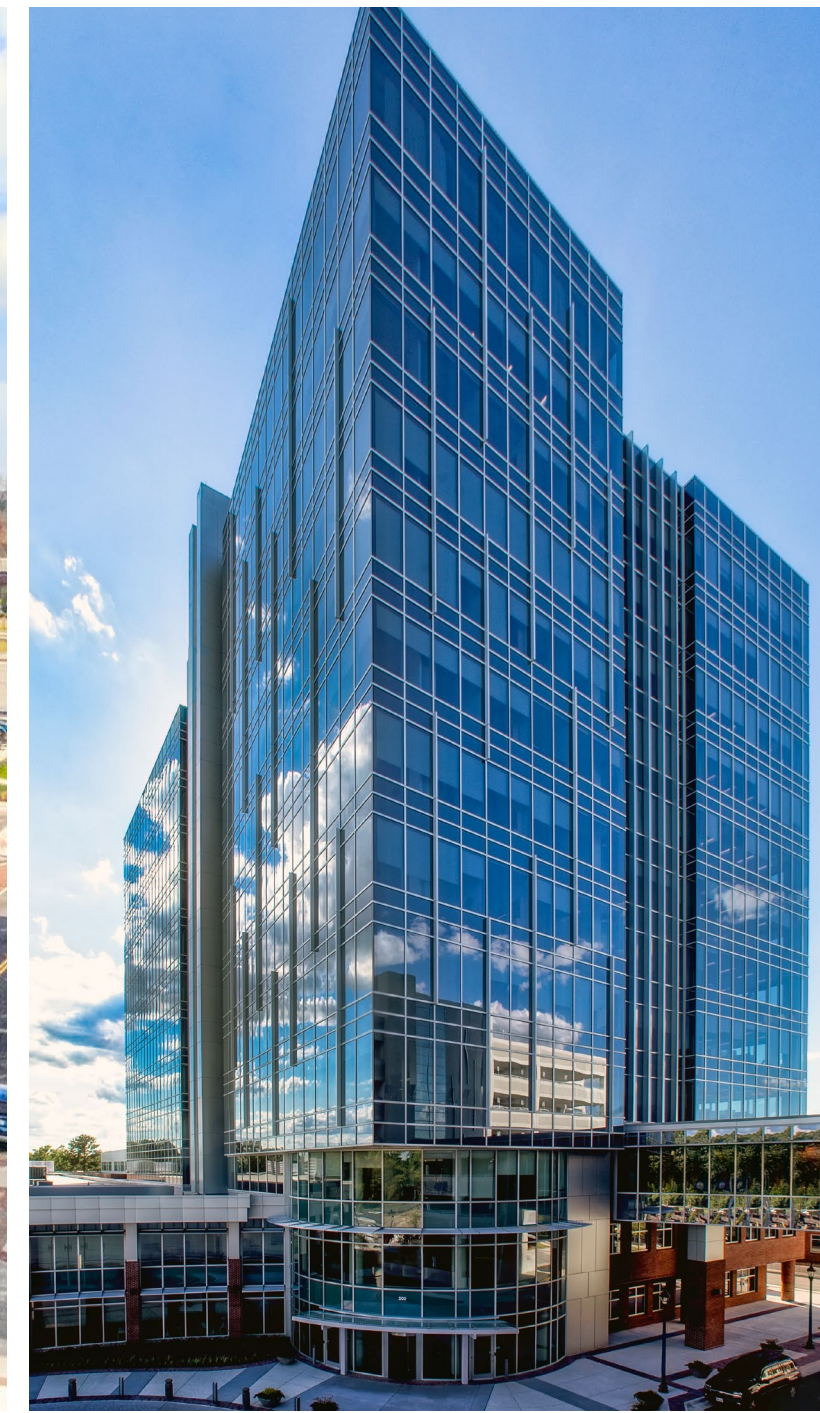




connect **here.**

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:**



Perry Frazer | Executive Vice President
757.228.1833 | perry.frazer@colliers.com



Pat Mugler | Executive Vice President
757.228.1831 | pat.mugler@colliers.com

Colliers



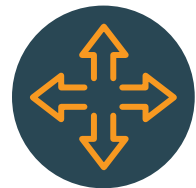
555 Belaire

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 \pm 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

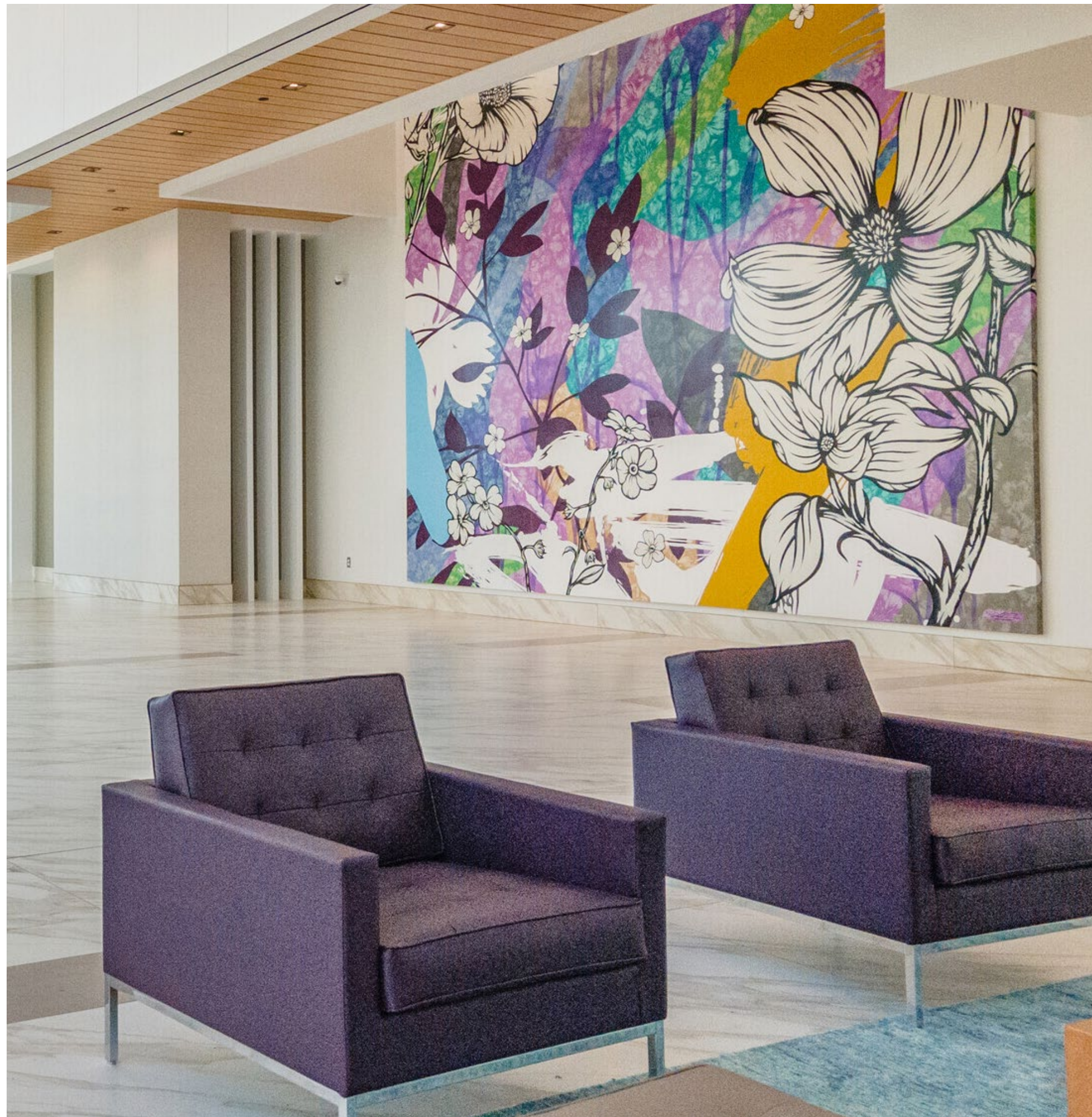


TOTAL
EMPLOYEES
8,570



EMPLOYEE/BUSINESS
RATIO
14.1

*Greenbrier Employment Comparison figures provided by Chesapeake Economic Development





tenant information

6th floor	Posh Virtual Receptionists
5th floor	Arizona College of Nursing Posh Virtual Receptionists
4th floor	Full floor available
3rd floor	Davis Law Reaves Coley LifeStance Chesapeake Economic Development Noble Logistics iHeart Media
2nd floor	Iron Valley Real Estate Venture X
1st floor	Integrated Financial Partners Tull Financial Arizona College of Nursing Neat Bird Union Taco Toastique



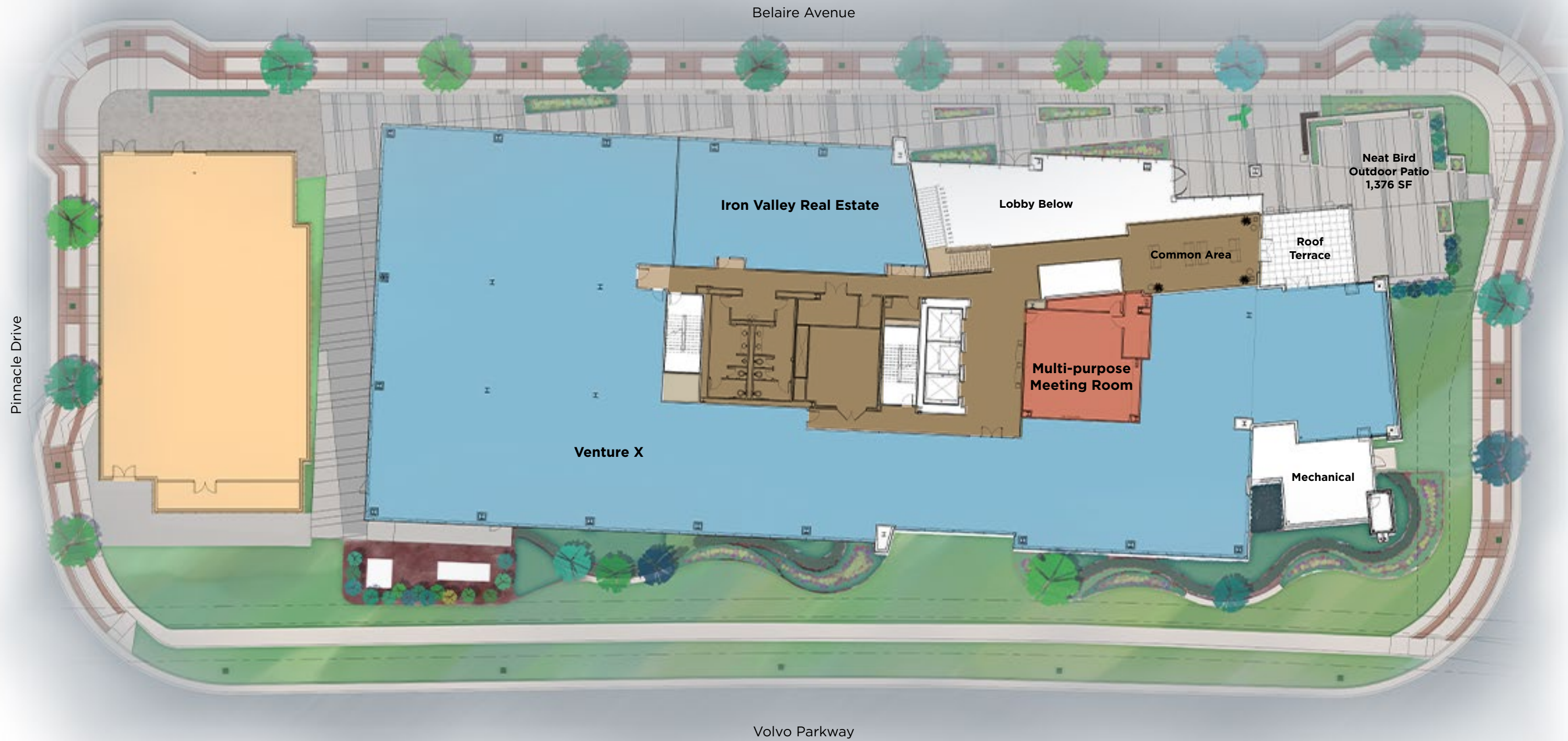
SUMMIT POINTE

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



- Available For Lease
- Leased
- Management Office
- Multi-purpose Meeting Room





Available For Lease



Leased

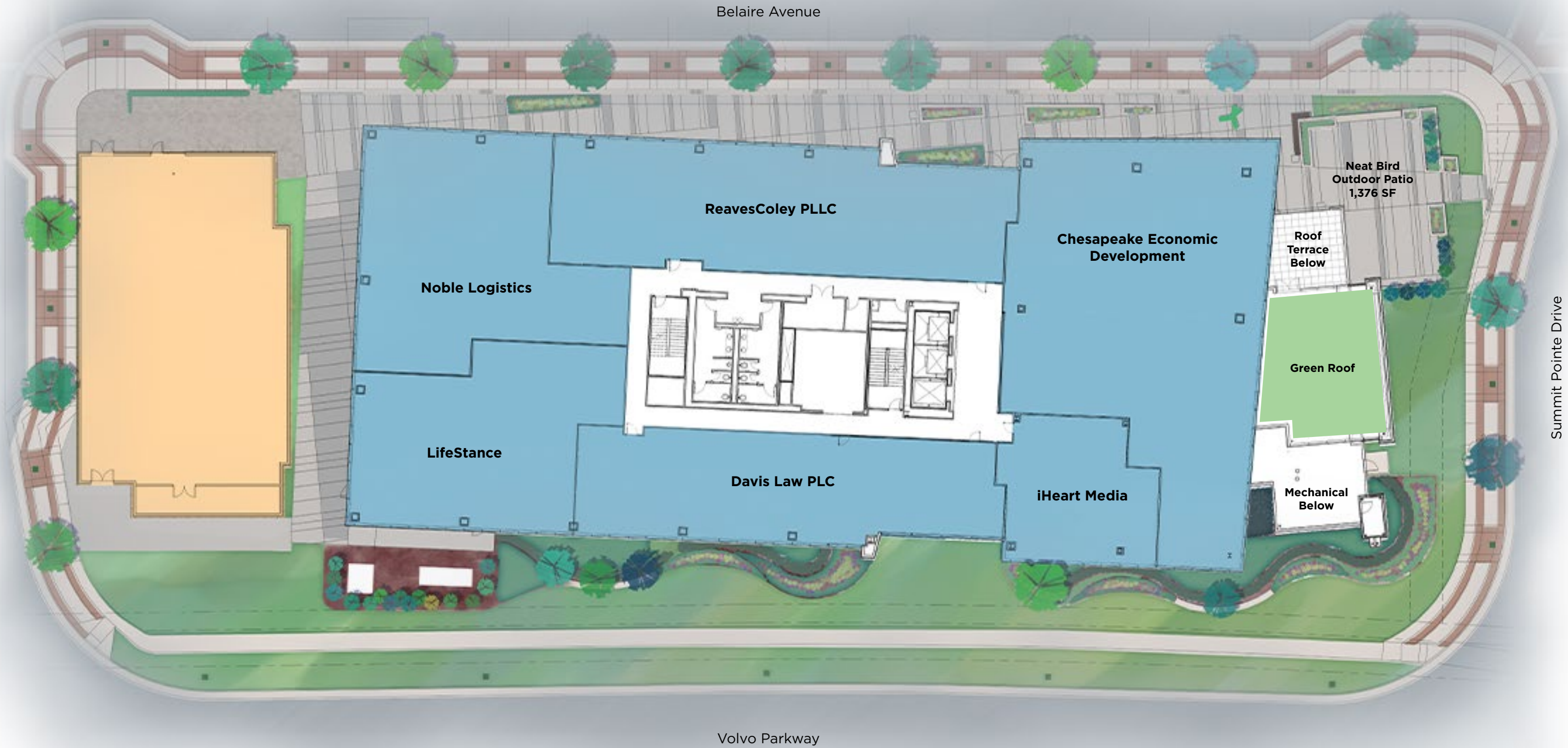


Common Area



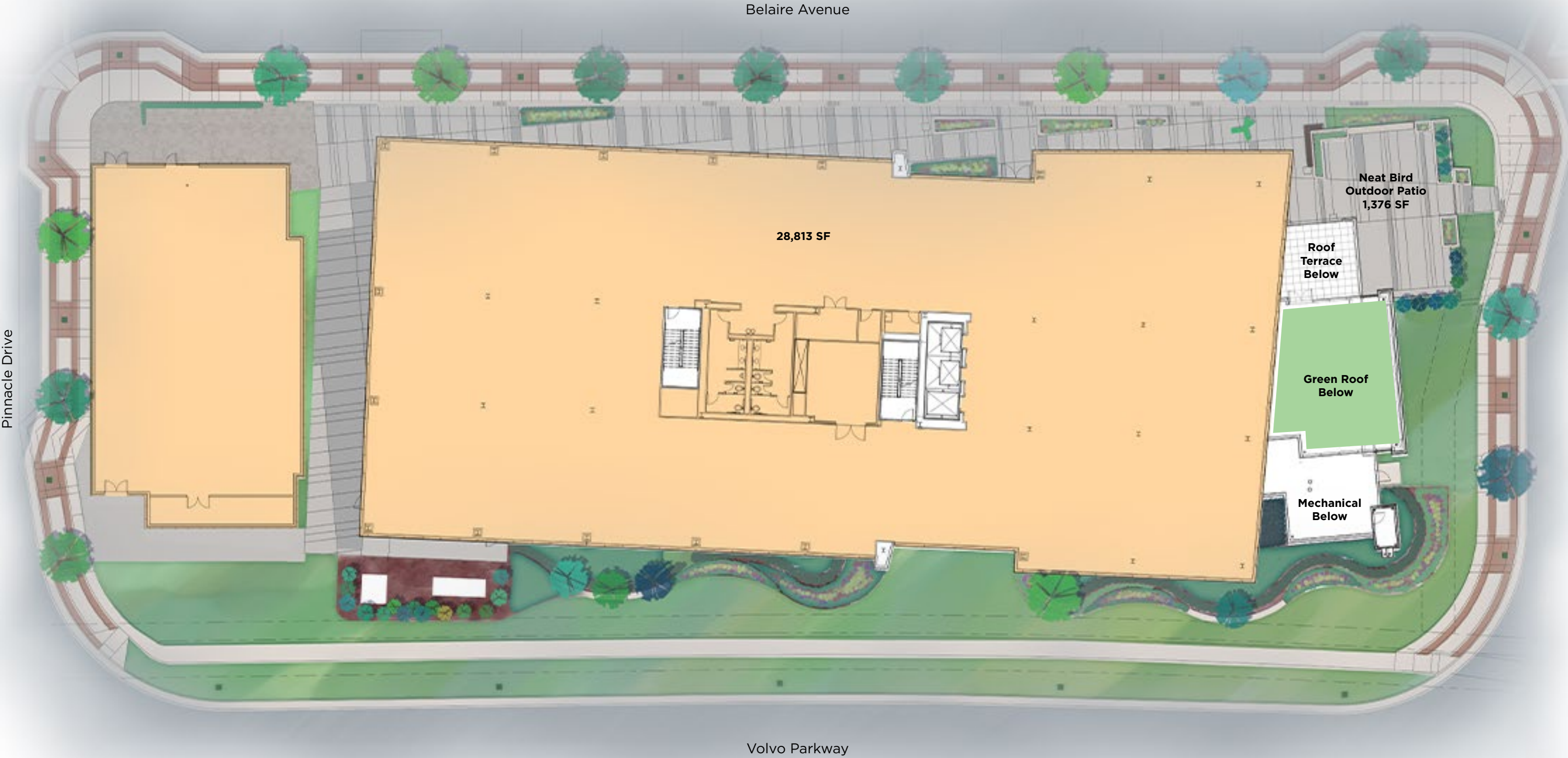
Multi-purpose Meeting Space





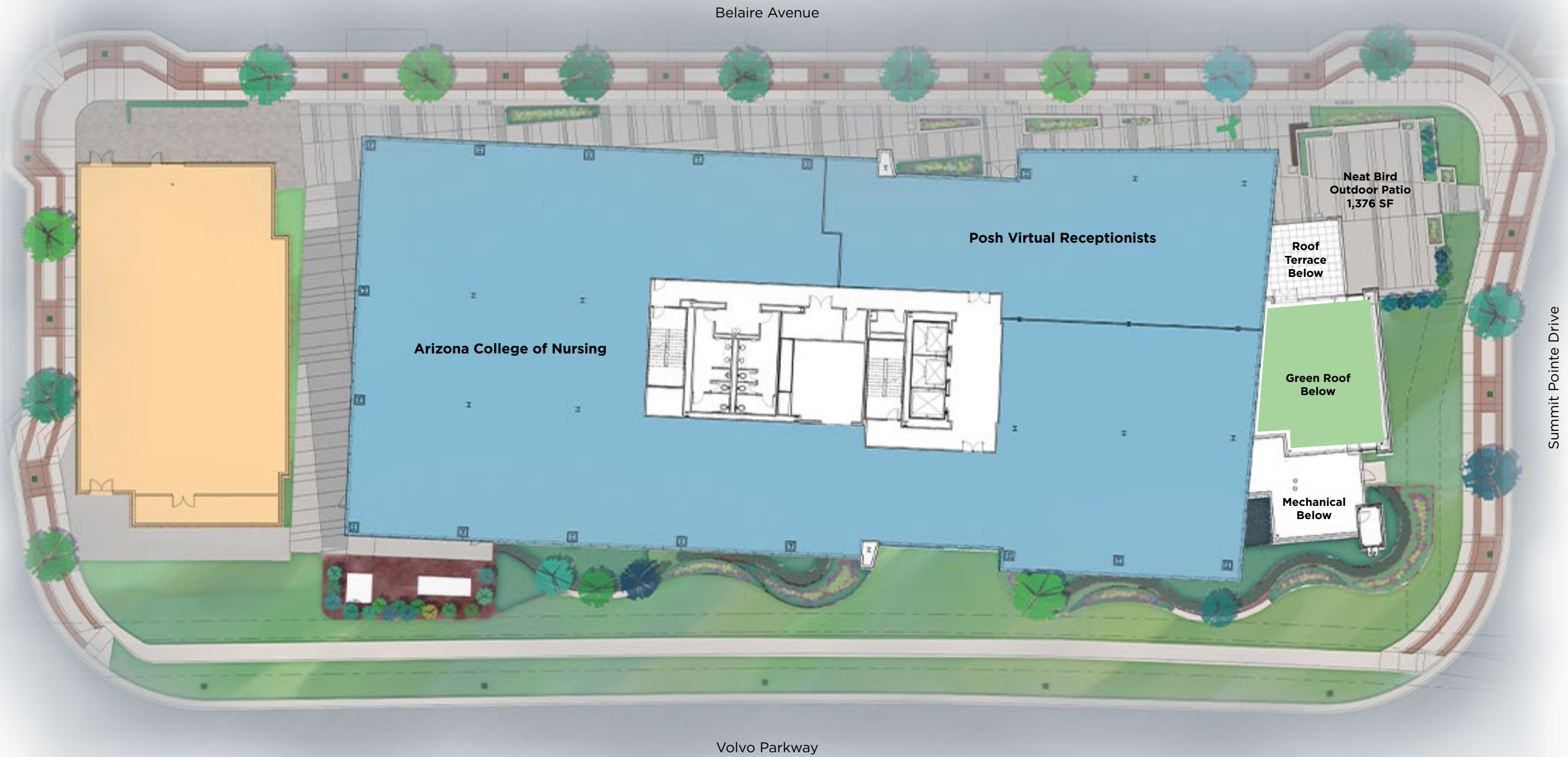
Available For Lease Leased





Available For Lease

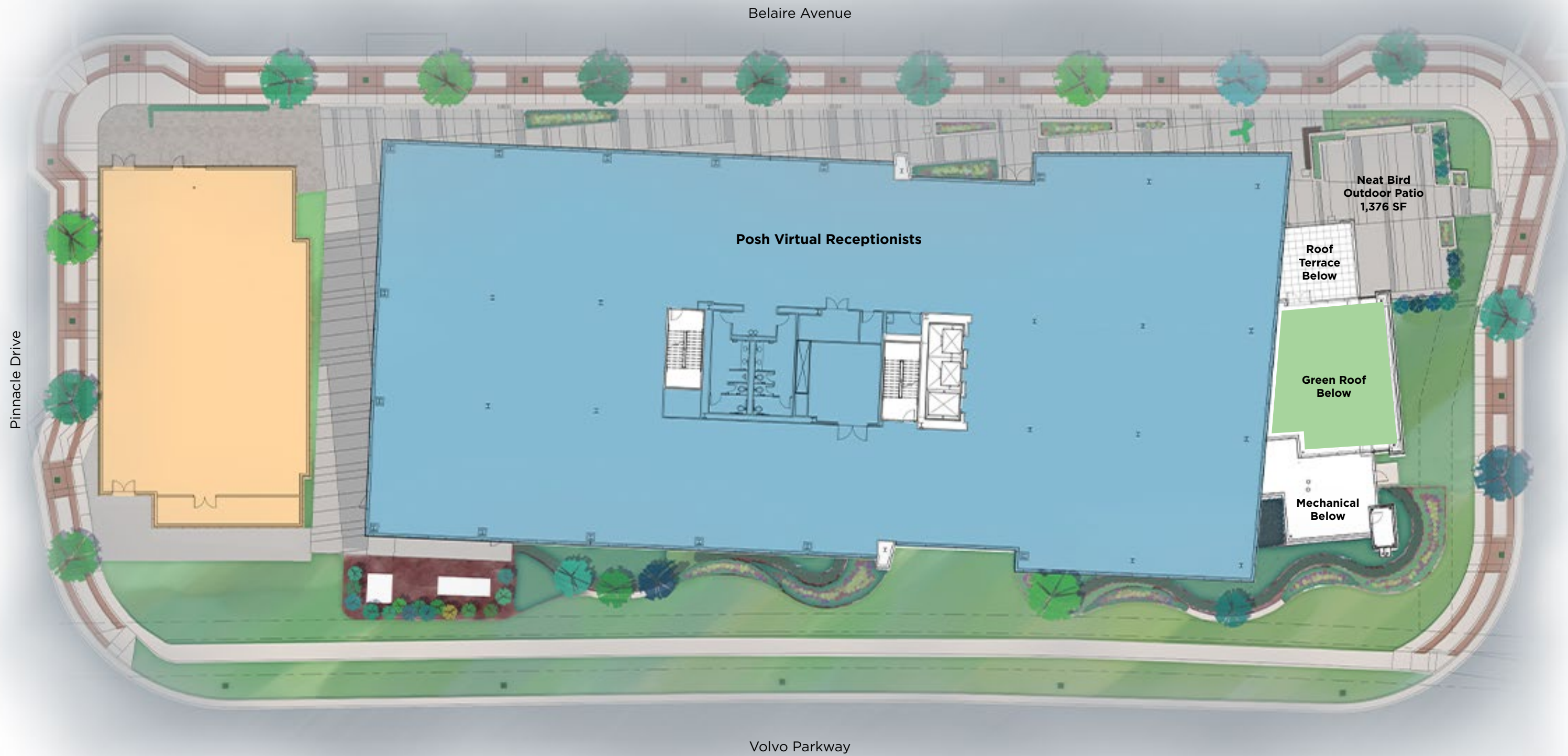




Available For Lease Leased



Summit Pointe Drive



Available For Lease Leased





summitpointeva.com

SP-025-030223

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150 West Main Street | Suite 1100 | Norfolk, VA 23510 | 757.490.3300

