

**RIDDLE
ASSOCIATES Inc.**
Commercial Real Estate

OFFICE/FLEX FOR LEASE

2844 Crusader Circle, Suite 300
Virginia Beach, VA 23453



LEASE PRICE \$3,400 PER MONTH
INDUSTRIAL GROSS

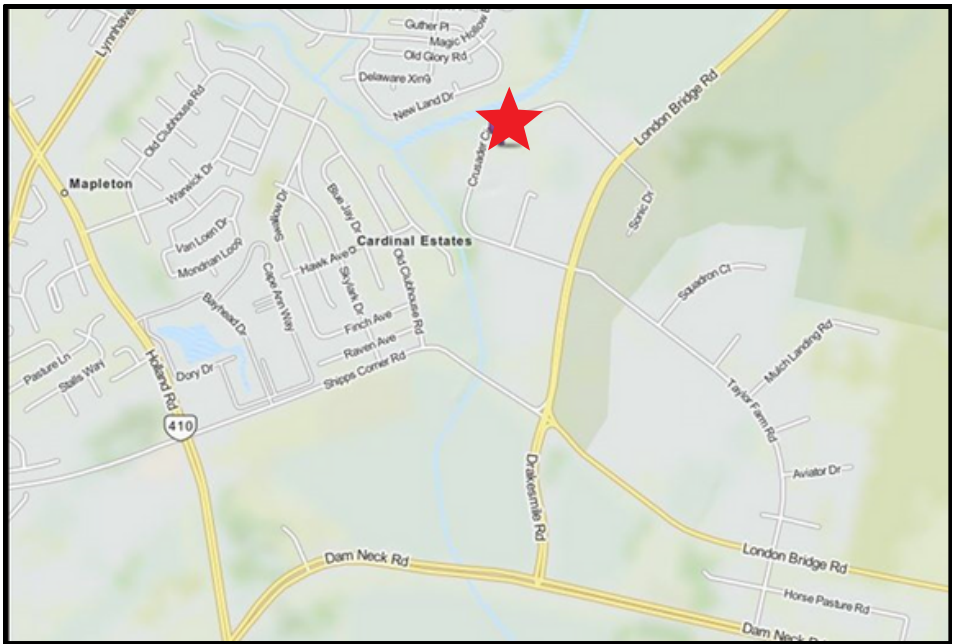
- 2,916 square feet + Mezzanine
- Built in 2000, masonry construction, 18' building height
- Grade loading and ample parking
- Extensive landscaping and exterior features
- Located in Oceana West Industrial Park

CONTACT:
BILL BRACKMAN
bbrackman@riddleassociates.com
(757) 523-1900

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.

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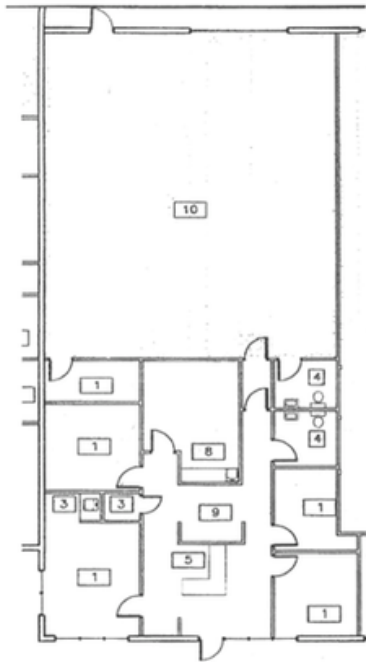
"Real Estate Services Tailored to Your Needs"



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"Real Estate Services Tailored to Your Needs"



- Approximately 50% office and 50% warehouse
- Superior finishes, 2 bathrooms
- Zoned I-2



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