

1,100 - 7,525 SF SUBLEASE

REFLECTIONS II

200 GOLDEN OAK COURT
Virginia Beach, Virginia 23452

NICOLE CAMPBELL

Vice President

757 499 0783

nicole.campbell@thalhimer.com

GRACE ALTAMURA

Associate

757 213 3084

grace.altamura@thalhimer.com



THALHIMER

SUITE 300

1,100 - 7,525 SF



Sublease Details

- Can be subdivided
- Plug and play opportunity, furniture can remain
- Lease through 5/31/29
- \$19.50 SF, Full service
- Mix of open plan and private offices

Reflections Office Park Amenities



Located in the Class A Reflections Office Park overlooking West Neck Creek immediately off I-264 / Lynnhaven Interchange; Building signage opportunities



Amenities include on-site day porter, fitness facilities, common conference room, café and one-mile nature trail within Reflections Office Park



Energy Star Certified

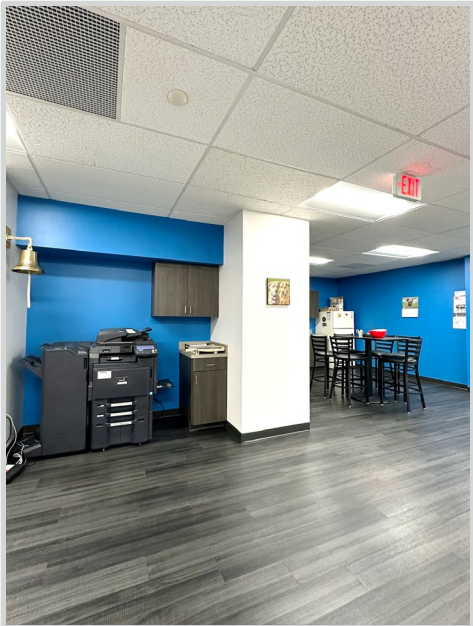
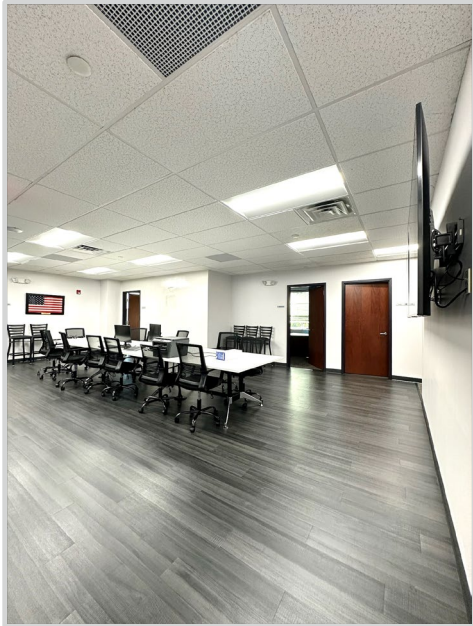
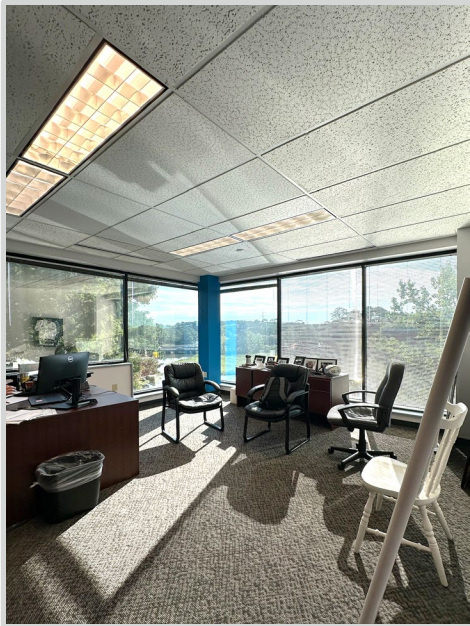
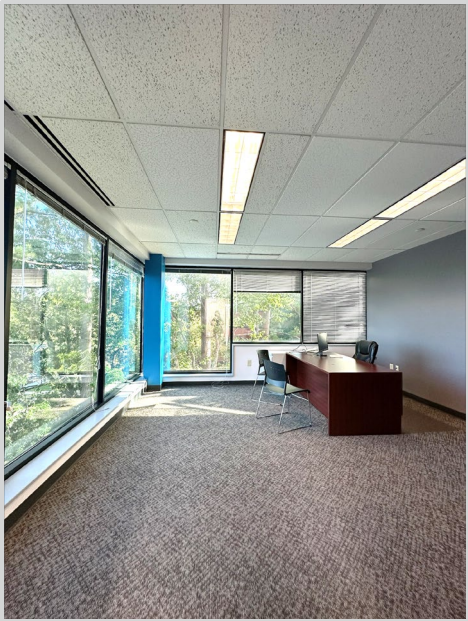


Abundant parking ratio of 5.0 spaces per 1,000 square feet with overflow parking throughout Reflections Office Park



Entrance to the Reflections Office Park is 1,600' from I-264 which shortens commute time from points further west in the region

SPACE PHOTOS



THE 3 PILLARS OF THE VIRGINIA BEACH ECONOMY

Atlantic Ocean

TOURISM



VIRGINIA BEACH OCEANFRONT
20.2 Million Annual Visitors
\$2.4B Visitor Spending
5 Miles East | 8 Minutes Drivetime

DEFENSE



NAVAL AIR STATION OCEANA
10,500 Active Navy Personnel
4,500 Civilian Personnel at Oceana
Defense Spending 40% of Local GDP

PORTS



FULLFILLMENT CENTER
3rd Largest East Coast Port
and Fastest Growing

amazon

INTERSTATE
264

1600'

POTTERS ROAD

LYNNHAVEN PARKWAY

REFLECTIONS

REFLECTIONS

REFLECTIONS

REFLECTIONS
OFFICE PARK

REFLECTIONS
1-MILE
NATURE TRAIL

Lynnhaven Mall



CAVA



SURROUNDING AREA

HAMPTON ROADS
MSA 1.8 MILLION



Listing Agents:

NICOLE CAMPBELL

Vice President

757 499 0783

nicole.campbell@thalhimer.com

GRACE ALTAMURA

Associate

757 213 3084

grace.altamura@thalhimer.com

Town Center of Virginia Beach
222 Central Park Avenue, Suite 1500
Virginia Beach, Virginia 23462
thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2026. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.



THALHIMER