

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

# Office Flex Condominiums For Sale or Lease

3157 and 3169 Shipp's Corner Road  
(near Holland Rd.)  
Virginia Beach, VA 23456



- Brand New Construction
- 1,260 S.F. per unit offered in shell condition
- Turn Key packages offered or hire your own contractor to finish your own office environment
- High Ceilings for Storage or 2nd Floor Office
- Convenient Location with I-1 Zoning
- Lease rates: \$12 psf office/ \$7.50 psf warehouse

**For more information, please contact:  
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*

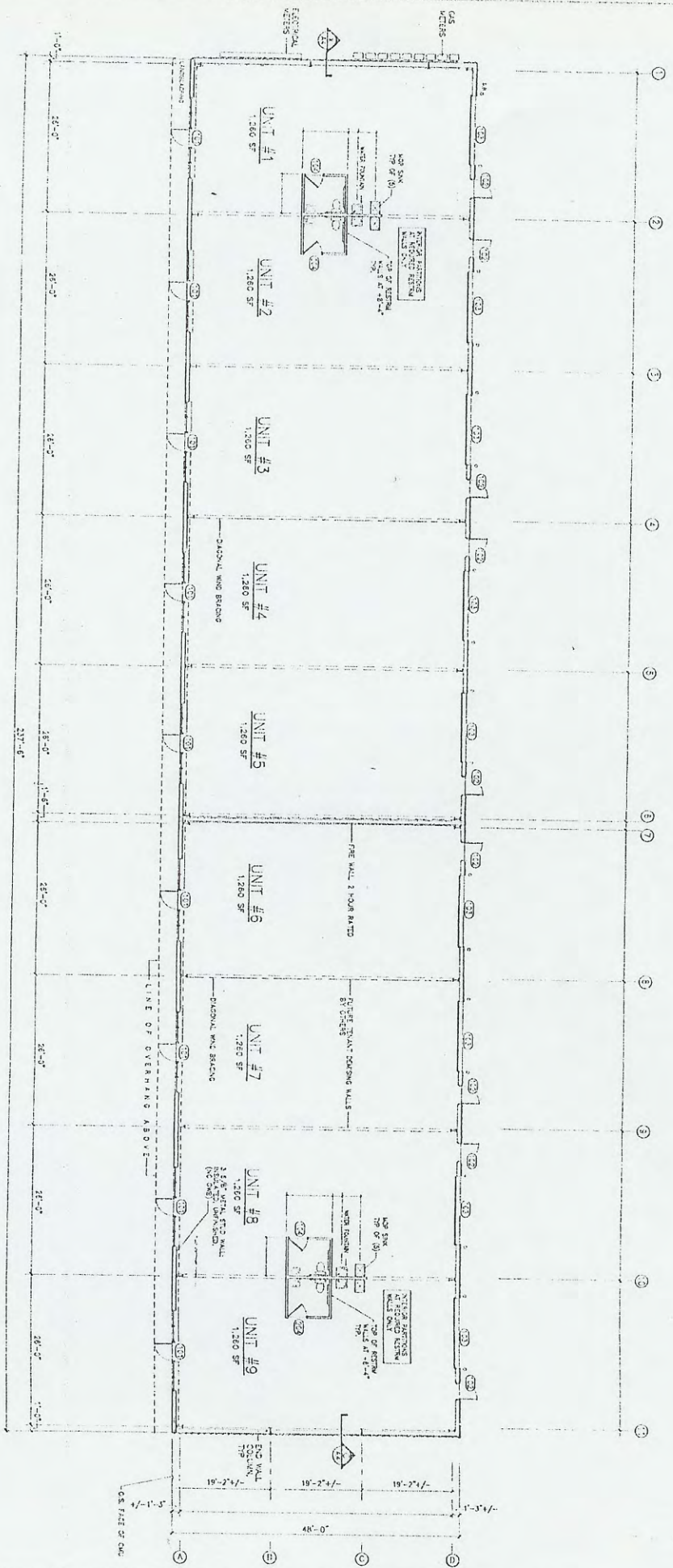
**RIDDLE ASSOCIATES, INC.**

**(757) 523-1900**

**530 Woodlake Circle, Suite 100, Chesapeake, VA 23320**

**CROW ARCHITECTURAL SERVICES**  
 709 Battleground Blvd, S #202  
 Chesapeake, Virginia 23322-5404  
 (757) 452-1551

**FLOOR PLAN**



**PRELIMINARY**

**KEY OFFICE - WAREHOUSE II**

SHIPS CORNER ROAD VIRGINIA BEACH, VIRGINIA 23453

|              |                                   |
|--------------|-----------------------------------|
| DATE: 4-1-05 | <b>SHEET</b><br><b>A2</b><br>OF 4 |
| REVISION:    |                                   |

PROJECT:  
 CMM-KEY 2