



**OFFICE BUILDING FOR LEASE**

# ONE COLUMBUS CENTER

283 CONSTITUTION DRIVE, VIRGINIA BEACH, VA 23462





# ONE COLUMBUS CENTER

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## PROPERTY OVERVIEW



## OFFERING SUMMARY

<b>Available SF:</b>	1,455 - 3,024 SF
<b>Lease Rate:</b>	\$24.00 - \$24.50 SF/ yr (Full Service)
<b>Building Size:</b>	129,465 SF

## PROPERTY OVERVIEW

One Columbus Center is located in The Town Center of Virginia Beach, in the central business district of Virginia Beach and one of 17 city blocks bounded by Virginia Beach Boulevard, Columbus Street and Independence Boulevard. It is conveniently situated within walking distance to upscale dining, banking, luxury apartments, retail shops, and personal service providers. Free covered parking included.

## AVAILABLE SPACES

SF

1st Floor (Available January 1, 2021)	3,024 SF
3rd Floor (Available July 1, 2020)	1,455 SF
5th Floor	1,896 SF

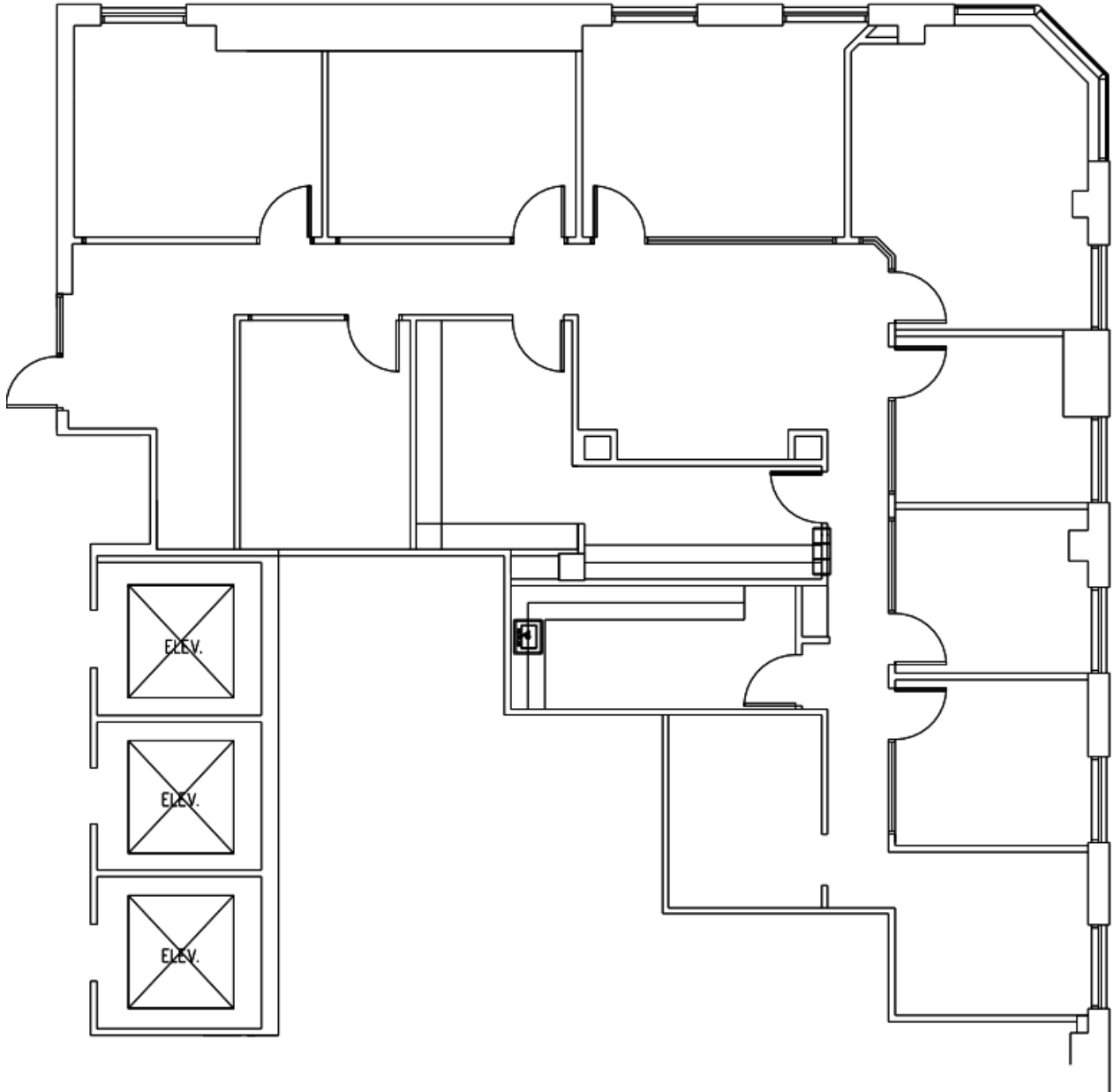
## PROPERTY HIGHLIGHTS

- One Columbus Center is located in The Town Center of Virginia Beach, in the central business district of Virginia Beach and one of 17 city blocks bounded by Virginia Beach Boulevard, Columbus Street and Independence Boulevard.
- It is conveniently situated within walking distance to upscale dining, banking, luxury apartments, retail shops, and personal service providers
- 11-story, Class A office building
- Located in The Town Center of Virginia Beach
- Street parking and free covered parking in nearby garages

# ONE COLUMBUS CENTER

283 CONSTITUTION DRIVE, VIRGINIA BEACH, VA 23462

FIRST FLOOR

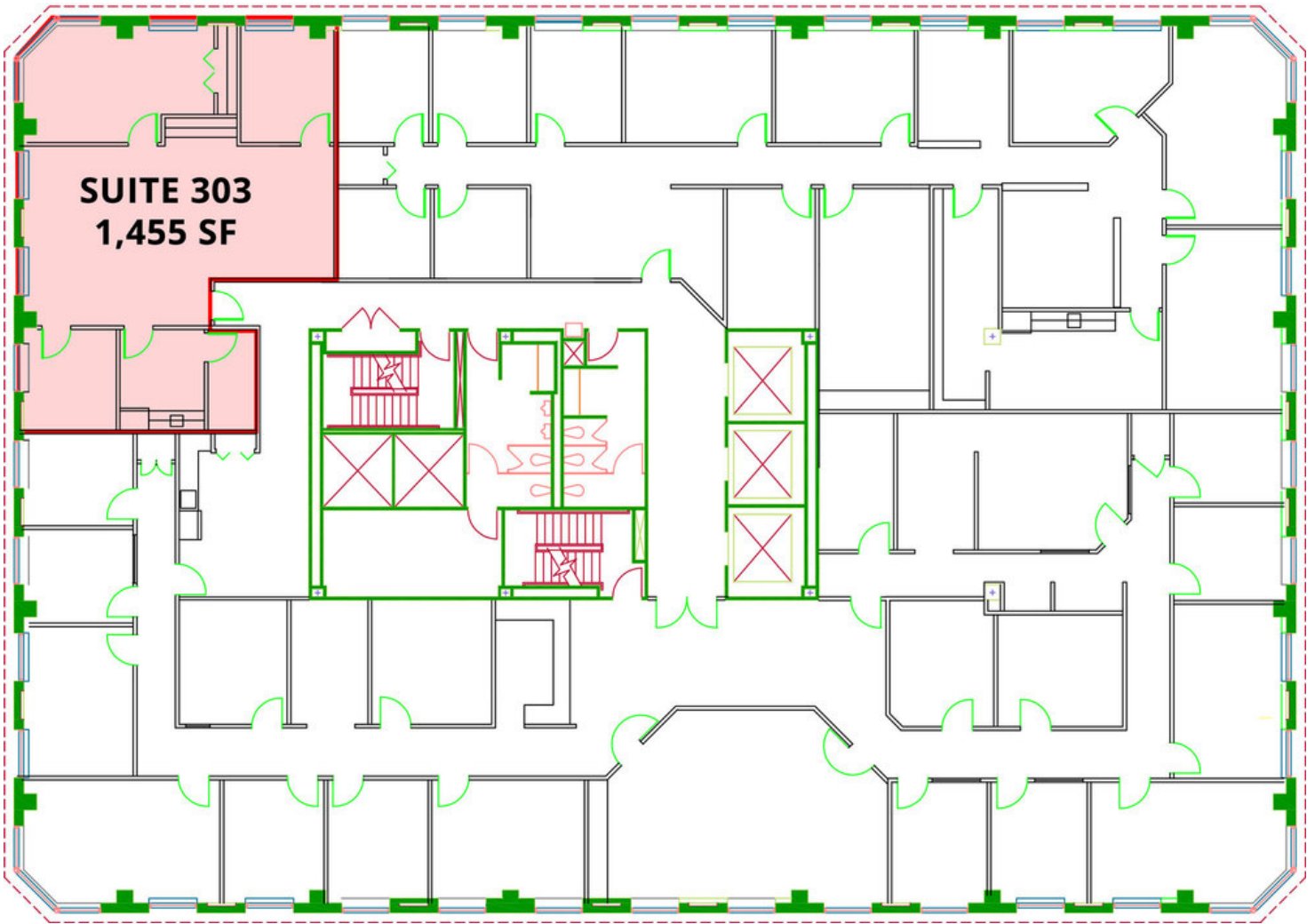


1 3,024 SF AVAILABLE JANUARY 1, 2021  
First Floor

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THIRD FLOOR

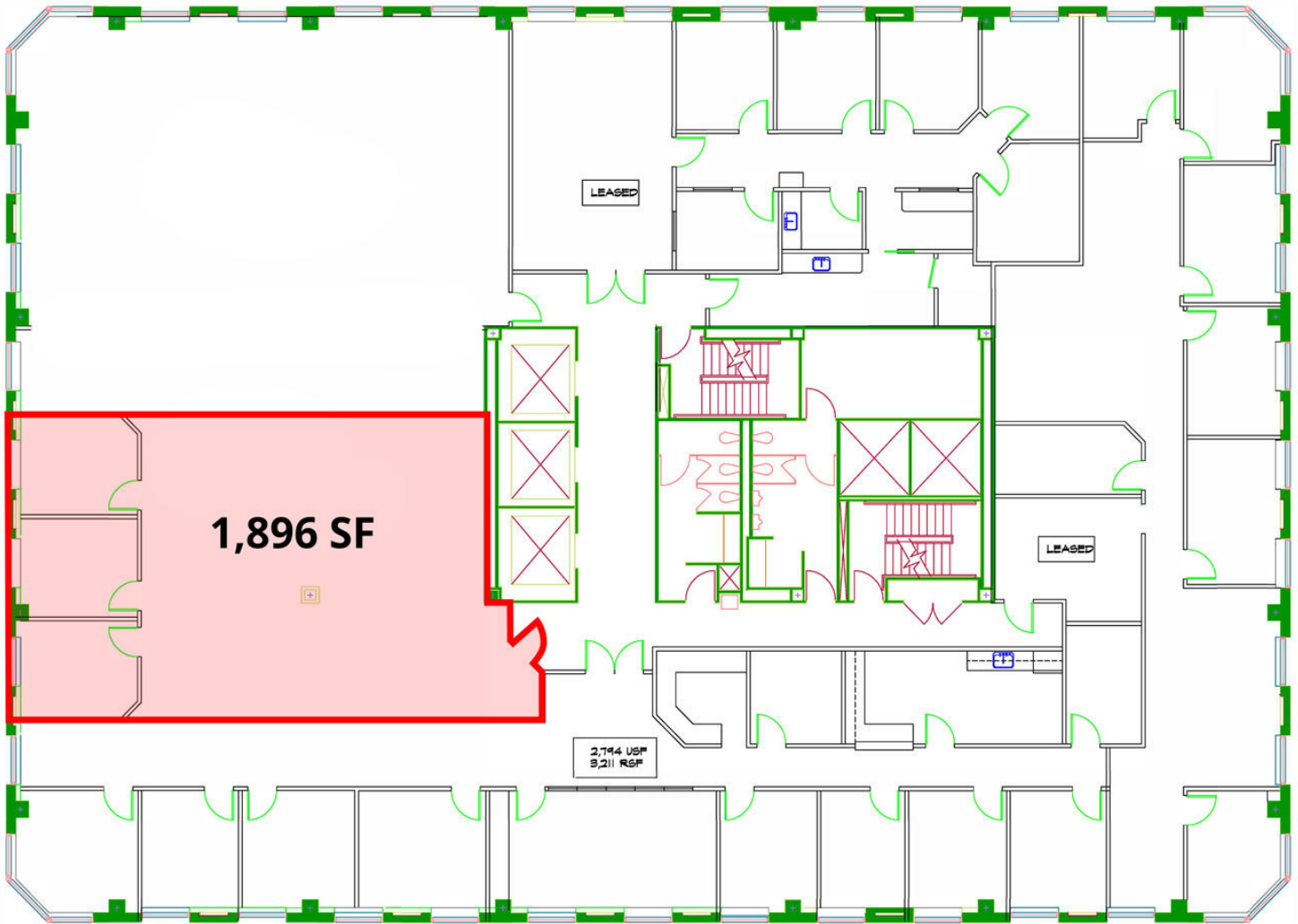


3 1,455 SF AVAILABLE JULY 1, 2020  
Suite 303

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FIFTH FLOOR



5 1,896 SF  
Fifth Floor



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THE TOWN CENTER OF VIRGINIA BEACH



**At the heart of Virginia Beach's Central Business District, the Virginia Beach Town Center is an eclectic urban mix of business, entertainment, cultural and retail facilities.**

The Town Center area spans 17 city blocks and encompasses 57 acres, which includes over one million square feet of Class A office space, 625,000 square feet of upscale dining and shopping, two hotels and two performing arts theaters. Major office tenants include Armada Hoffer, HBA Architects, Troutman Sanders, Cark Nexsen and Mythics.

## Strengths and Opportunities

Town Center has a great geographical location, access and convenience to resources in the city and region. Lynnhaven River, Thalia Creek, Mt. Trashmore, Norfolk Southern ROW and the waterways are valuable for an open space network in the middle of Town Center. The Sandler Center is an asset to the cultural and civic community around Town Center and Virginia Beach. Future light rail stops and commuter lots will be increase opportunity for successful businesses and growth of the region.



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TOWN CENTER AMENITIES



## Town Center Retailers



## Town Center Restaurants



## Other Surrounding Retailers



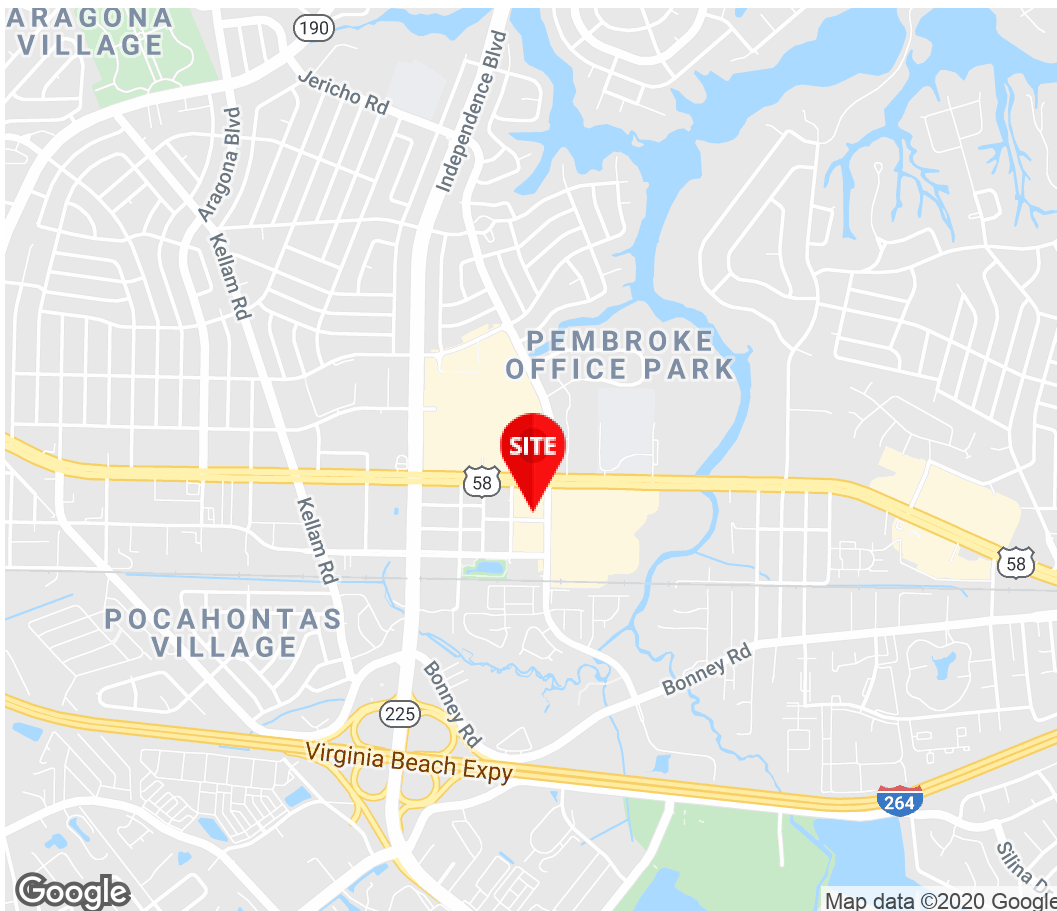




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