



**OFFICE BUILDING FOR LEASE**

**4525 MAIN STREET**

VIRGINIA BEACH, VA 23462



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## EXECUTIVE SUMMARY



### OFFERING SUMMARY

**Lease Rate:** \$28.50 SF/yr (Full Service)

**Building Size:** 230,000 SF

### AVAILABLE SPACES

Suite 1104 1,603 SF

### PROPERTY OVERVIEW

4525 Main Street is located in The Town Center of Virginia Beach, in the central business district of Virginia Beach. Situated on the northwest corner, the building sits across from The Cosmopolitan, an upscale apartment building. The addition of this building brings the office space to 1 million square feet of Class A office space in Town Center. Levels 2-6 provide convenient parking for tenants and guests. Prestigious tenants occupy the building.

Construction was completed fourth quarter of 2014 and includes 15 stories, made of glass and brick to complete this Class A office building.

### PROPERTY HIGHLIGHTS

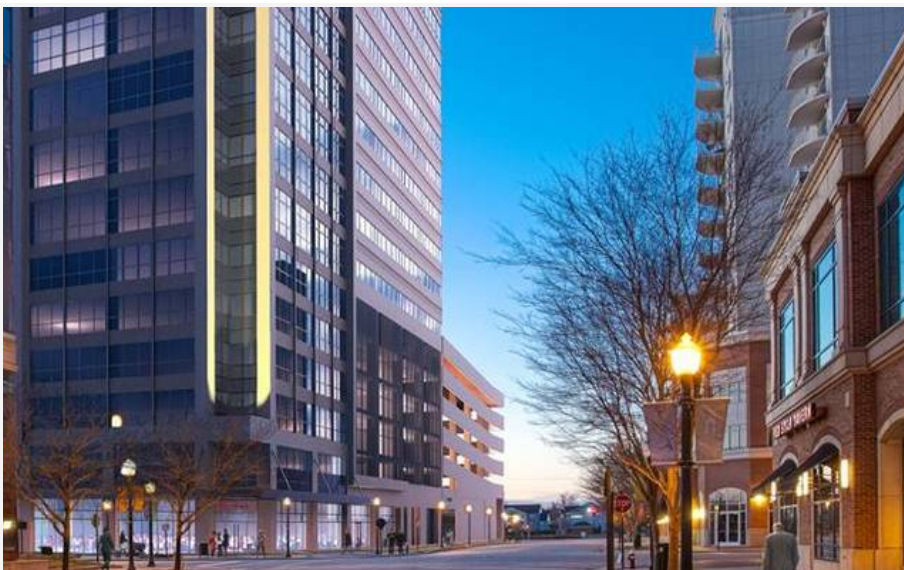
- 15-story, Class A, brick and glass office building including structured parking
- Located in The Town Center of Virginia Beach
- Class A office building, LEED Silver®
- 23,400 RSF per floor with only 1,603 SF available
- 850 parking spaces in the attached garage
- Two electric charging stations available in parking garage for tenants' use



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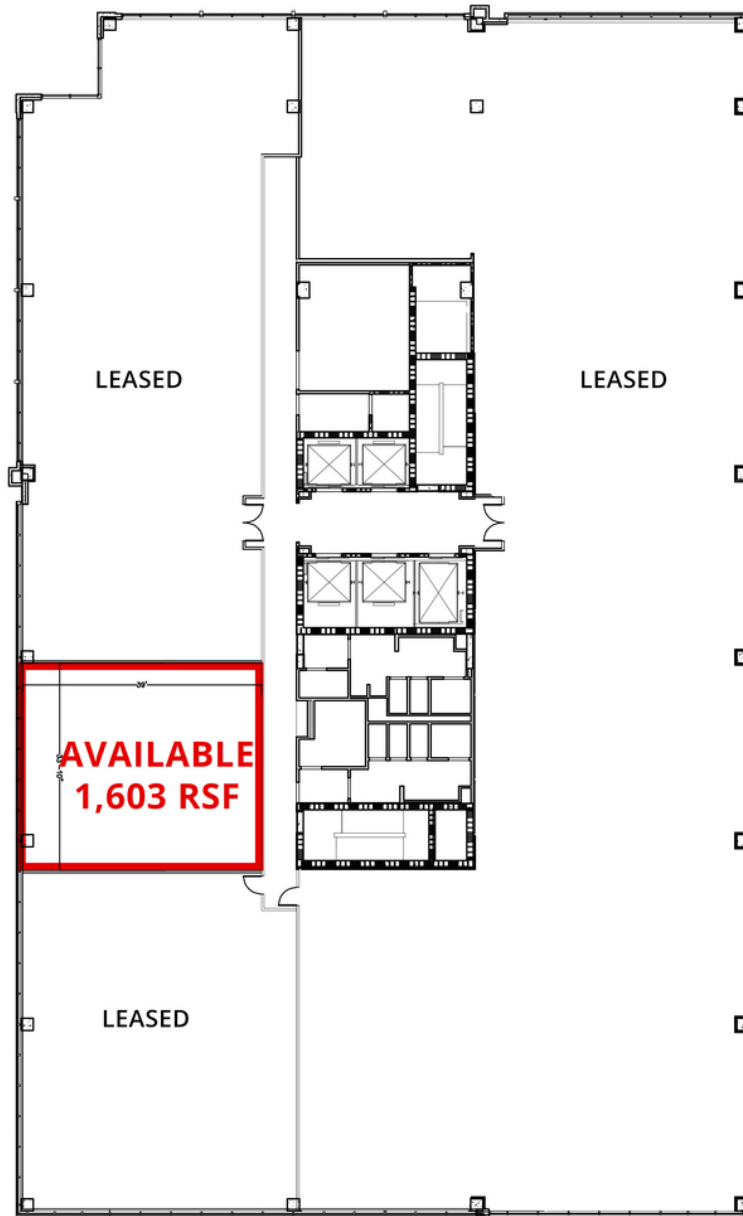
ADDITIONAL PHOTOS



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## 11TH FLOOR PLAN



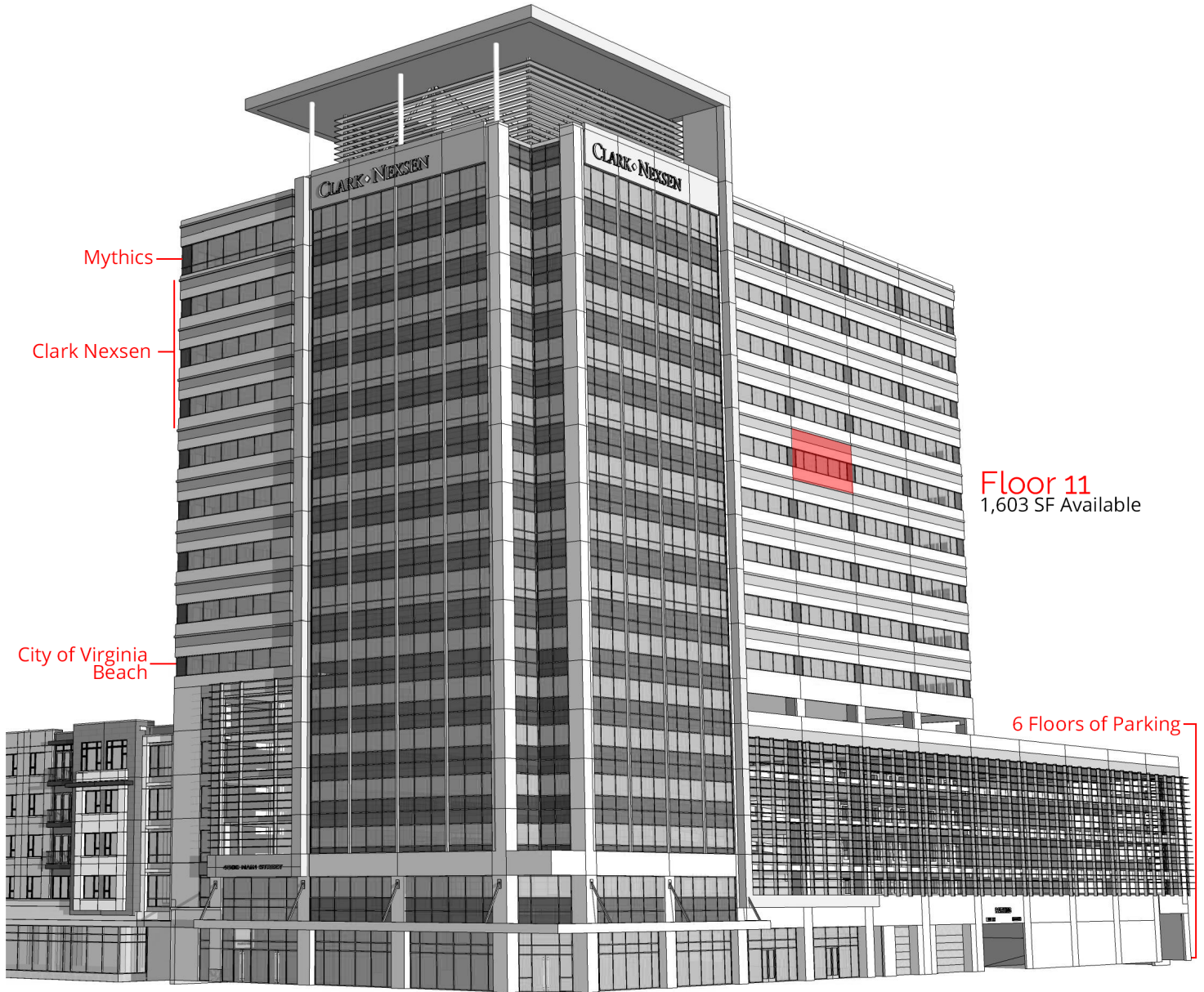
**11** FLOOR 11  
1,603 RSF Available



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AVAILABLE FLOORS



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## TOWN CENTER OF VIRGINIA BEACH



### The Ideal Office Location For Ambitious Professionals

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 1,000,00 square feet of Class A office space, 625,000 square feet of upscale dining and shopping, two hotels and two performing arts theaters, as well as convenient access to many resources in the city and region.

Major office tenants include Armada Hoffler, HBA Architects, Troutman Sanders, Clark Nexsen, Northwestern Mutual, Truist, Proctor and Gamble, HDR, Gather and Mythics.

### Town Center Features

The Town Center of Virginia Beach is a true shop, dine, live, play, work environment, which makes it an ideal location for enterprises of all sizes and sets it apart from ordinary business parks in the Hampton Roads region. Town Center features a large daytime population, 934 residences, The Westin and Hilton hotels, Sandler Center and Zeider's American Dream Theater, a YMCA gym, 450,000 square feet of retail space and much more. If that's not enough, Town Center is located just 11 miles from both the Virginia Beach Oceanfront and Norfolk, placing it at the very center of business and shopping in our market.



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TOWN CENTER RETAILERS AND RESTAURANTS



Town Center Retailers



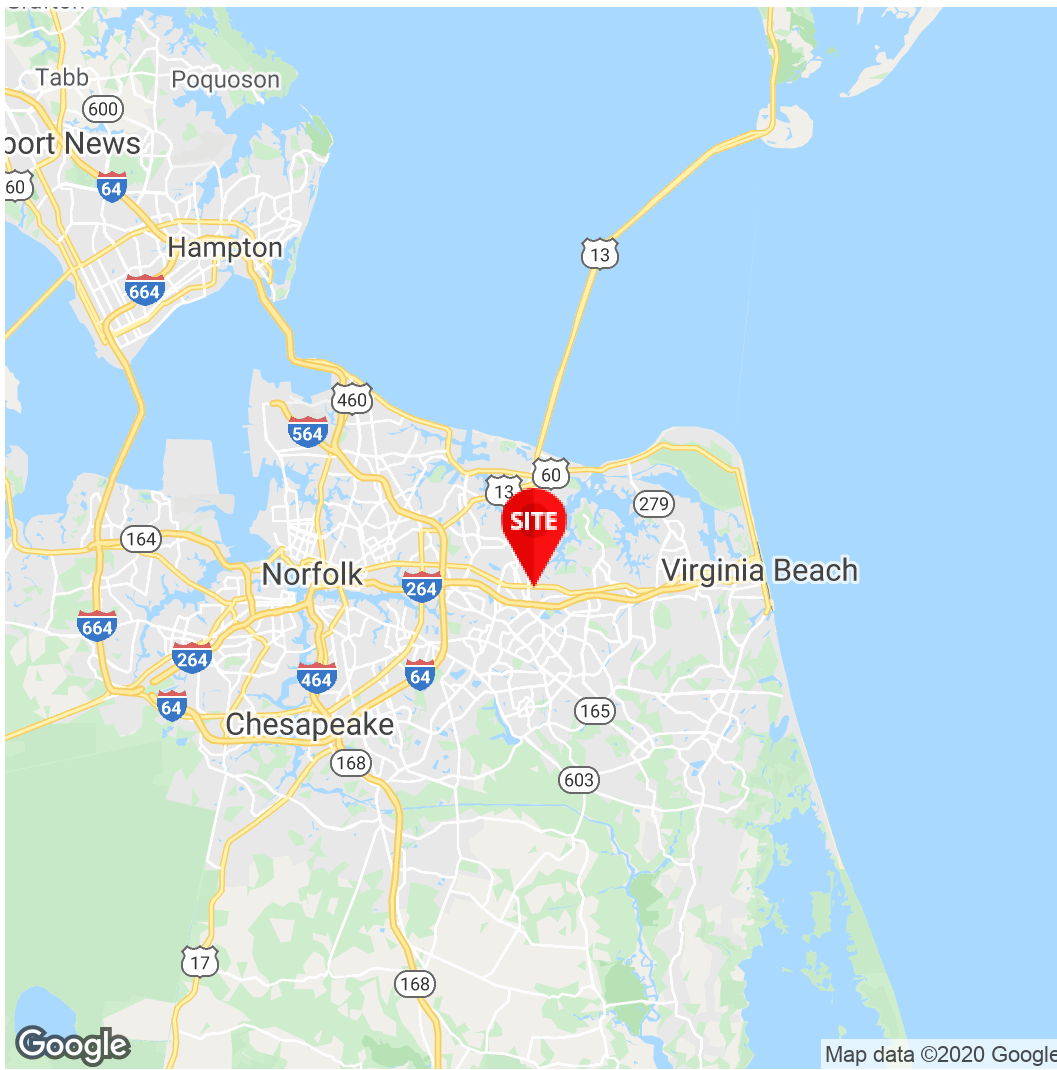
Town Center Restaurants



Other Surrounding Retailers







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