



For Lease

Build-to-Suit
1 Constitution Drive

Virginia Beach, VA

ONE CONSTITUTION

MORRISETTE ARCHITECTURE

Don Crigger, CCIM

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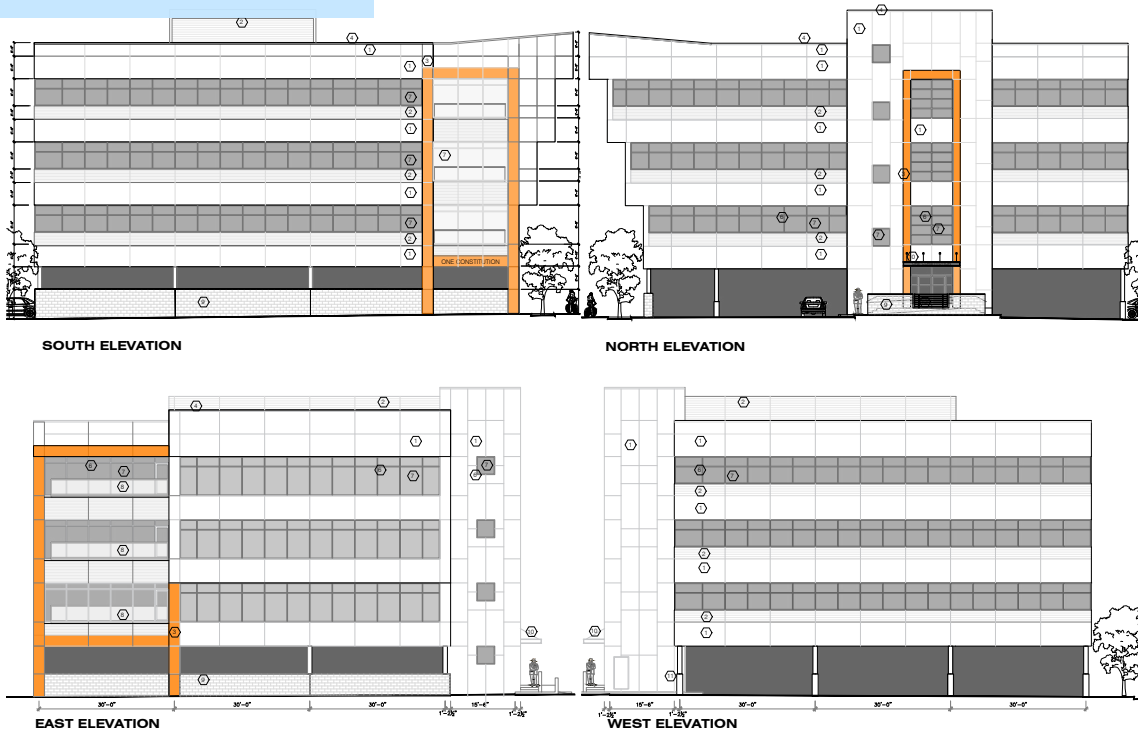
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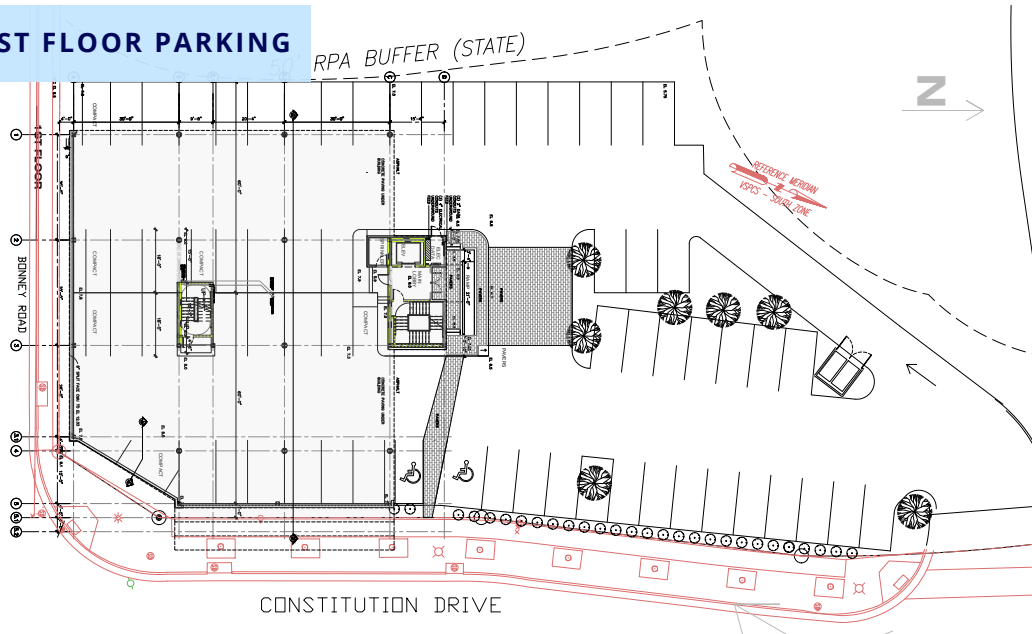
*Check out this
marketing video!*



PROPERTY DRAWING



FIRST FLOOR PARKING



Features

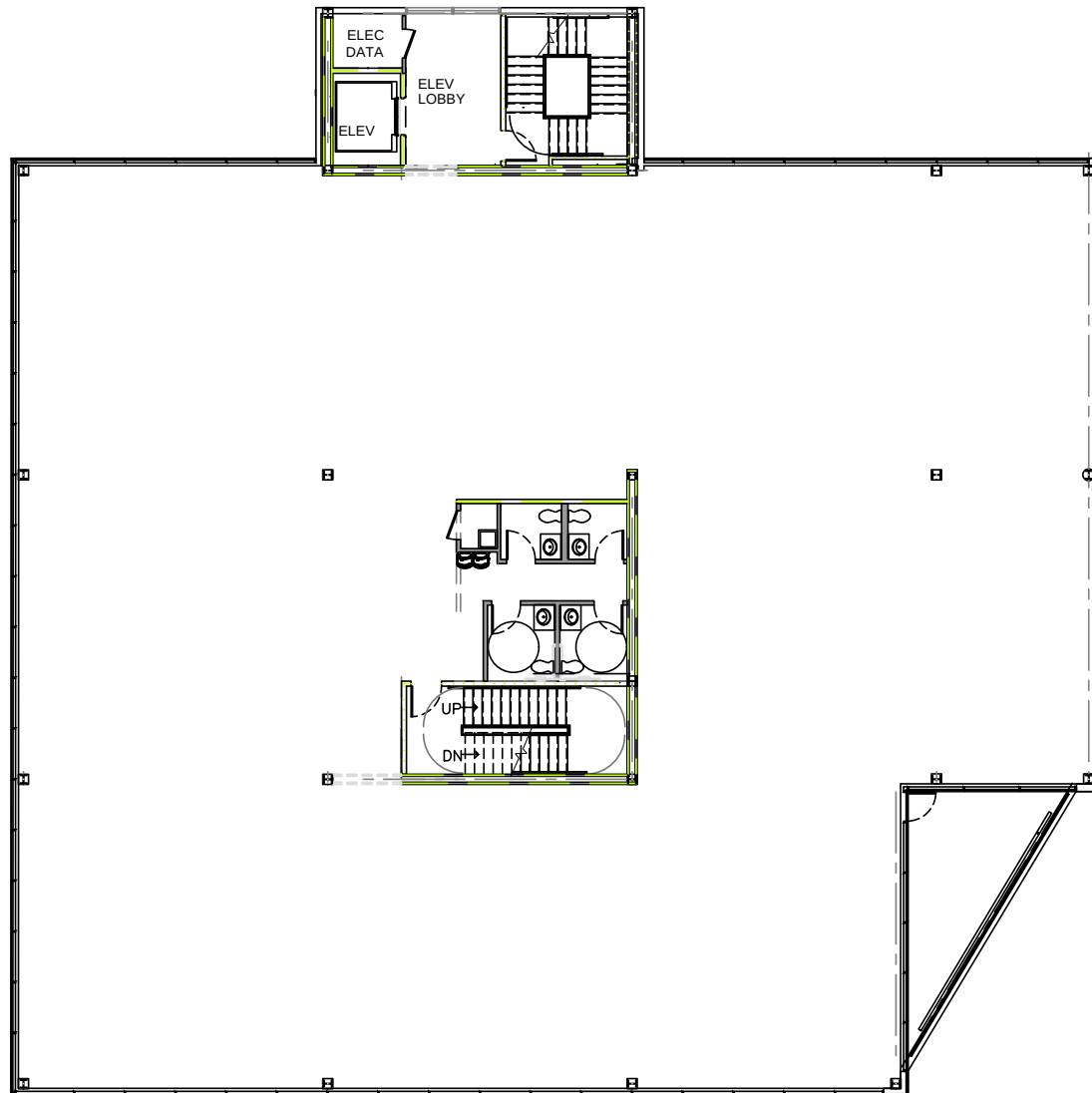
- New Construction delivering within 15 months of lease execution
- Generous \$50 per square foot Tenant Improvement Allowance
- Exterior signage available
- Free covered parking under building
- Upper floor terraces
- Great visibility at signalized intersection
- Within 4 miles of the intersection of I-264 and I-64, the primary crossroads for the region
- Electric vehicle charging stations
- Close proximity to Virginia Beach Town Center with abundant retail and restaurants within walking distance

Rentable Areas (APPOX)

Floor 2	±9,475 SF
Floor 3	±9,475 SF
Floor 4	±9,601 SF
TOTAL	±28,551

Basic Lease Rate
\$22.50 PSF

Typical Floor Plan





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