

**RIDDLE**  
**ASSOCIATES** Inc.  
Commercial Real Estate

# Premiere Office/Warehouse FOR SALE OR LEASE

805 Live Oak Drive  
Chesapeake, VA



**MAJOR  
PRICE  
REDUCTION**

Purchase Price ~~\$2,500,000~~ \$1,900,000

- **26,247 square feet of Premiere Office/Warehouse (NOW \$72.39/sf)**
- — 12,751sf Class A Office, 10,746sf Warehouse & 2,750sf Mezzanine —
- On 1.70 acre parcel, zoned Office PUD
- Two grade level doors, One dock height overhead door, Heavy Power.
- Built in 1983, renovated 2003
- For Lease: 3800sf office w/5600sf warehouse @ \$7500/mo (\$9.50/sf)
- VIRTUAL TOUR [www.grahamservices.net/vt/805liveoak](http://www.grahamservices.net/vt/805liveoak)

**FOR CONFIDENTIAL TOUR, CONTACT:  
ROBB RIDDLE, CCIM, BILL BRACKMAN, OR LINDSEY RIDDLE**

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**





