



NOW PRE-LEASING!

FOR LEASE

## *Coastal Professional Building*

New Construction - Medical & Professional Office

1965 Fisher Arch, Virginia Beach, VA

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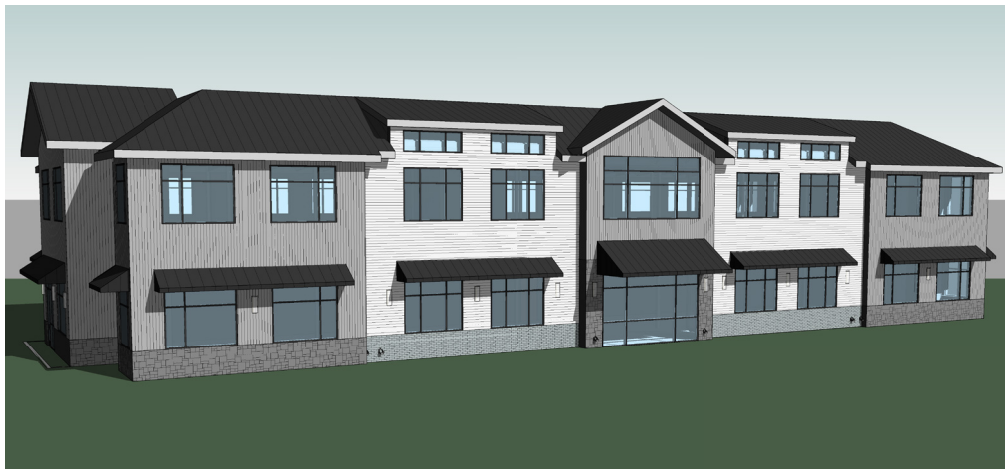
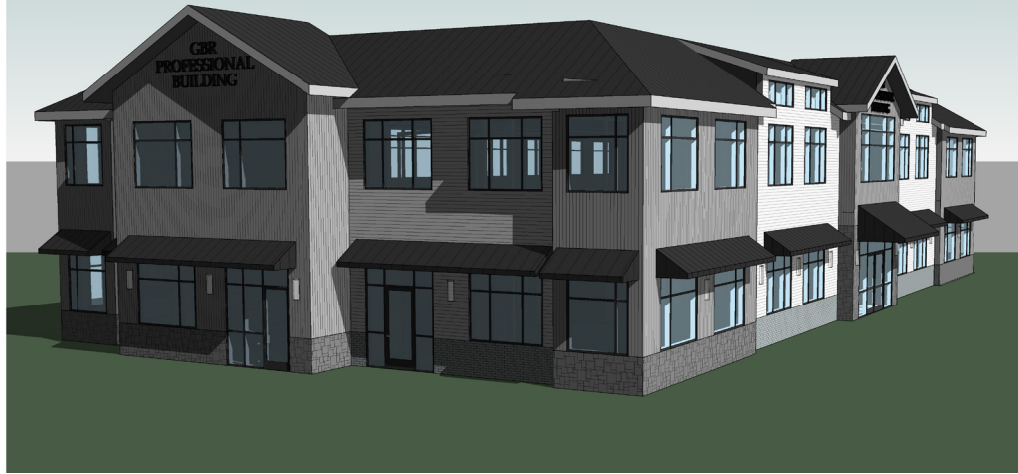


# BUILDING DETAILS

*New Construction – Delivery 4th Quarter 2026  
Class A Medical/Office Space Available*

- Two-story, ±20,000 SF building
- Available Space:
  - First Floor: Up to 8,500 SF
  - Second Floor: Up to 10,000 SF
- Flexible floor plates with extensive window lines
- Located in the popular Southern Virginia Beach submarket
- Excellent demographics
- Close proximity to many retail amenities

Lease Rate:  
Contact agents



## *Existing Medical Groups in the Immediate Area:*



General Booth  
Pediatrics



Therapy | Pediatrics | Family Medicine



**ATHLETICO**  
PHYSICAL THERAPY



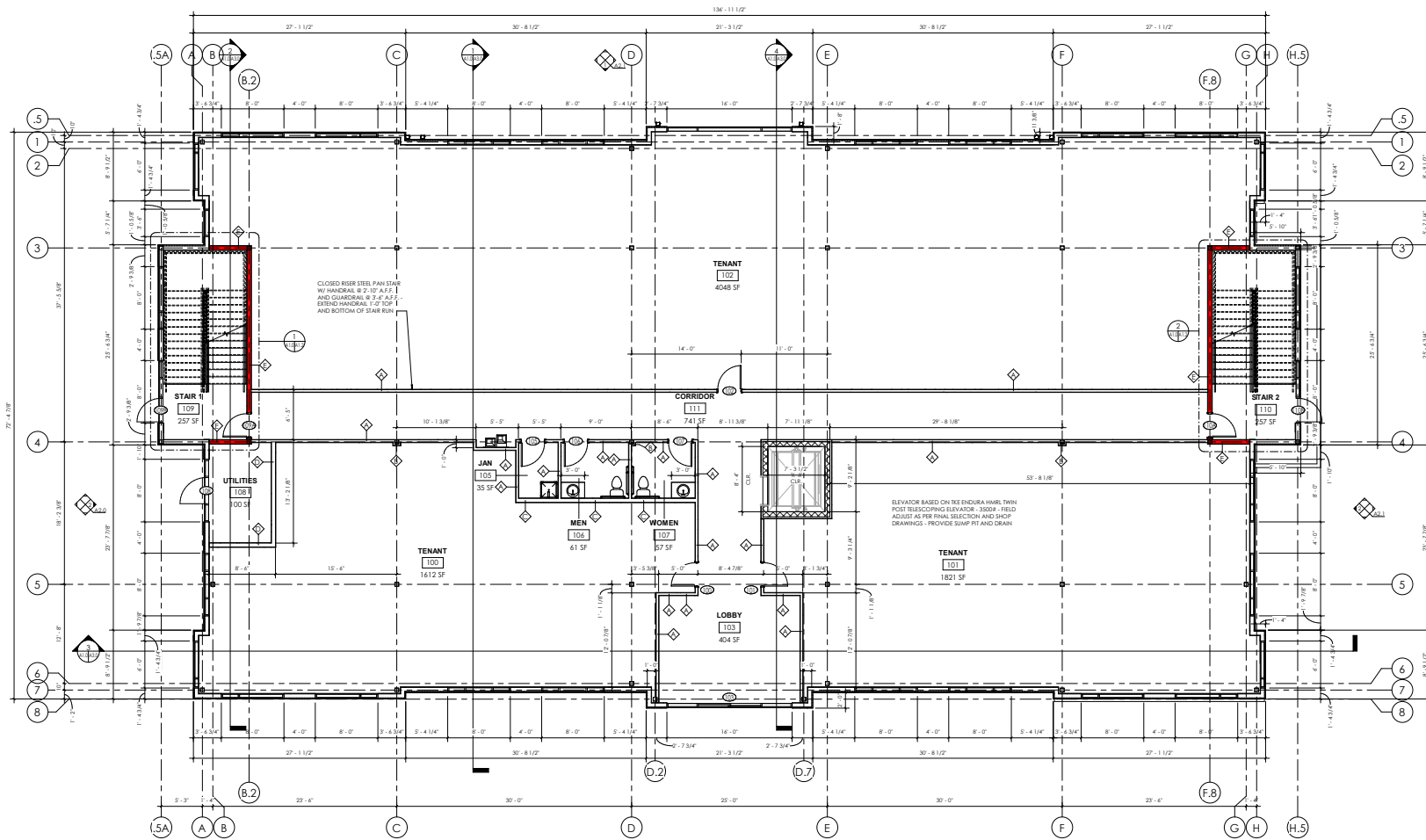
Wernick Family Dentistry  
A Division of Atlantic Dental Care, PLC



# FLOOR PLANS

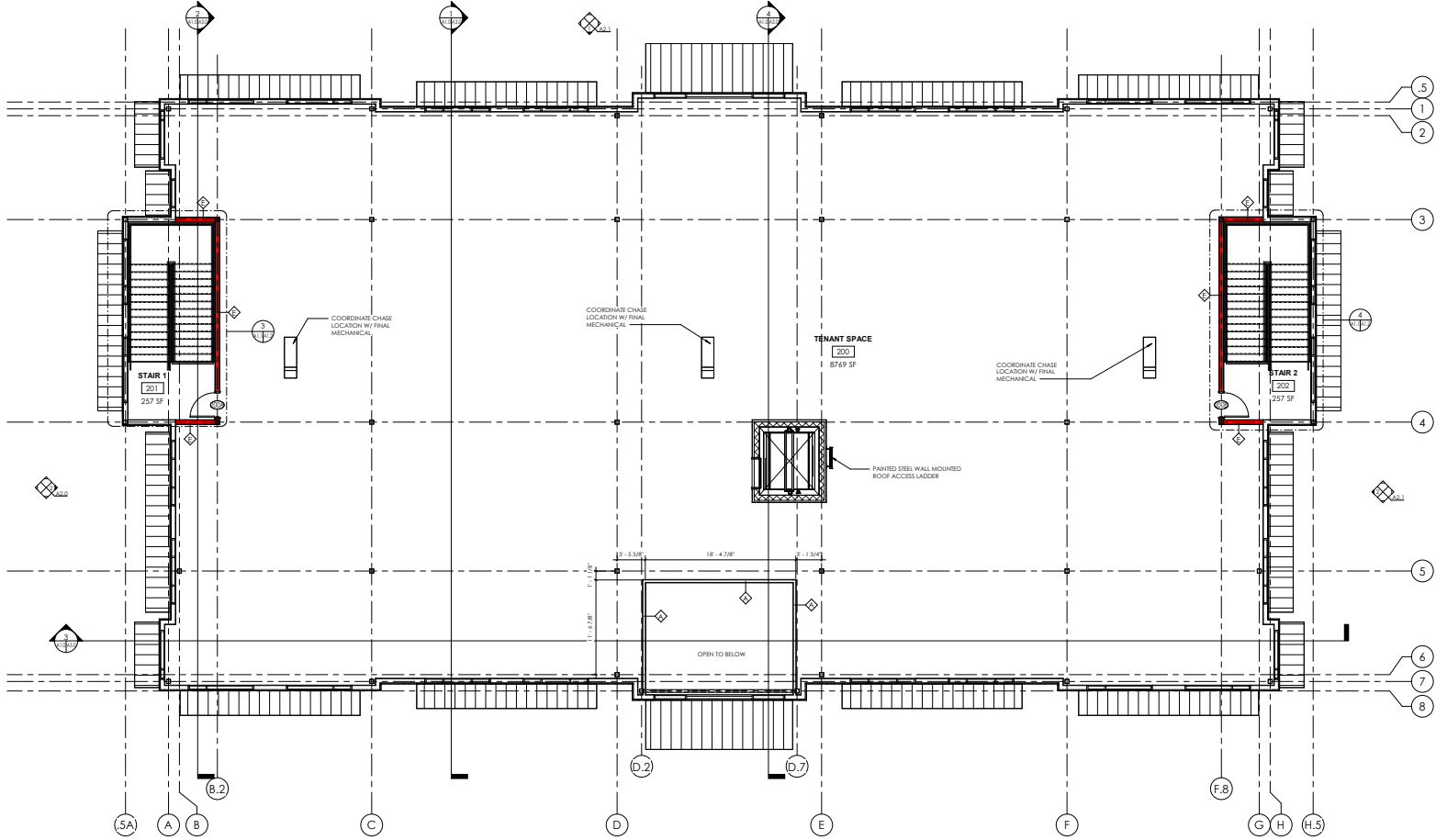
## First Floor

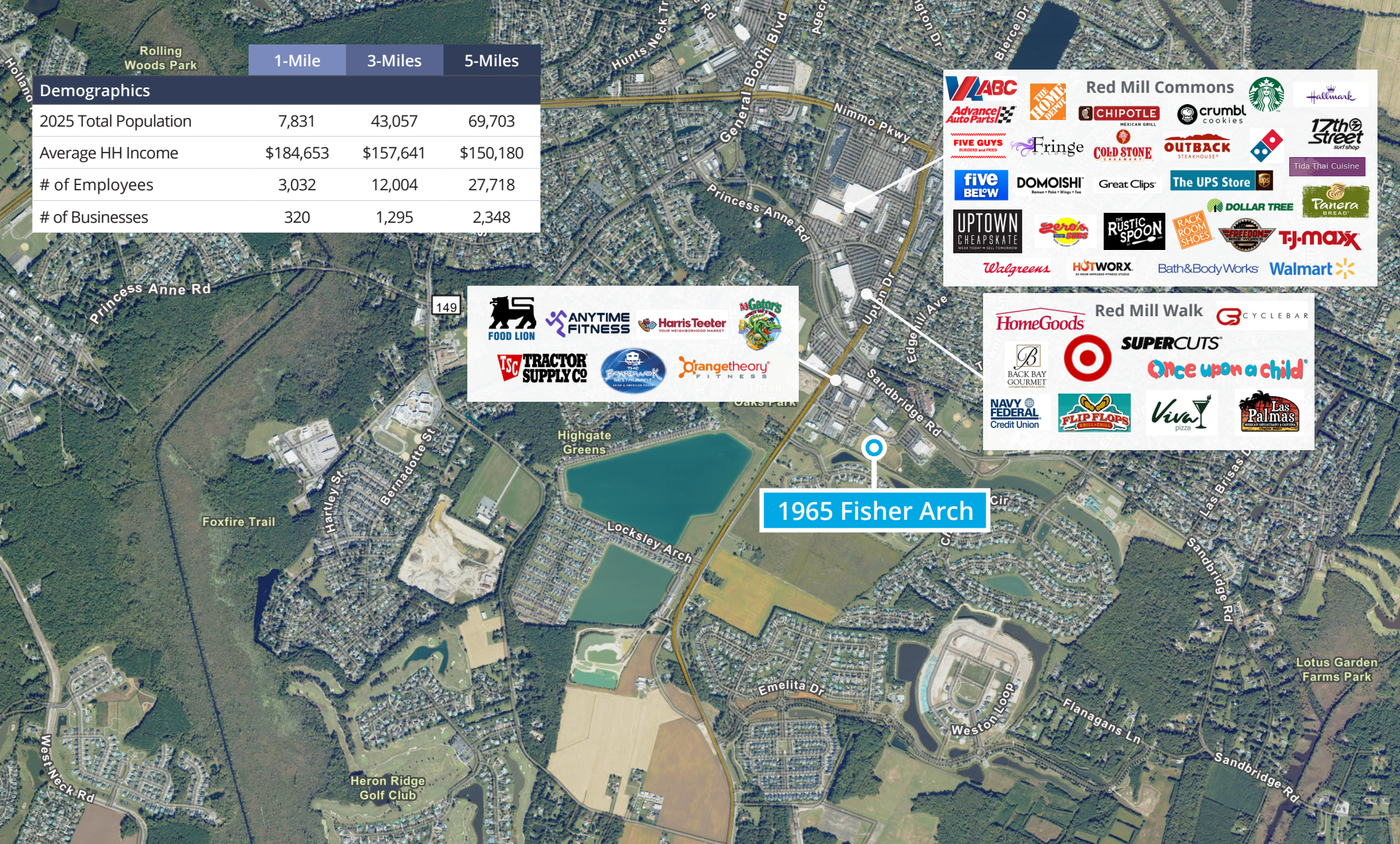
Up to ± 8,500 SF available



# FLOOR PLANS

Second Floor  
Up to ± 10,000 SF available





Demographics	1-Mile	3-Miles	5-Miles
2025 Total Population	7,831	43,057	69,703
Average HH Income	\$184,653	\$157,641	\$150,180
# of Employees	3,032	12,004	27,718
# of Businesses	320	1,295	2,348

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