

# POSSUM CREEK OFFICE BUILDING

## Executive Summary



### OFFERING SUMMARY

Available SF:	804 - 4,798 SF
Lease Rate:	\$28.00 SF/yr (Full Service)
Lot Size:	0 Acres
Year Built:	1935
Building Size:	22,348
Renovated:	2005
Market:	North

### CRAIG TUCKER

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### PROPERTY OVERVIEW

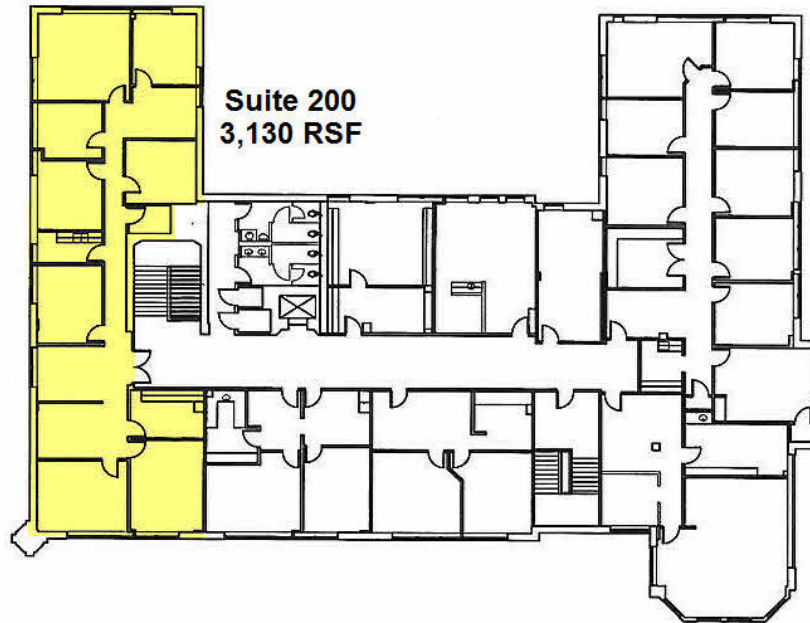
Class A office space in premier location. This beautifully renovated former schoolhouse provides high-end office space for tenants desiring the best for their employees and visitors. Well appointed common areas, covered parking and modern systems create the perfect work environment near Nichols Hills across from the Chesapeake campus.

### PROPERTY HIGHLIGHTS

- Suites ranging from 804 RSF to 3,130 RSF
- High-end common area finishes
- 10' ceilings throughout
- Covered parking
- Unmatched location

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Additional Photos



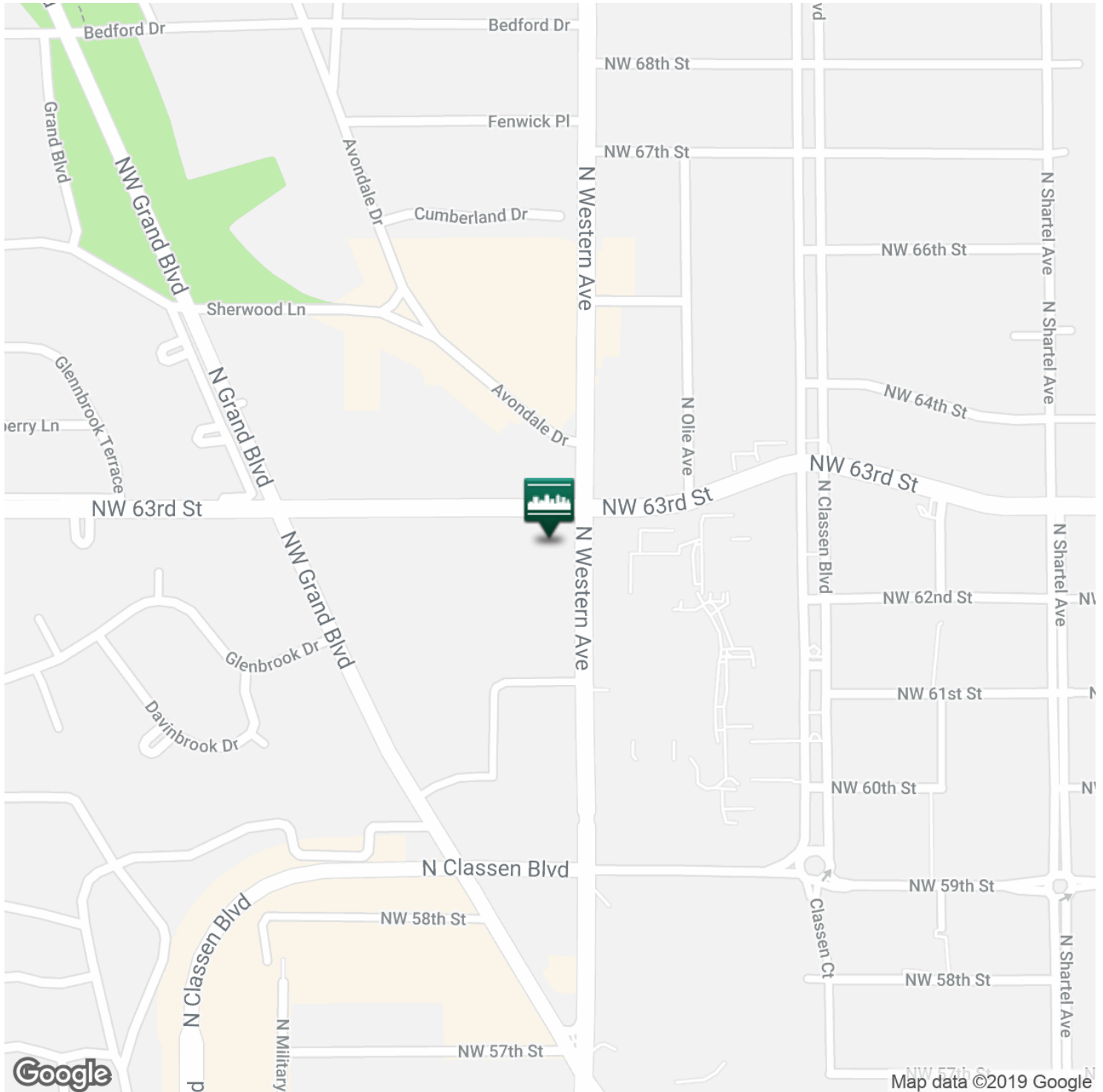
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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.

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Location Maps



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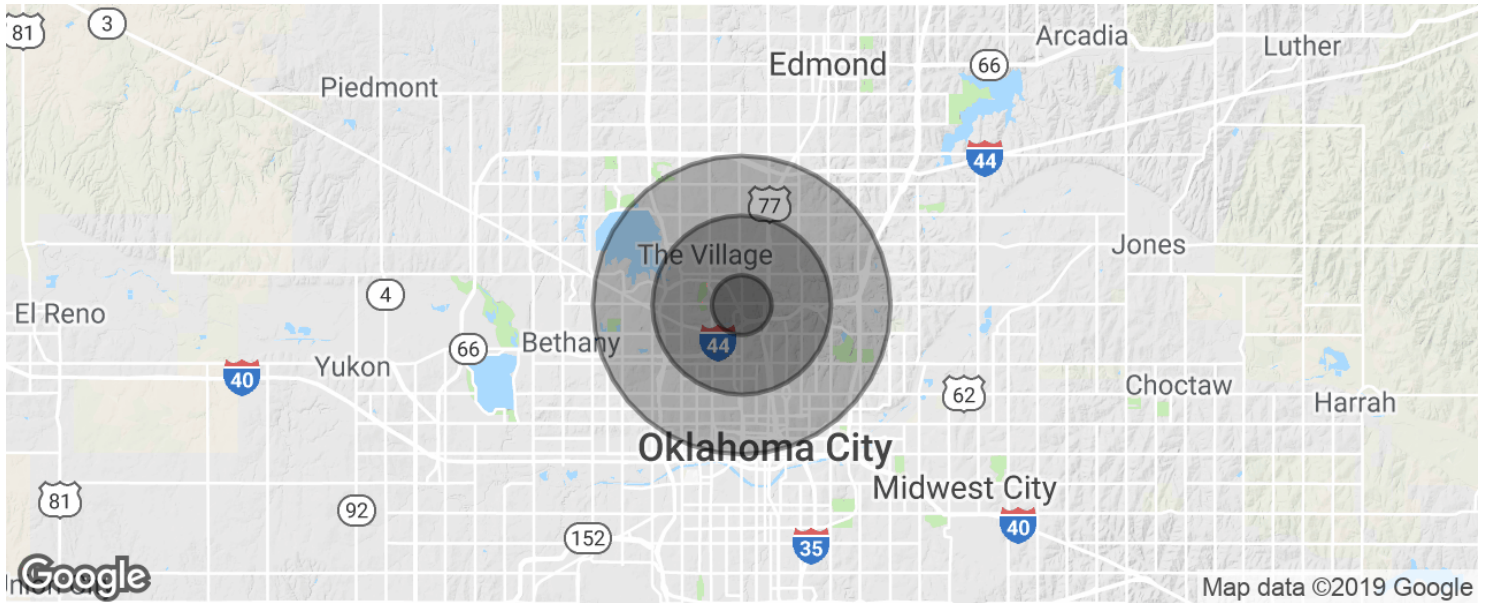
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## Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	4,881	69,580	188,023
Median age	43.1	36.3	36.1
Median age (Male)	40.6	33.9	34.2
Median age (Female)	44.6	37.8	37.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,259	31,462	83,063
# of persons per HH	2.2	2.2	2.3
Average HH income	\$117,153	\$67,919	\$58,553
Average house value	\$332,732	\$214,730	\$174,053

\* Demographic data derived from 2010 US Census

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