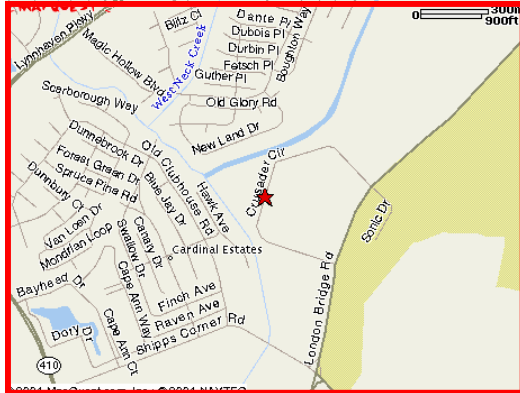


**RIDDLE
ASSOCIATES Inc.**
Commercial Real Estate

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.

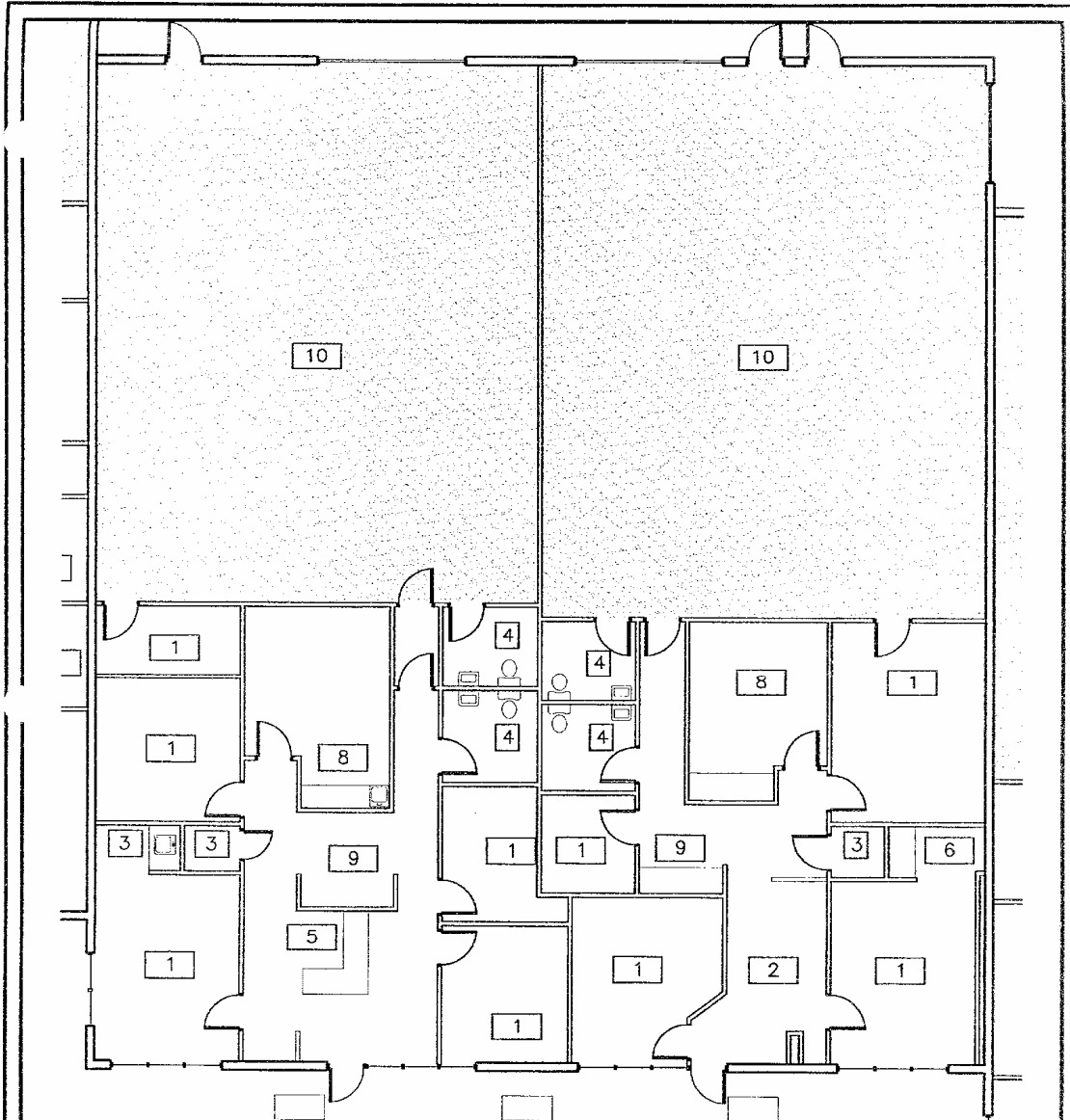
(757) 523-1900

530 Woodlake Circle, Chesapeake, VA 23320

OCEANA WEST TRADE CENTER SPACE SUMMARY FOR UNIT #350

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:	For Sale: \$675,000*
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

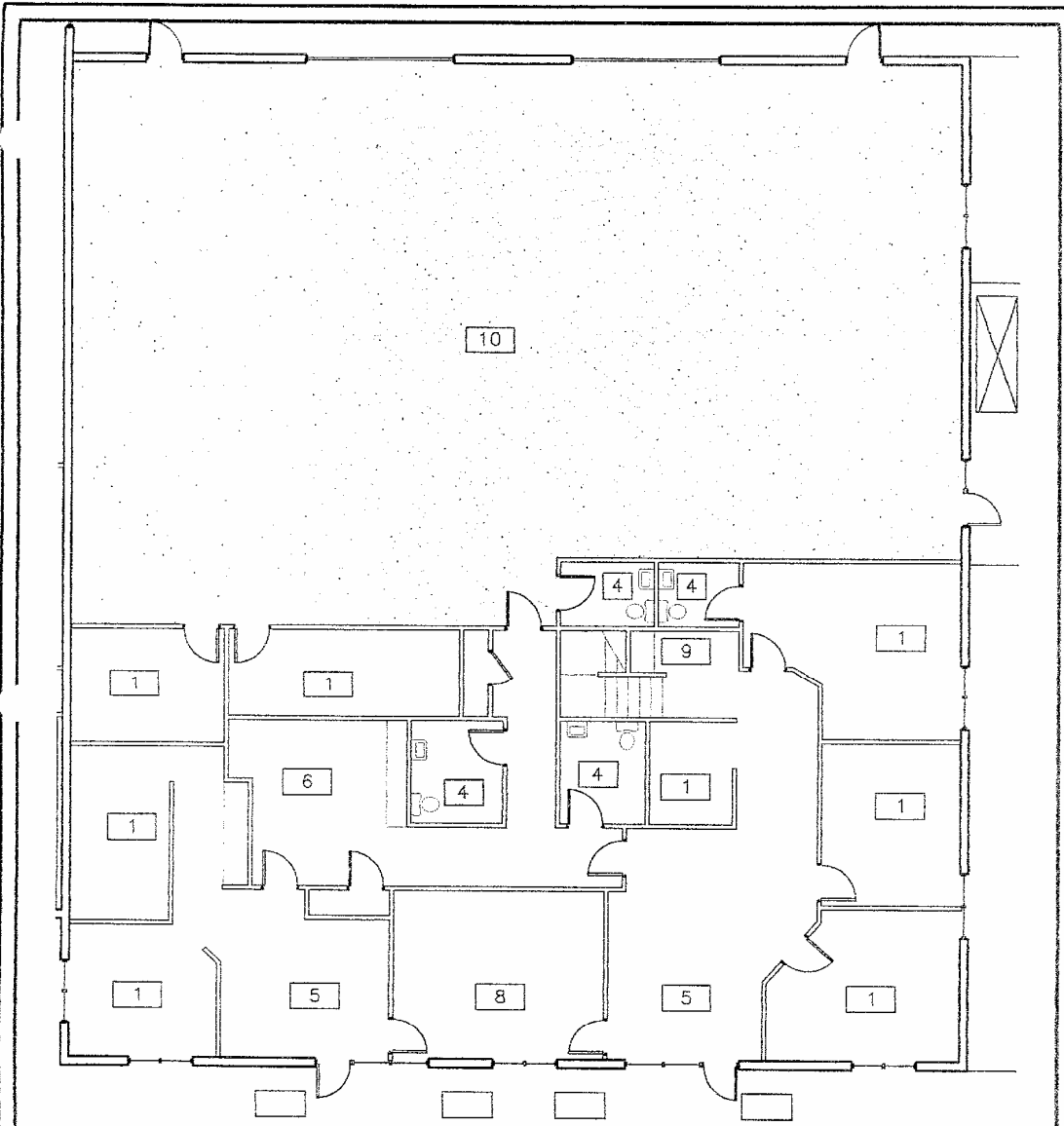
General notes	
1 Office	6 Kitchen
2 Reception	7 Entertainment
3 Storage	8 Meeting/Conference
4 Bathroom	9 Service
5 Reception	10 Warehouse

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

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:	For Lease: Reduced rates for a limited time! \$12.00 \$10.25 psf for Office Space \$ 8.00 \$ 6.80 psf for Shop Space Blended rate of \$5,495 per month For Sale: \$750,000*
Space Plan:	See Attached

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



FLOOR PLAN

SCALE: NOT TO SCALE

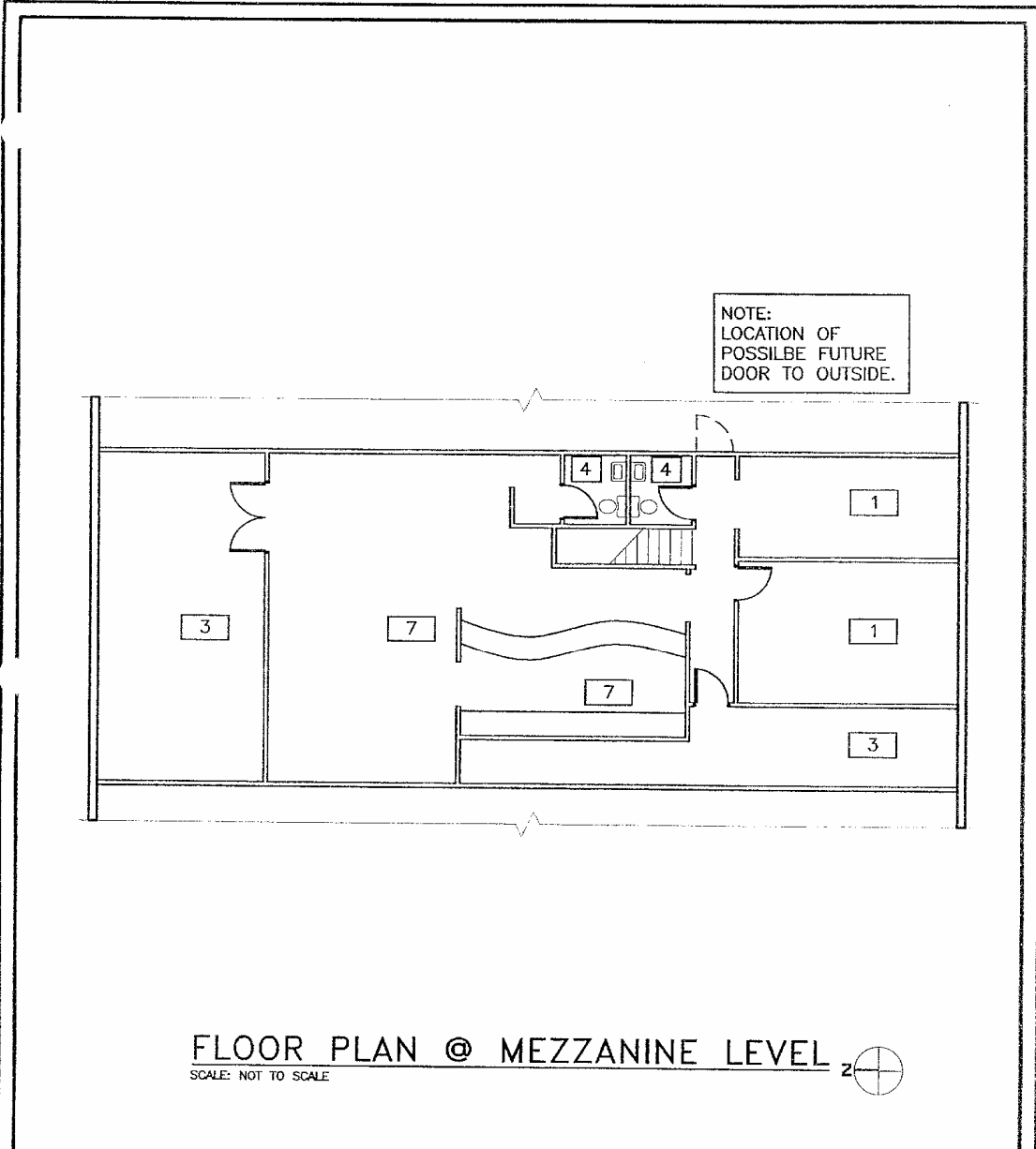


Client
Crusader Properties LLC
Designed by
M. Greg Simon
30 Prosperity Rd.
Virginia Beach, Va. 23451
757.233.4141
Sheet 2 of 5

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

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

Project no.	0409
Date:	12/17/05
Drawn by:	MS
Checked by:	MS
Scale:	As noted
PS-01	



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**