



OFFICE BUILDING FOR LEASE

4525 MAIN STREET

VIRGINIA BEACH, VA 23462



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate: \$27.50 SF/yr (Full Service)

Building Size: 230,000 SF

AVAILABLE SPACES

Floor 11 4,478 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.

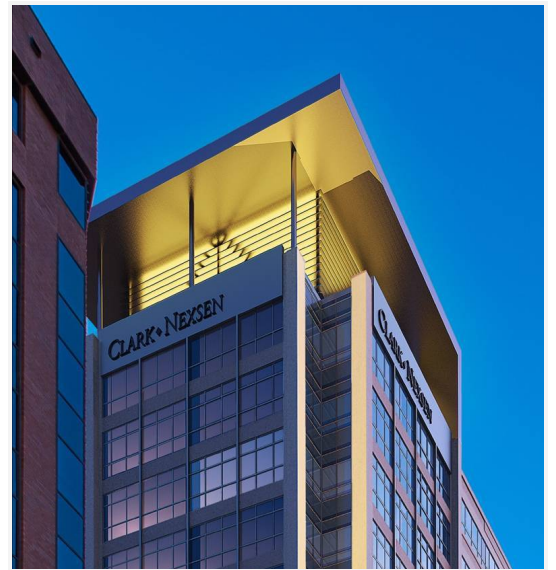
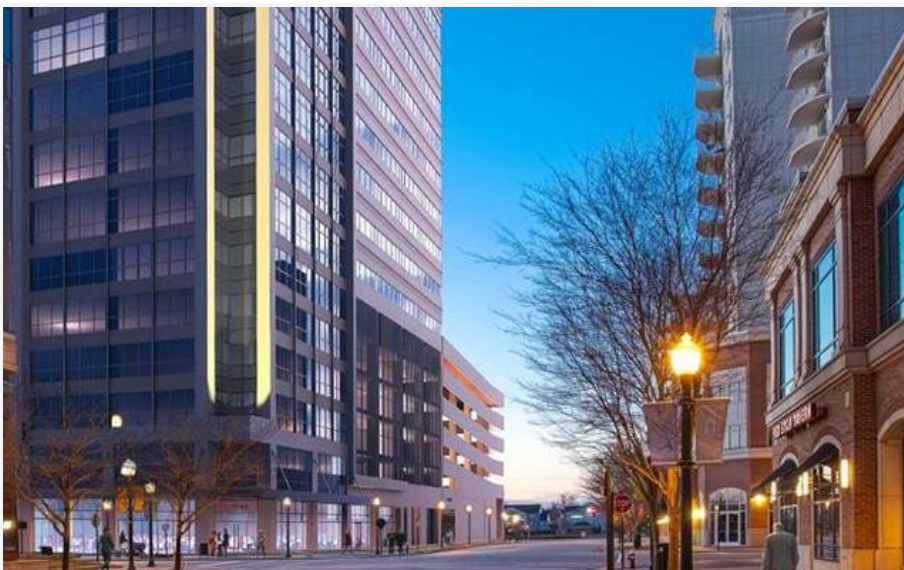
PROPERTY HIGHLIGHTS

- 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 four and a half floors 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

4,478 RSF Available

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SAMPLE MULTI-TENANT LAYOUT



- ≈9,000 sq. ft.
 - 19 private offices
 - 24 6x6 workstations
 - 7 8x8 workstations
 - 3 conference rooms
 - 3 work areas
 - 2 kitchens

- ≈4,000 sq. ft.
 - 4 private offices
 - 18 6x6 workstations
 - 5 8x8 workstations
 - 1 conference room
 - 2 work areas
 - 2 kitchens

- ≈3,000 sq. ft.
 - 3 private offices
 - 16 6x6 workstations
 - 1 conference room
 - 1 work area
 - 1 kitchen

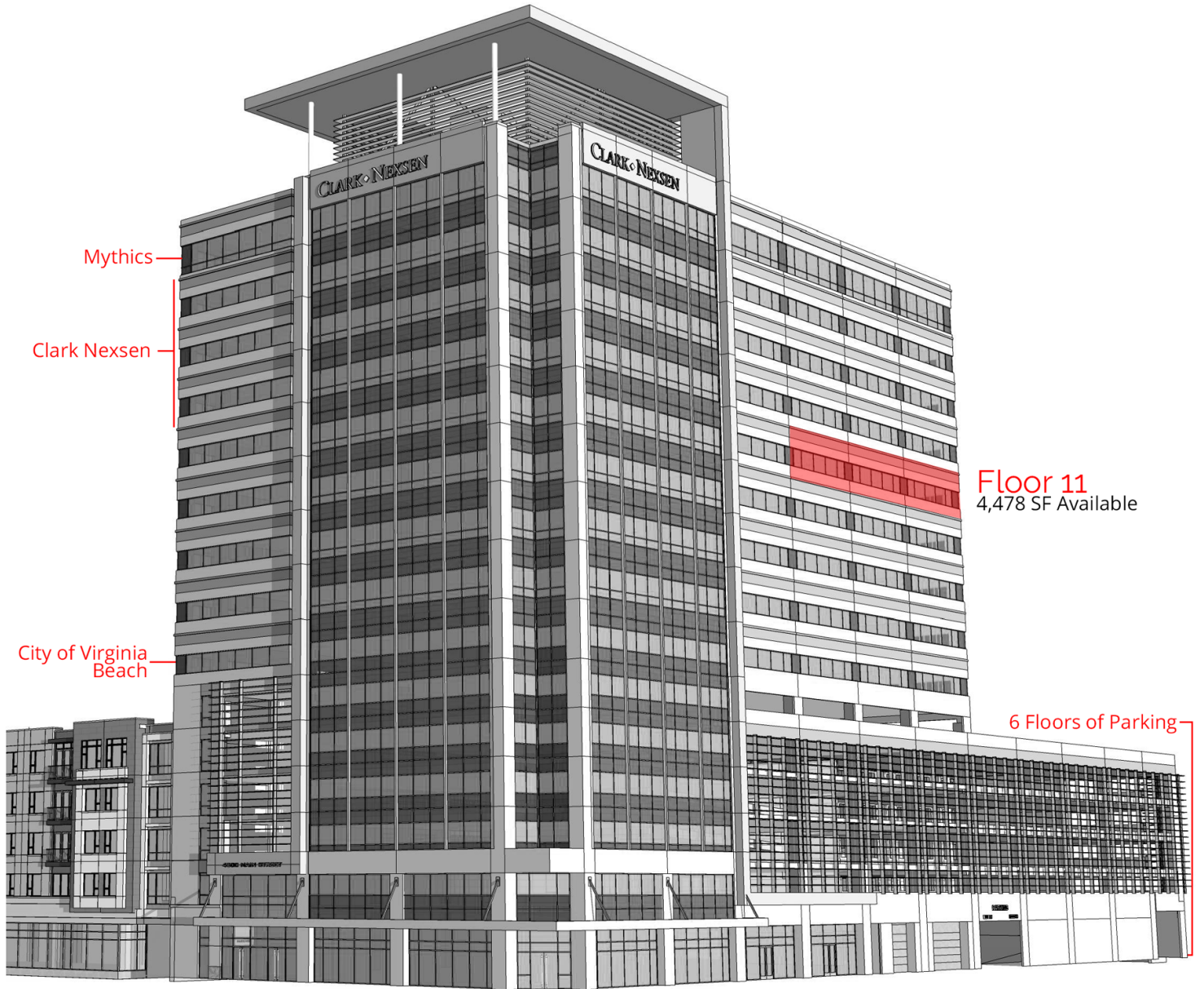
- ≈2,000 sq. ft.
 - 5 private offices
 - 1 conference room
 - 1 work area
 - 1 kitchen

- tenant common spaces
- building service spaces

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AVAILABLE FLOORS



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AVAILABLE FLOORS // 6

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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 RETAILERS AND RESTAURANTS



Town Center Retailers

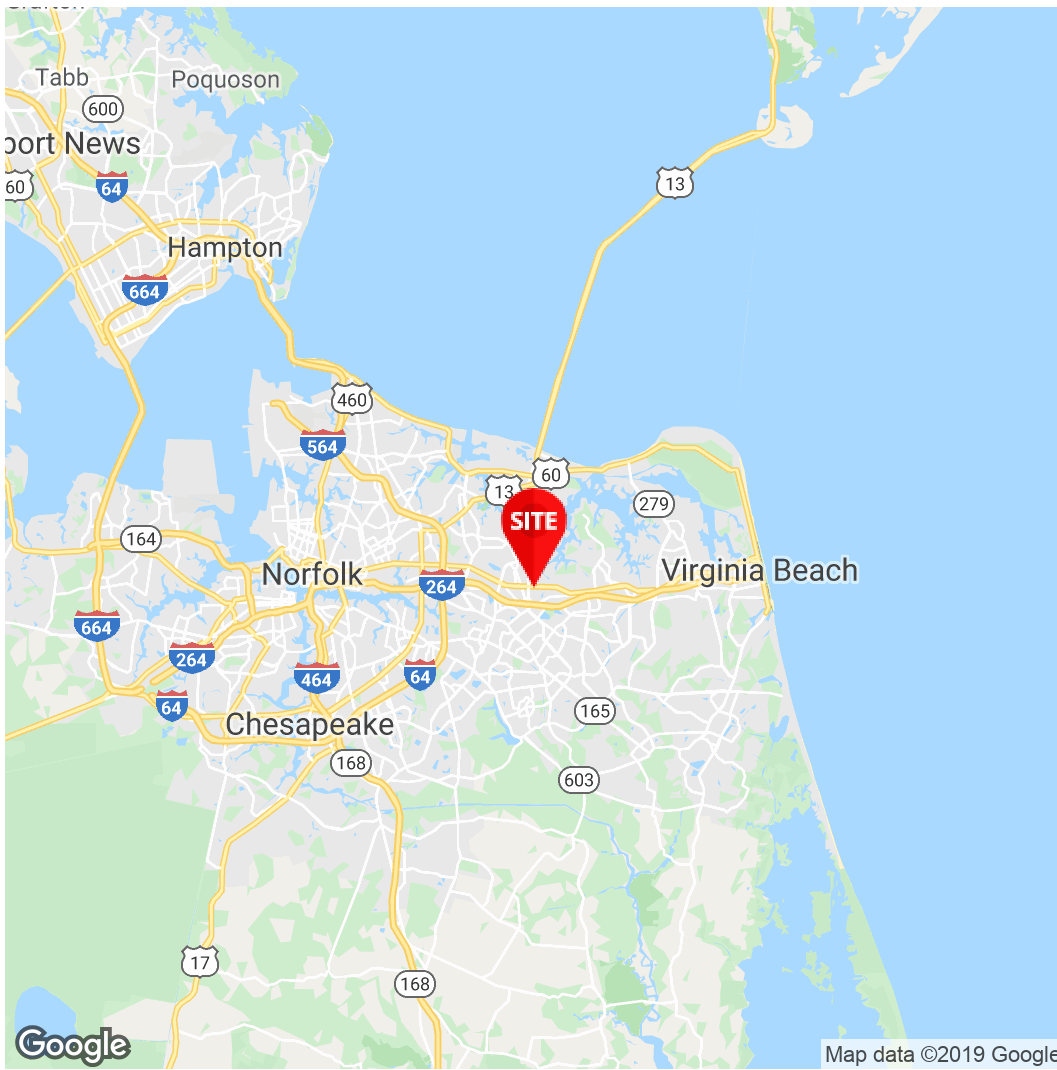


Town Center Restaurants



Other Surrounding Retailers





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