

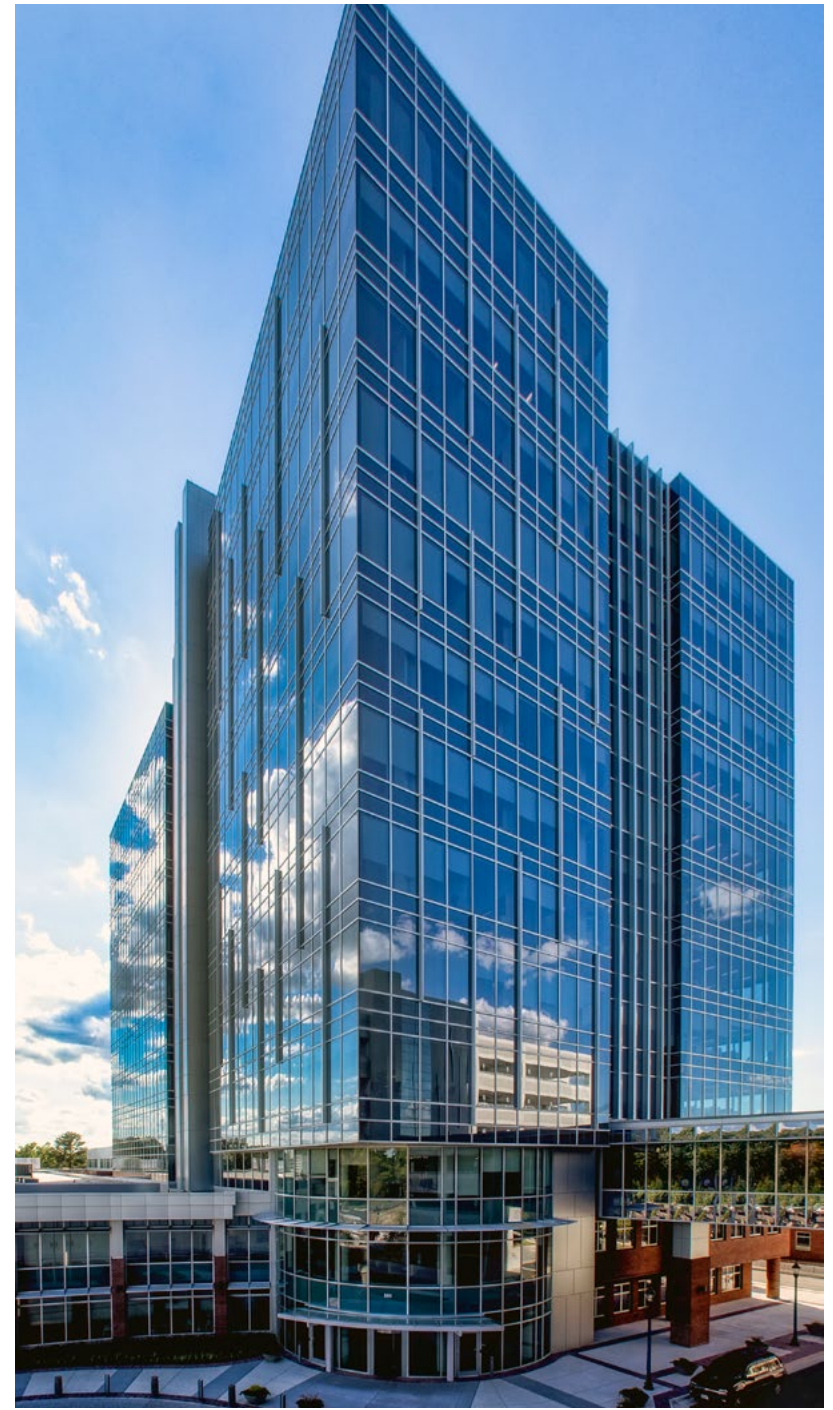


connect **here.**

555 Belaire Avenue | Chesapeake, VA 23320

SUMMIT  
POINTE





## 150,000 sf office space now leasing

### 555 Belaire Avenue

Summit Pointe, a \$330 million mixed-use development, is already a premier office location in the middle of Hampton Roads' largest Central Business District. More than 3,600 businesses and 35,000 employees are located within a three-mile radius. And with Dollar Tree's campus as the anchor, Summit Pointe lives up to its lofty name. Dollar Tree, Inc (NASDAQ: DLTR), ranked 111 on the Fortune 500 list, has more than 2,000 employees at Summit Pointe, while also hosting international business associates who visit its Support Center daily.





for office **leasing contact:**



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Colliers





**555 Belaire**

555 Belaire is an unrivaled six-story office tower with creative architectural spaces nestled between Volvo Parkway and Belaire Avenue. Heralding a new standard of office product in the region, the 150,000-square-foot tower contains five levels of office space overlooking an impressive multi-story lobby. Street-level retail and restaurant spaces along with outdoor parks and plazas accentuate the design.



**Location**

555 Belaire is located along Volvo Parkway connecting Battlefield Boulevard and Greenbrier Parkway in Chesapeake.



**Project Size**

69 acres in the Greenbrier Central Business District



**Trade Area**

Over one million people and 375,000 households in the primary trade area. More than 3,600 businesses and 35,000 employees are located within a three-mile radius.



**Parking**

Two structured parking decks for 2,000 cars offers free parking along with additional on-street parking.



**Access**

Summit Pointe has easy access to I-64 connecting it within 20 minutes to other urban centers in the region.



**Office**

Zoning for 1,000,000 SF of office space. Anchored by Dollar Tree campus. Now Leasing 150,000 SF of Class “A” office space and street-level retail space. Typical office building floor plates ±28,000 SF.

**Rental Rate: \$30/RSF, full service**

**Lease Terms: 7-10 years**

**Escalations: 3%**

**Core Factor: 18%**

**Tenant Improvements: \$40/PSF from warm shell.**

Landlord to provide ceiling lights and mechanical.



**Retail**

Zoning for 500,000 SF of retail space. Currently leasing street-front retail and restaurant space as well as anchor locations. Opportunities for entertainment and experiential uses.



**Residential**

Zoning for over 1,400 residential units. Helix, the first apartment community, has 133 residential units that were fully leased within 90 days. Mosaic, a \$68 million development with 270 residential units, is currently under construction.



summit pointe/greenbrier cbd  
**employment comparison**



TOTAL #  
BUSINESSES  
**2,086**



TOTAL  
EMPLOYEES  
**36,308**



EMPLOYEE/BUSINESS  
RATIO  
**17.4**

downtown norfolk **employment comparison**



TOTAL #  
BUSINESSES  
**1,299**



TOTAL  
EMPLOYEES  
**21,855**



EMPLOYEE/BUSINESS  
RATIO  
**16.8**

va beach town center **employment comparison**



TOTAL #  
BUSINESSES  
**609**



TOTAL  
EMPLOYEES  
**8,570**



EMPLOYEE/BUSINESS  
RATIO  
**14.1**

*\*Greenbrier Employment Comparison figures provided by Chesapeake Economic Development*



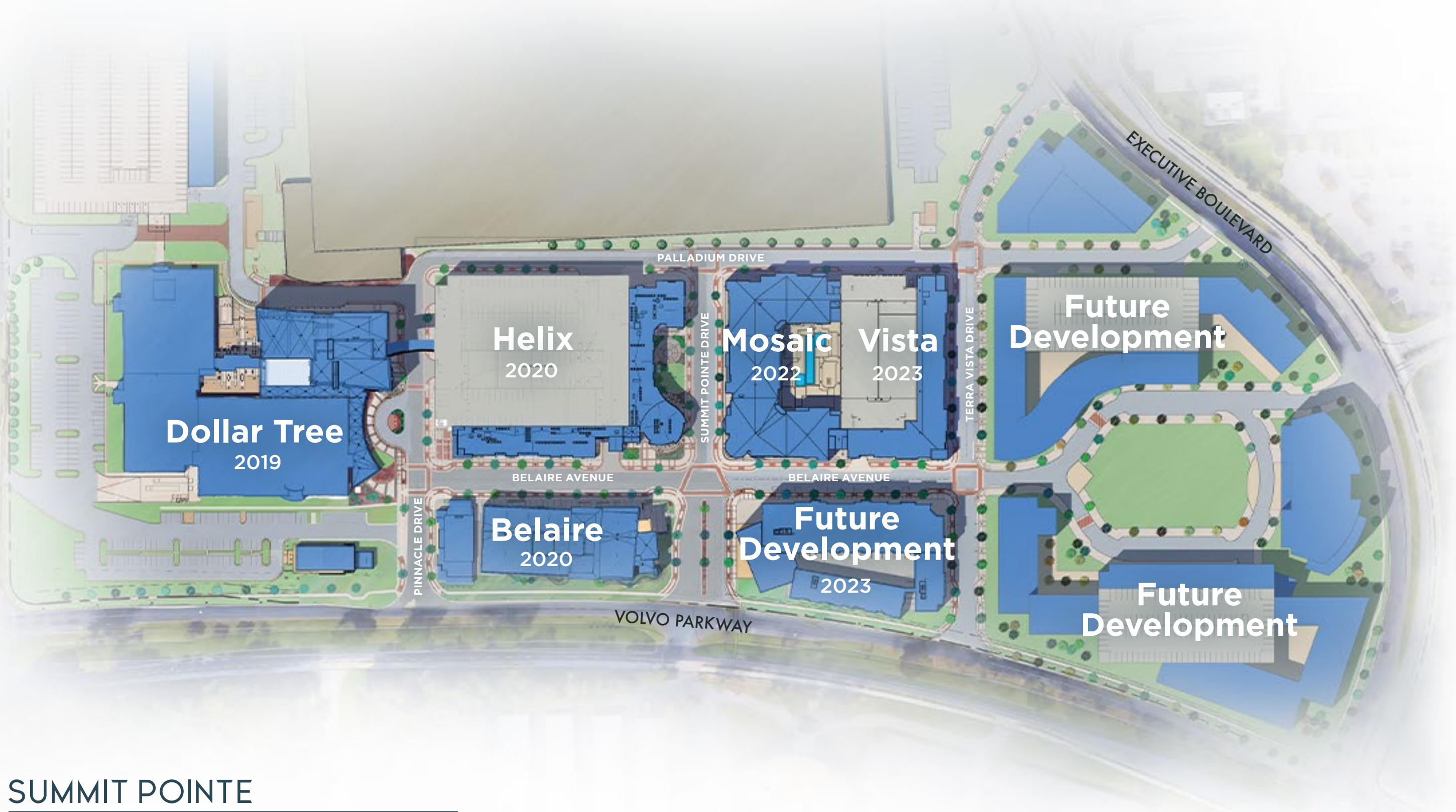


tenant information



6th floor	MAP Communications   Posh Virtual Receptionists
5th floor	Arizona College of Nursing + 5,000 SF available
4th floor	Full floor available
3rd floor	Davis Law   Reaves Coley   LifeStance City of Chesapeake   + 1,943 SF available + 4,498 SF available
2nd floor	Iron Valley Real Estate + 20,000 SF available
1st floor	Integrated Financial Partners + 10,000 SF available Arizona College of Nursing





## SUMMIT POINTE

- 69 Acres
- 1,400 Residential Units
- 500,000 SF Retail
- 1,000,000 Office





Available For Lease



Leased



Management Office







Available For Lease



Leased



Common Area



Multi-purpose Meeting Space



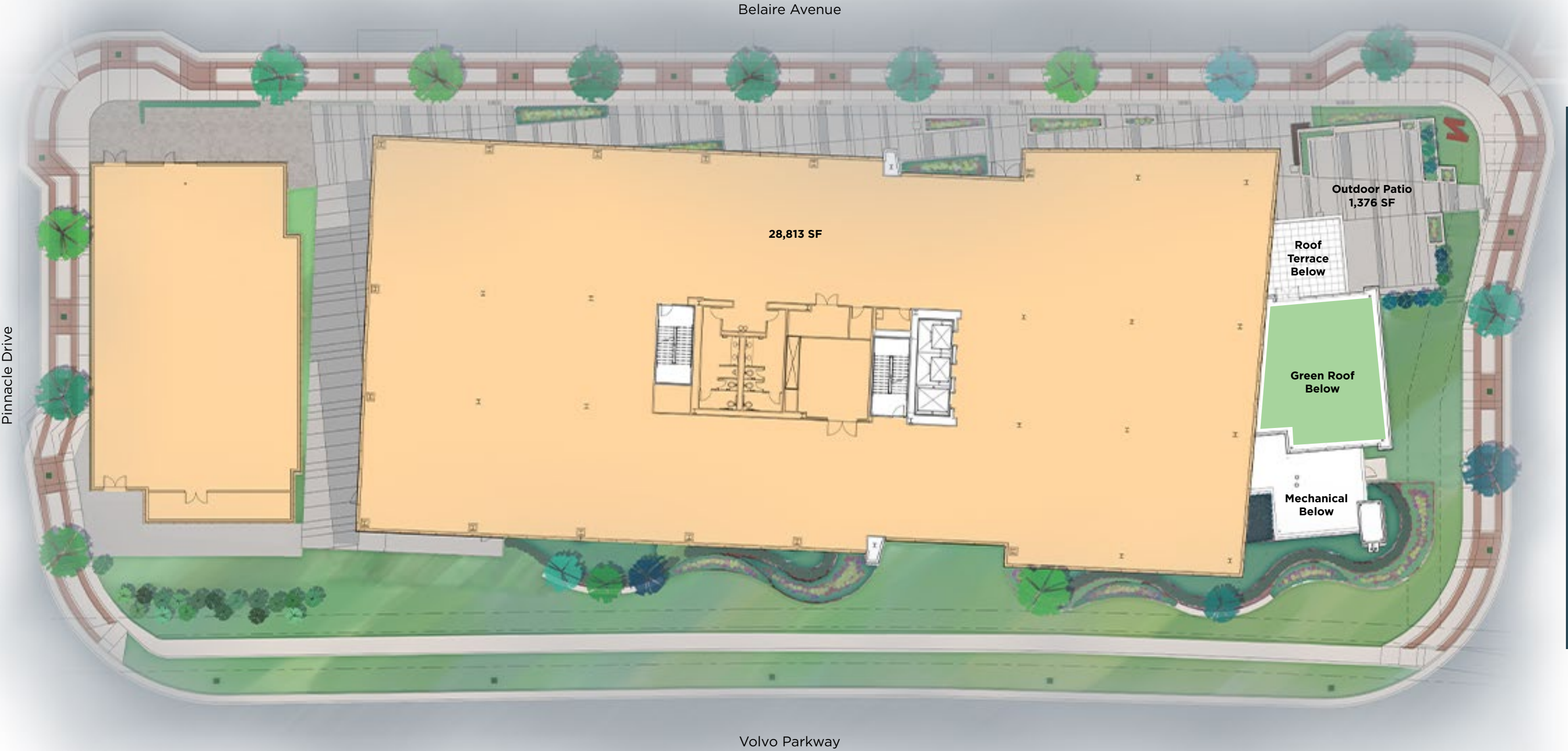




Available For Lease    Leased



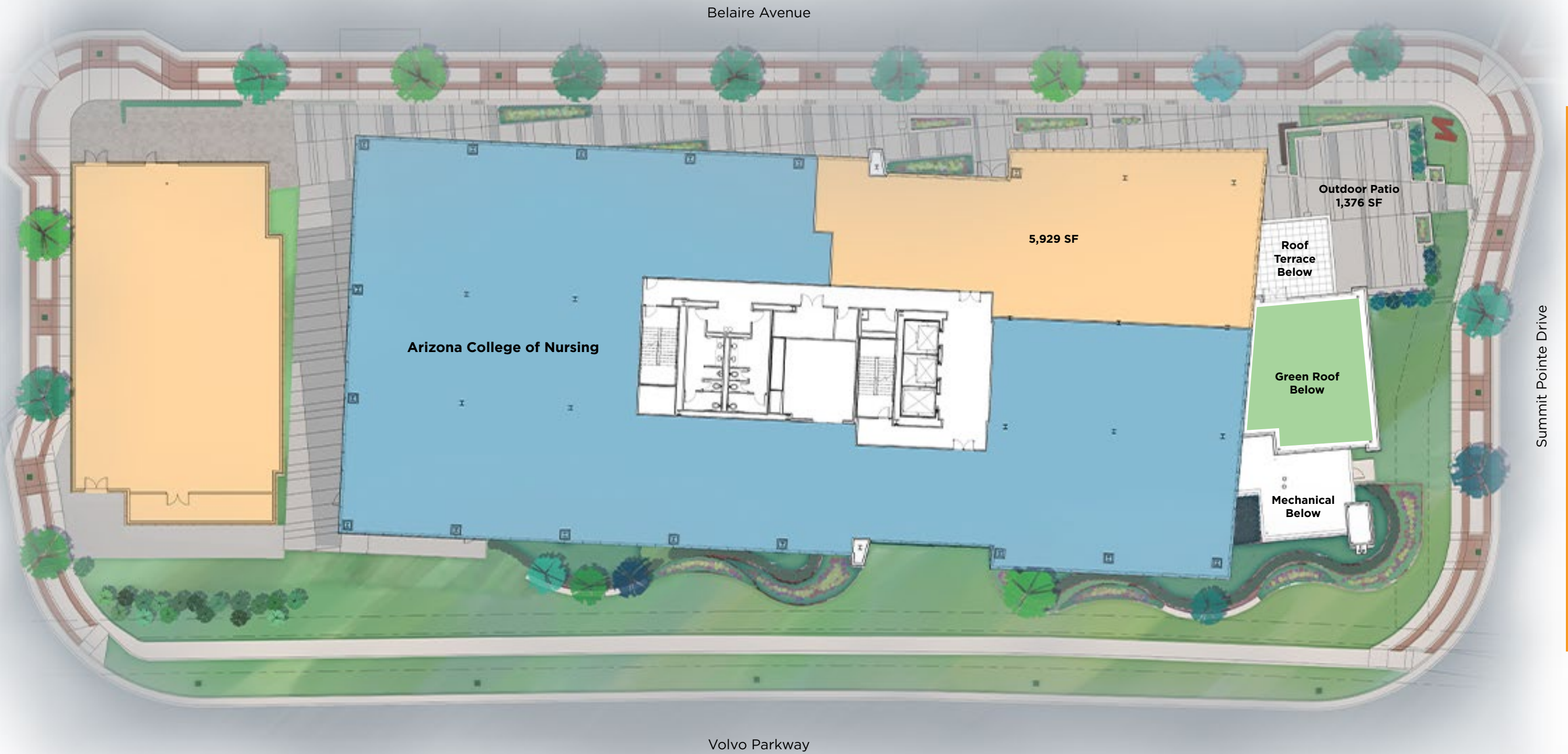




Available For Lease





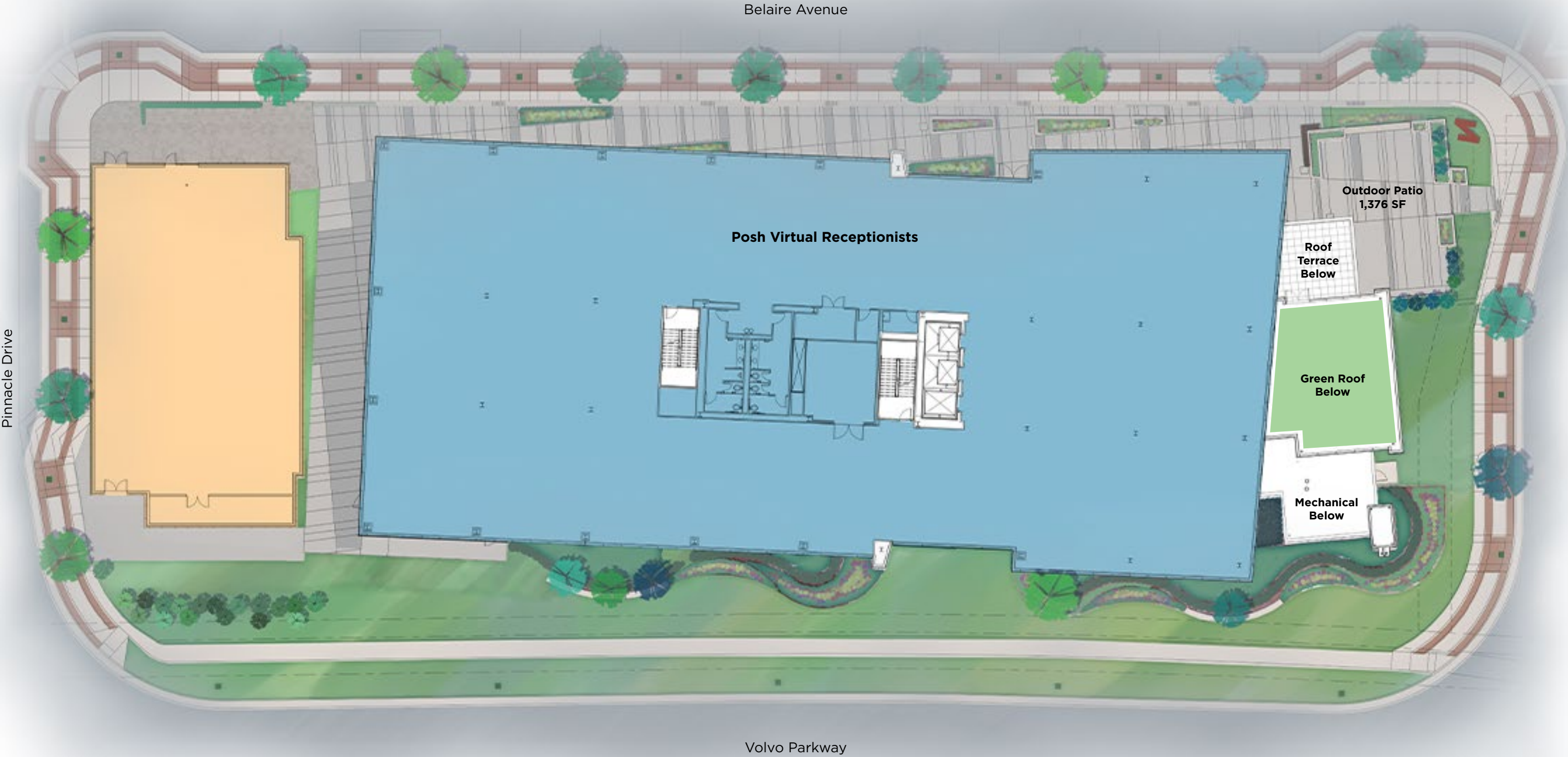


Available For Lease

Leased







Available For Lease   Leased







[summitpointeva.com](http://summitpointeva.com)

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