
Power:	Three phase
Office Finishes:	Class A office finishes including 4 bathrooms, extensive millwork, high-end parabolic lighting, high-end carpeting, executive style doors, sidelight windows, etc.
Availability:	<b>For Sale: \$675,000*</b>
Space Plans:	See Below

\*Sale of individual spaces subject to condominium conversion by current ownership



**FLOOR PLAN**

SCALE: NOT TO SCALE



Client  
 Crusader Properties LLC  
 Prepared by  
 Y. Greg Simon  
 130 Prosperity Rd.  
 Virginia Beach, Va. 23451  
 757.233.4141  
 Sheet 4 of 5

**Building No. 2**  
 2844 Crusader Circle  
 Virginia Beach, Va. 23510

General notes	
1 Office	6 Kitchen
2 Reception	7 Entertainment
3 Storage	8 Meeting/Conference
4 Bathroom	9 Service
5 Reception	10 Warehouse

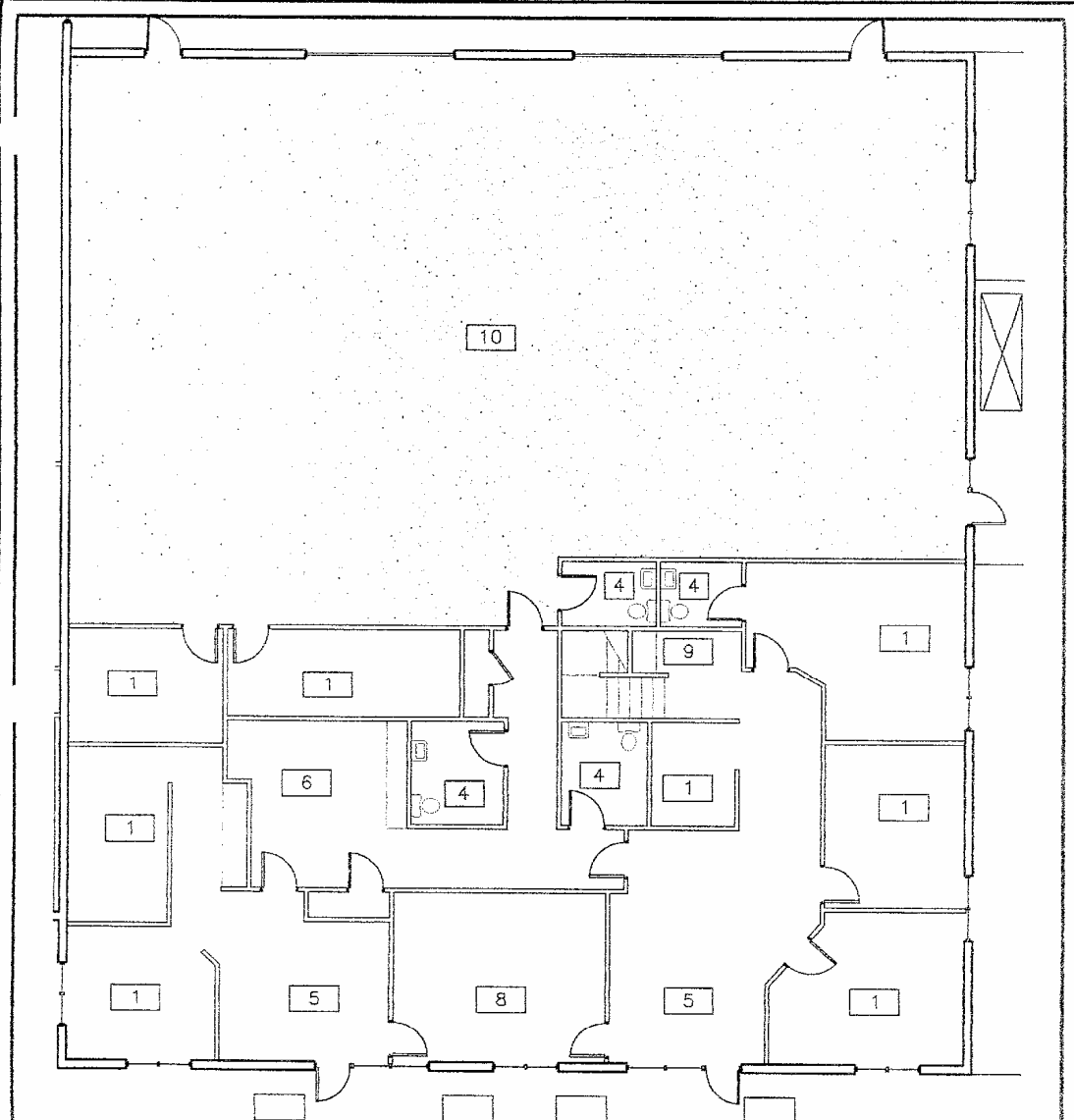
Project no. 0405  
 Date: 4/31/05  
 Drawn by: WGS  
 Checked by: WGS  
 Scale: As noted  
 Sheet # **PS-03**

## OCEANA WEST TRADE CENTER SPACE SUMMARY FOR UNIT #450

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Property Address:	Unit #450 2844 Crusader Circle Virginia Beach, Virginia 23453
Description:	This 7,500 square foot flex space offers approximately 4,334 square feet of office space on two floors and approximately 3,165 square feet of conditioned shop/warehouse space
Zoning:	I-2
Loading:	2 grade level doors
Power:	Three phase
Office Finishes:	Class A office finishes including 6 bathrooms, extensive millwork, high-end parabolic lighting, high-end carpeting, executive style doors, sidelight windows, etc.
Availability:	<b>For Lease: Reduced rates for a limited time!</b>  <del>\$12.00</del> \$10.25 psf for Office Space <del>\$ 8.00</del> \$ 6.80 psf for Shop Space  Blended rate of \$5,495 per month  <b>For Sale: \$750,000*</b>
Space Plan:	See Attached

\*Sale of individual spaces subject to condominium conversion by current ownership



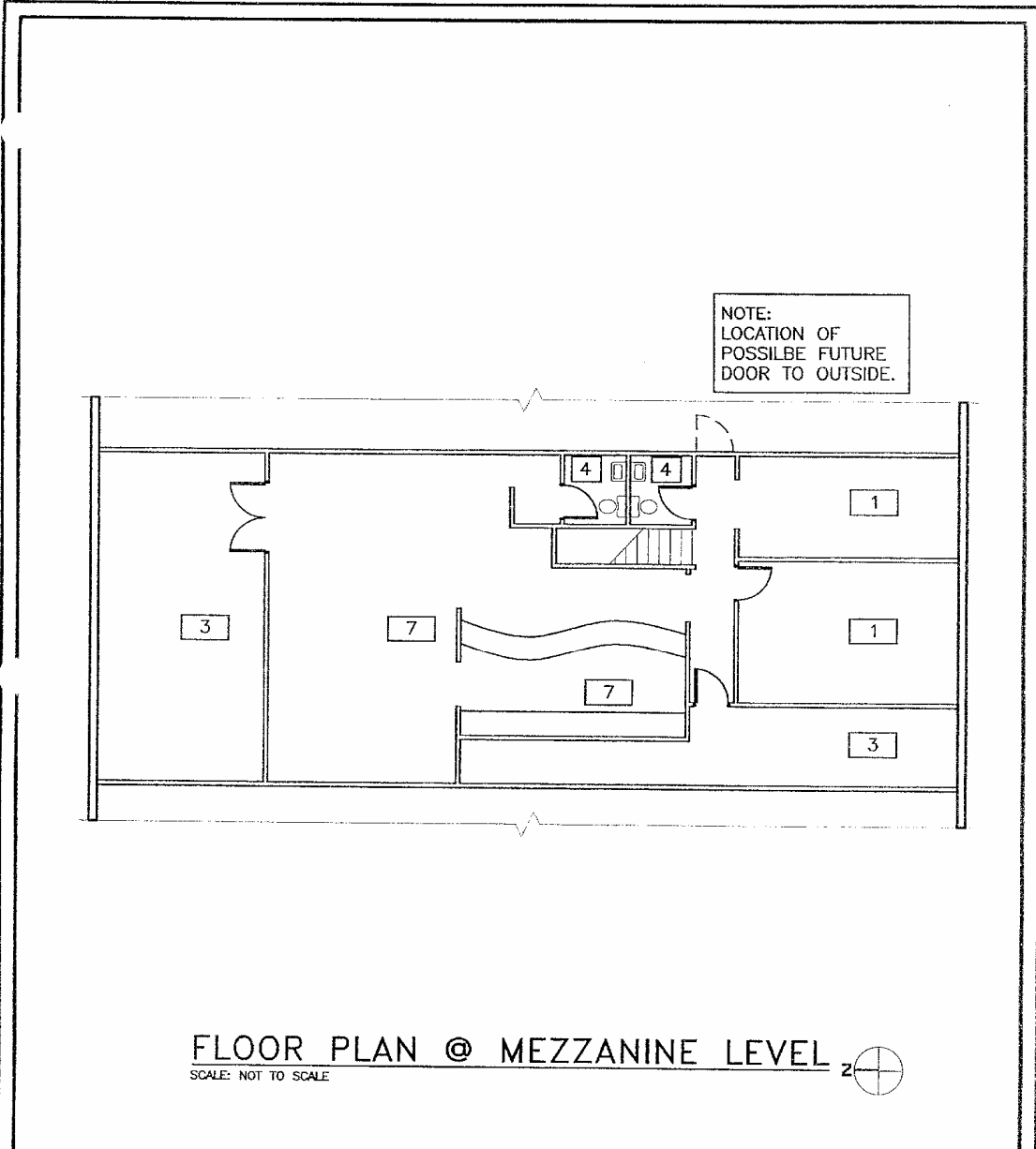
**FLOOR PLAN**  
SCALE: NOT TO SCALE

Client  
 Crusader Properties LLC  
 Drawn by  
 M. Greg Simon  
 30 Prosperity Rd.  
 Virginia Beach, Va. 23451  
 757.233.4141  
 Sheet 2 of 5

**Building No. 1**  
 2844 Crusader Circle  
 Virginia Beach, Va. 23510

General notes		
1	Office	6 Kitchen
2	Reception	7 Entertainment
3	Storage	8 Meeting/Lounge
4	Bathroom	9 Service
5	Reception	10 Warehouse

Project no. 0409  
 Date: 12/11/05  
 Drawn by: MS  
 Checked by: MS  
 Scale: As noted  
**PS-01**



FLOOR PLAN @ MEZZANINE LEVEL   
SCALE: NOT TO SCALE

Client  
Crusader Properties LLC  
Prepared by  
V. Greg Simon  
130 Prosperity Rd.  
Virginia Beach, Va. 23451  
757.231.4141  
Sheet 3 of 5

**Building No. 1**  
2844 Crusader Circle  
Virginia Beach, Va. 23510

General notes	
1 Office	6 Kitchen
2 Reception	7 Entertainment
3 Storage	8 Meeting/Conference
4 Bathroom	9 Service
5 Reception	10 Warehouse

Project no. 0405  
Date: 4/31/05  
Drawn by: WGS  
Checked by: WGS  
Scale: As noted  
Sheet **PS-02**