

FOR SALE OR LEASE

Ideal for Owner-Occupant

641 Lynnhaven Parkway

Virginia Beach, VA

Ricky Anderson
Executive Vice President
+1 757 217 1892
ricky.anderson@colliers.com

William Dickinson
Associate
+1 757 217 1880
william.dickinson@colliers.com

150 West Main Street
Suite 1100
Norfolk, VA 23510
P: +1 757 490 3300

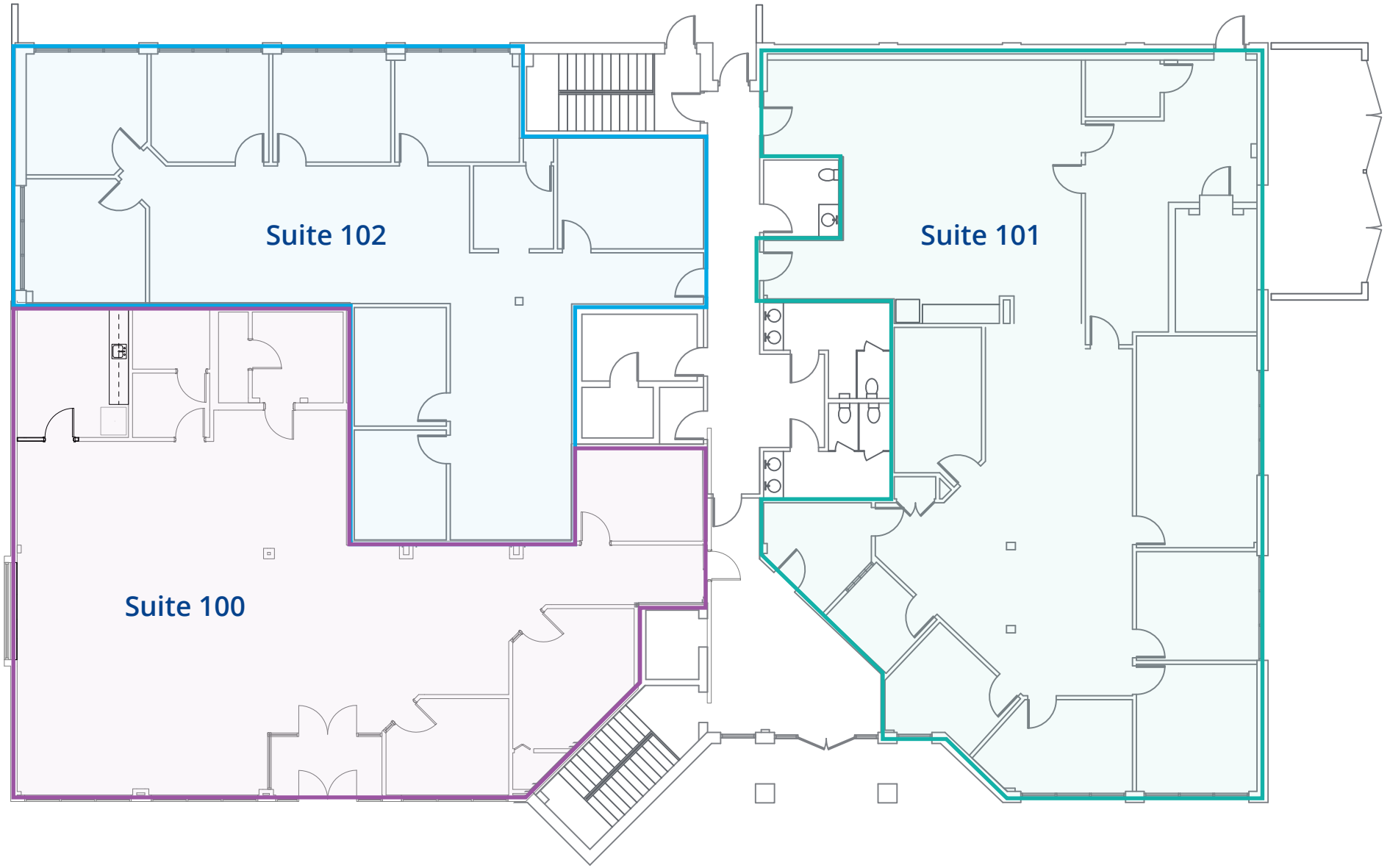
Features

- ± 20,608 SF, two-story suburban office building
- Built in 1985 on a ± 1.7 acre lot
- Space available for tenant or owner-occupant:
  - Suite 100: ±3,078 SF
  - Suite 101: ±4,105 SF
  - Suite 102: ±2,807 SF
- Building and monument signage available
- Ample on-site parking (4.3/1,000 SF)
- Conveniently located in the Lynnhaven submarket, 1.5 miles to I-264 and less than one mile to Lynnhaven Mall
- Lease Rate: $20.50 PSF, Full Service
- Sale Price: $3,790,000



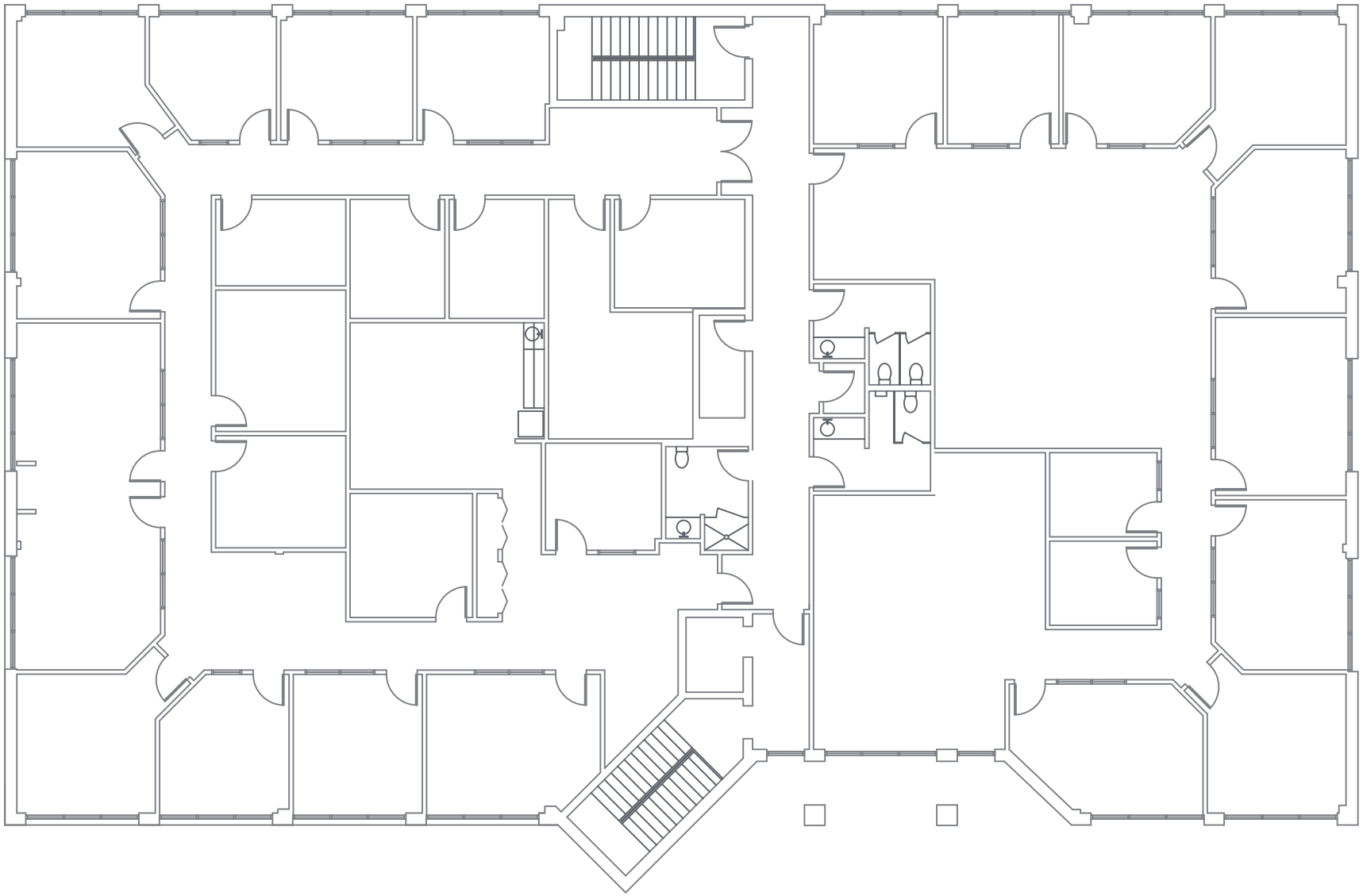
First Floor Plan

Suite 100: ± 3,078 SF available
Suite 101: ± 4,105 SF available
Suite 102: ± 2,807 SF available

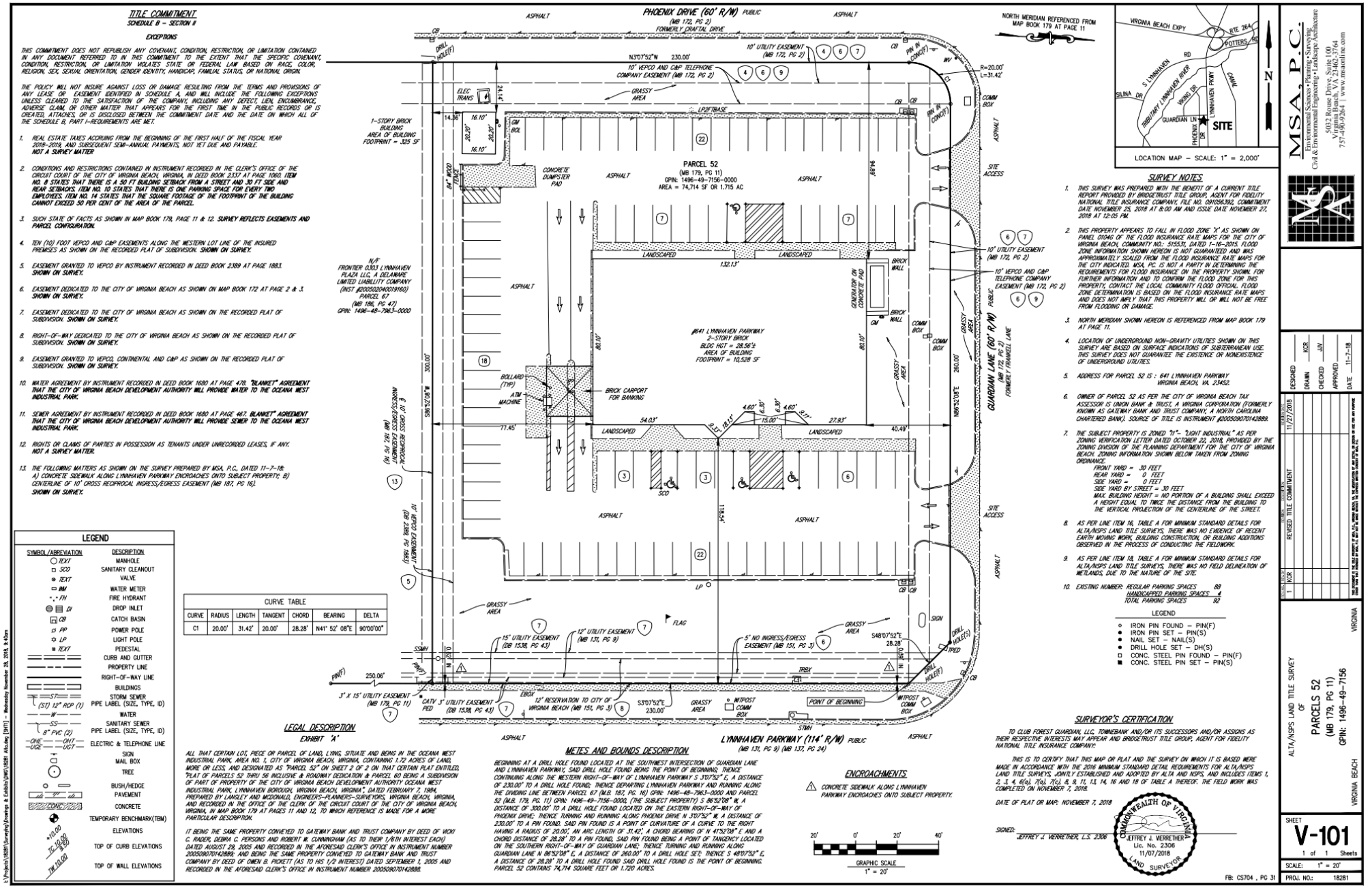


Second Floor Plan

Fully leased



Survey



TITLE COMMITMENT

SCHEDULE B – SECTION II

EXCEPTIONS

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

THE POLICY WILL NOT INSURE AGAINST LOSS OR DAMAGE RESULTING FROM THE TERMS AND PROVISIONS OF ANY LEASE OR EASEMENT IDENTIFIED IN SCHEDULE A, AND WILL INCLUDE THE FOLLOWING EXCEPTIONS UNLESS CLEARED TO THE SATISFACTION OF THE COMPANY, INCLUDING ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I–REQUIREMENTS ARE MET.

1. REAL ESTATE TAXES ACCRUING FROM THE BEGINNING OF THE FIRST HALF OF THE FISCAL YEAR 2018–2019, AND SUBSEQUENT SEMI–ANNUAL PAYMENTS, NOT YET DUE AND PAYABLE. **NOT A SURVEY MATTER**
2. CONDITIONS AND RESTRICTIONS CONTAINED IN INSTRUMENT RECORDED IN THE CLERK'S OFFICE OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA, IN DEED BOOK 2337 AT PAGE 1060. **ITEM NO. 8 STATES THAT THERE IS A 50 FT BUILDING SETBACK FROM A STREET AND 30 FT SIDE AND REAR SETBACKS. ITEM NO. 10 STATES THAT THERE IS ONE PARKING SPACE FOR EVERY TWO EMPLOYEES. ITEM NO. 14 STATES THAT THE SQUARE FOOTAGE OF THE FOOTPRINT OF THE BUILDING CANNOT EXCEED 50 PER CENT OF THE AREA OF THE PARCEL.**
3. SUCH STATE OF FACTS AS SHOWN IN MAP BOOK 179, PAGE 11 & 12. **SURVEY REFLECTS EASEMENTS AND PARCEL CONFIGURATION.**
4. TEN (10) FOOT VEPCO AND C&P EASEMENTS ALONG THE WESTERN LOT LINE OF THE INSURED PREMISES AS SHOWN ON THE RECORDED PLAT OF SUBDIVISION. **SHOWN ON SURVEY.**
5. EASEMENT GRANTED TO VEPCO BY INSTRUMENT RECORDED IN DEED BOOK 2389 AT PAGE 1883. **SHOWN ON SURVEY.**
6. EASEMENT DEDICATED TO THE CITY OF VIRGINIA BEACH AS SHOWN ON MAP BOOK 172 AT PAGE 2 & 3. **SHOWN ON SURVEY.**
7. EASEMENT DEDICATED TO THE CITY OF VIRGINIA BEACH AS SHOWN ON THE RECORDED PLAT OF SUBDIVISION. **SHOWN ON SURVEY.**
8. RIGHT–OF–WAY DEDICATED TO THE CITY OF VIRGINIA BEACH AS SHOWN ON THE RECORDED PLAT OF SUBDIVISION. **SHOWN ON SURVEY.**
9. EASEMENT GRANTED TO VEPCO, CONTINENTAL AND C&P AS SHOWN ON THE RECORDED PLAT OF SUBDIVISION. **SHOWN ON SURVEY.**
10. WATER AGREEMENT BY INSTRUMENT RECORDED IN DEED BOOK 1680 AT PAGE 478. **"BLANKET" AGREEMENT. THAT THE CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY WILL PROVIDE WATER TO THE OCEANA WEST INDUSTRIAL PARK.**
11. SEWER AGREEMENT BY INSTRUMENT RECORDED IN DEED BOOK 1680 AT PAGE 467. **BLANKET" AGREEMENT. THAT THE CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY WILL PROVIDE SEWER TO THE OCEANA WEST INDUSTRIAL PARK.**
12. RIGHTS OR CLAIMS OF PARTIES IN POSSESSION AS TENANTS UNDER UNRECORDED LEASES, IF ANY. **NOT A SURVEY MATTER.**
13. THE FOLLOWING MATTERS AS SHOWN ON THE SURVEY PREPARED BY MSA, P.C., DATED 11–7–18: A) CONCRETE SIDEWALK ALONG LYNNHAVEN PARKWAY ENCROACHES ONTO SUBJECT PROPERTY; B) CENTERLINE OF 10' CROSS RECIPROCAL INGRESS/EGRESS EASEMENT (MB 187, PG 16). **SHOWN ON SURVEY.**

SURVEY NOTES

1. THIS SURVEY WAS PREPARED WITH THE BENEFIT OF A CURRENT TITLE REPORT PROVIDED BY BRIDGETRUST TITLE GROUP, AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY, FILE NO. 1801056,102, COMMITMENT DATE NOVEMBER 25, 2018 AT 8:00 AM AND ISSUE DATE NOVEMBER 27, 2018 AT 12:05 PM.
2. THIS PROPERTY APPEARS TO FALL IN FLOOD ZONE 'X' AS SHOWN ON PANEL 0104G OF THE FLOOD INSURANCE RATE MAPS FOR THE CITY OF VIRGINIA BEACH, COMMUNITY NO.: 515531, DATED 1–16–2015. FLOOD ZONE INFORMATION SHOWN HEREON IS NOT GUARANTEED AND WAS APPROXIMATELY SCALED FROM THE FLOOD INSURANCE RATE MAPS FOR THE CITY INDICATED. MSA, P.C. IS NOT A PARTY IN DETERMINING THE REQUIREMENTS FOR FLOOD INSURANCE ON THE PROPERTY SHOWN. FOR FURTHER INFORMATION AND TO CONFIRM THE FLOOD ZONE FOR THIS PROPERTY, CONTACT THE LOCAL COMMUNITY FLOOD OFFICIAL. FLOOD ZONE DETERMINATION IS BASED ON THE FLOOD INSURANCE RATE MAPS AND DOES NOT IMPLY THAT THIS PROPERTY WILL OR WILL NOT BE FREE FROM FLOODING OR DAMAGE.
3. NORTH MERIDIAN SHOWN HEREON IS REFERENCED FROM MAP BOOK 179 AT PAGE 11.
4. LOCATION OF UNDERGROUND NON–GRAVITY UTILITIES SHOWN ON THIS SURVEY ARE BASED ON SURFACE INDICATIONS OF SUBTERRANEAN USE. THIS SURVEY DOES NOT GUARANTEE THE EXISTENCE OR NONEXISTENCE OF UNDERGROUND UTILITIES.
5. ADDRESS FOR PARCEL 52 IS : 641 LYNNHAVEN PARKWAY VIRGINIA BEACH, VA. 23452.
6. OWNER OF PARCEL 52 AS PER THE CITY OF VIRGINIA BEACH TAX ASSESSOR IS UNION BANK & TRUST, A VIRGINIA CORPORATION (FORMERLY KNOWN AS GATEWAY BANK AND TRUST COMPANY, A NORTH CAROLINA CHARTERED BANK). SOURCE OF TITLE IS INSTRUMENT #200509070142888.
7. THE SUBJECT PROPERTY IS ZONED "I1"– "LIGHT INDUSTRIAL" AS PER ZONING VERIFICATION LETTER DATED OCTOBER 22, 2018, PROVIDED BY THE ZONING DIVISION OF THE PLANNING DEPARTMENT FOR THE CITY OF VIRGINIA BEACH. ZONING INFORMATION SHOWN BELOW TAKEN FROM ZONING ORDINANCE.
   FRONT YARD = 30 FEET
   REAR YARD = 0 FEET
   SIDE YARD = 0 FEET
   SIDE YARD BY STREET = 30 FEET
   MAX. BUILDING HEIGHT = NO PORTION OF A BUILDING SHALL EXCEED A HEIGHT EQUAL TO TWICE THE DISTANCE FROM THE BUILDING TO THE VERTICAL PROJECTION OF THE CENTERLINE OF THE STREET.
8. AS PER LINE ITEM 16, TABLE A FOR MINIMUM STANDARD DETAILS FOR ALTA/NSPS LAND TITLE SURVEYS, THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
9. AS PER LINE ITEM 18, TABLE A FOR MINIMUM STANDARD DETAILS FOR ALTA/NSPS LAND TITLE SURVEYS, THERE WAS NO FIELD DELINEATION OF WETLANDS, DUE TO THE NATURE OF THE SITE.
10. EXISTING NUMBER: REGULAR PARKING SPACES 88
    HANDICAPPED PARKING SPACES 4
    TOTAL PARKING SPACES 92

LEGEND

- IRON PIN FOUND – PIN(F)
- IRON PIN SET – PIN(S)
- NAIL SET – NAIL(S)
- DRILL HOLE SET – DH(S)
- CONC. STEEL PIN FOUND – PIN(F)
- CONC. STEEL PIN SET – PIN(S)

LEGEND

SYMBOL/ABBREVIATION	DESCRIPTION
TEXT	MANHOLE
SCO	SANITARY CLEANOUT
TEXT	VALVE
WM	WATER METER
FH	FIRE HYDRANT
DI	DROP INLET
CB	CATCH BASIN
PP	POWER POLE
LP	LIGHT POLE
TEXT	PEDESTAL
	CURB AND GUTTER
	PROPERTY LINE
	RIGHT–OF–WAY LINE
	BUILDINGS
ST	STORM SEWER
(ST) 12" RCP (1)	PIPE LABEL (SIZE, TYPE, ID)
W	WATER
SS	SANITARY SEWER
8" PVC (2)	PIPE LABEL (SIZE, TYPE, ID)
OHE / OHT / UGE / UGT	ELECTRIC & TELEPHONE LINE
	SIGN
	MAIL BOX
	TREE
	BUSH/HEDGE
	PAVEMENT
CONC.	CONCRETE
	TEMPORARY BENCHMARK(TBM)
	ELEVATIONS
TC 10.00 / TW 9.50	TOP OF CURB ELEVATIONS
TW 10.00	TOP OF WALL ELEVATIONS

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	20.00'	31.42'	20.00'	28.28'	N41° 52' 08"E	90°00'00"

LEGAL DESCRIPTION

EXHIBIT "A"

ALL THAT CERTAIN LOT, PIECE OR PARCEL OF LAND, LYING, SITUATE AND BEING IN THE OCEANA WEST INDUSTRIAL PARK, AREA NO. 1, CITY OF VIRGINIA BEACH, VIRGINIA, CONTAINING 1.72 ACRES OF LAND, MORE OR LESS, AND DESIGNATED AS "PARCEL 52" ON SHEET 2 OF 2 ON THAT CERTAIN PLAT ENTITLED, "PLAT OF PARCELS 52 THRU 56, INCLUSIVE & ROADWAY DEDICATION & PARCEL 60 BEING A SUBDIVISION OF PART OF PROPERTY OF THE CITY OF VIRGINIA BEACH DEVELOPMENT AUTHORITY OCEANA WEST INDUSTRIAL PARK, LYNNHAVEN BOROUGH, VIRGINIA BEACH, VIRGINIA", DATED FEBRUARY 7, 1984, PREPARED BY LANGLEY AND MCDONALD, ENGINEERS–PLANNERS–SURVEYORS, VIRGINIA BEACH, VIRGINIA, AND RECORDED IN THE OFFICE OF THE CLERK OF THE CIRCUIT COURT OF THE CITY OF VIRGINIA BEACH, VIRGINIA, IN MAP BOOK 179 AT PAGES 11 AND 12, TO WHICH REFERENCE IS MADE FOR A MORE PARTICULAR DESCRIPTION.

IT BEING THE SAME PROPERTY CONVEYED TO GATEWAY BANK AND TRUST COMPANY BY DEED OF VICKI C. RADER, DEBRA C. PERSONS AND ROBERT W. CUNNINGHAM (AS TO THEIR 1/6TH INTEREST EACH) DATED AUGUST 28, 2005 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT NUMBER 200509070142889; AND BEING THE SAME PROPERTY CONVEYED TO GATEWAY BANK AND TRUST COMPANY BY DEED OF OWEN B. PICKETT (AS TO HIS 1/2 INTEREST) DATED SEPTEMBER 1, 2005 AND RECORDED IN THE AFORESAID CLERK'S OFFICE IN INSTRUMENT NUMBER 200509070142888.

METES AND BOUNDS DESCRIPTION

BEGINNING AT A DRILL HOLE FOUND LOCATED AT THE SOUTHWEST INTERSECTION OF GUARDIAN LANE AND LYNNHAVEN PARKWAY; SAID DRILL HOLE FOUND BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG THE WESTERN RIGHT–OF–WAY OF LYNNHAVEN PARKWAY S 3°07'52" E, A DISTANCE OF 230.00' TO A DRILL HOLE FOUND; THENCE DEPARTING LYNNHAVEN PARKWAY AND RUNNING ALONG THE DIVIDING LINE BETWEEN PARCEL 67 (M.B. 187, PG. 16) GPIN: 1496–48–7963–0000 AND PARCEL 52 (M.B. 179, PG. 11) GPIN: 1496–49–7156–0000, (THE SUBJECT PROPERTY) S 86°52'08" W, A DISTANCE OF 300.00' TO A DRILL HOLE FOUND LOCATED ON THE EASTERN RIGHT–OF–WAY OF PHOENIX DRIVE; THENCE TURNING AND RUNNING ALONG PHOENIX DRIVE N 3°07'52" W, A DISTANCE OF 230.00' TO A PIN FOUND, SAID PIN FOUND IS A POINT OF CURVATURE OF A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00', AN ARC LENGTH OF 31.42', A CHORD BEARING OF N 41°52'08" E AND A CHORD DISTANCE OF 28.28' TO A PIN FOUND, SAID PIN FOUND BEING A POINT OF TANGENCY LOCATED ON THE SOUTHERN RIGHT–OF–WAY OF GUARDIAN LANE; THENCE TURNING AND RUNNING ALONG GUARDIAN LANE N 86°52'08" E, A DISTANCE OF 260.00' TO A DRILL HOLE SET; THENCE S 48°07'52" E, A DISTANCE OF 28.28' TO A DRILL HOLE FOUND SAID DRILL HOLE FOUND IS THE POINT OF BEGINNING. PARCEL 52 CONTAINS 74,714 SQUARE FEET OR 1.720 ACRES.

ENCROACHMENTS

⚠ CONCRETE SIDEWALK ALONG LYNNHAVEN PARKWAY ENCROACHES ONTO SUBJECT PROPERTY.

GRAPHIC SCALE 1" = 20'

SURVEYOR'S CERTIFICATION

TO CLUB FOREST GUARDIAN, LLC, TOWNEBANK AND/OR ITS SUCCESSORS AND/OR ASSIGNS AS THEIR RESPECTIVE INTERESTS MAY APPEAR AND BRIDGETRUST TITLE GROUP, AGENT FOR FIDELITY NATIONAL TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(c), 8, 9, 11, 13, 14, 16 AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 7, 2018.

DATE OF PLAT OR MAP: NOVEMBER 7, 2018

SIGNED: JEFFREY J. VERRETHER, L.S. 2306

COMMONWEALTH OF VIRGINIA
JEFFREY J. VERRETHER
Lic. No. 2306
11/07/2018
LAND SURVEYOR

FB: CS704 , PG 31

MSA, P.C.
Environmental Sciences • Planning • Surveying
Civil & Environmental Engineering • Landscape Architecture
5032 Bonney Drive, Suite 100
Virginia Beach, VA 23462-3704
757-490-9264 | www.msaonline.com

NO.	BY	REVISED TITLE COMMITMENT	DATE
1	KCR		11/27/2018

DESIGNED KCR
DRAWN JAY
CHECKED
APPROVED
DATE 11-7-18

ALTA/NSPS LAND TITLE SURVEY OF PARCELS 52 (MB 179, PG 11) GPIN: 1496-49-7156
VIRGINIA BEACH VIRGINIA

SHEET V-101
1 of 1 Sheets
SCALE: 1" = 20'
PROJ. NO.: 18281

L:\Projects\18281\Surveying\Drawings & Exhibits\DWG\18281 ATLA.dwg [SHT1] – Wednesday, November 28, 2018, 9:40am

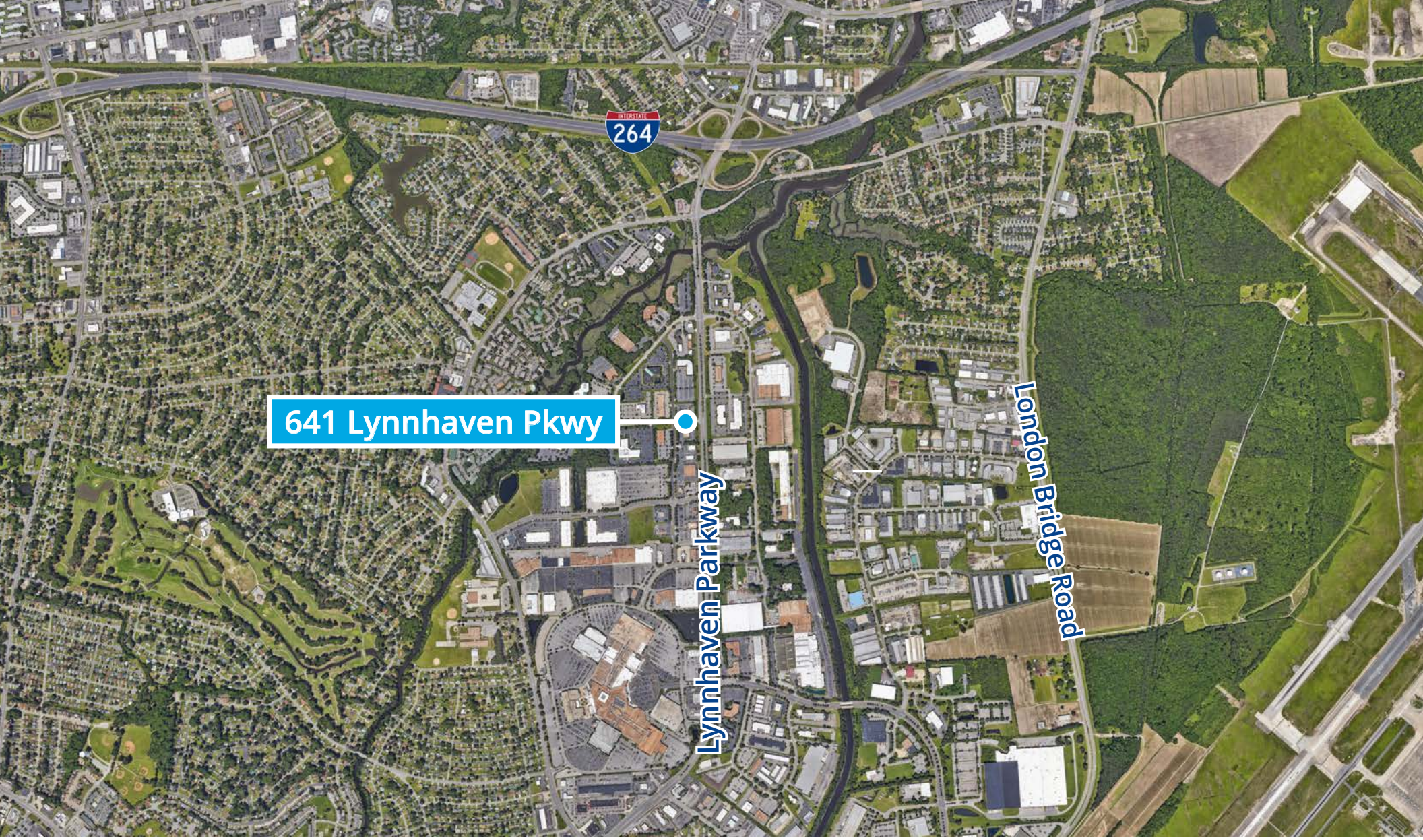


641 Lynnhaven Parkway

Virginia Beach, VA

Colliers





Ricky Anderson
Executive Vice President
+1 757 217 1892
ricky.anderson@colliers.com

William Dickinson
Associate
+1 757 217 1880
william.dickinson@colliers.com

150 West Main Street
Suite 1100
Norfolk, VA 23510
P: +1 757 490 3300

This document has been prepared by Colliers International for advertising and general information only. Colliers International makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers International excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers International and/or its licensor(s). ©2026. All rights reserved.