



OFFICE BUILDING FOR LEASE

ONE COLUMBUS CENTER

283 CONSTITUTION DRIVE, VIRGINIA BEACH, VA 23462



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	1,455 - 3,024 SF
Lease Rate:	\$24.00 - \$24.50 SF/ yr (Full Service)
Building Size:	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	1,455 SF
5th Floor	1,658 SF

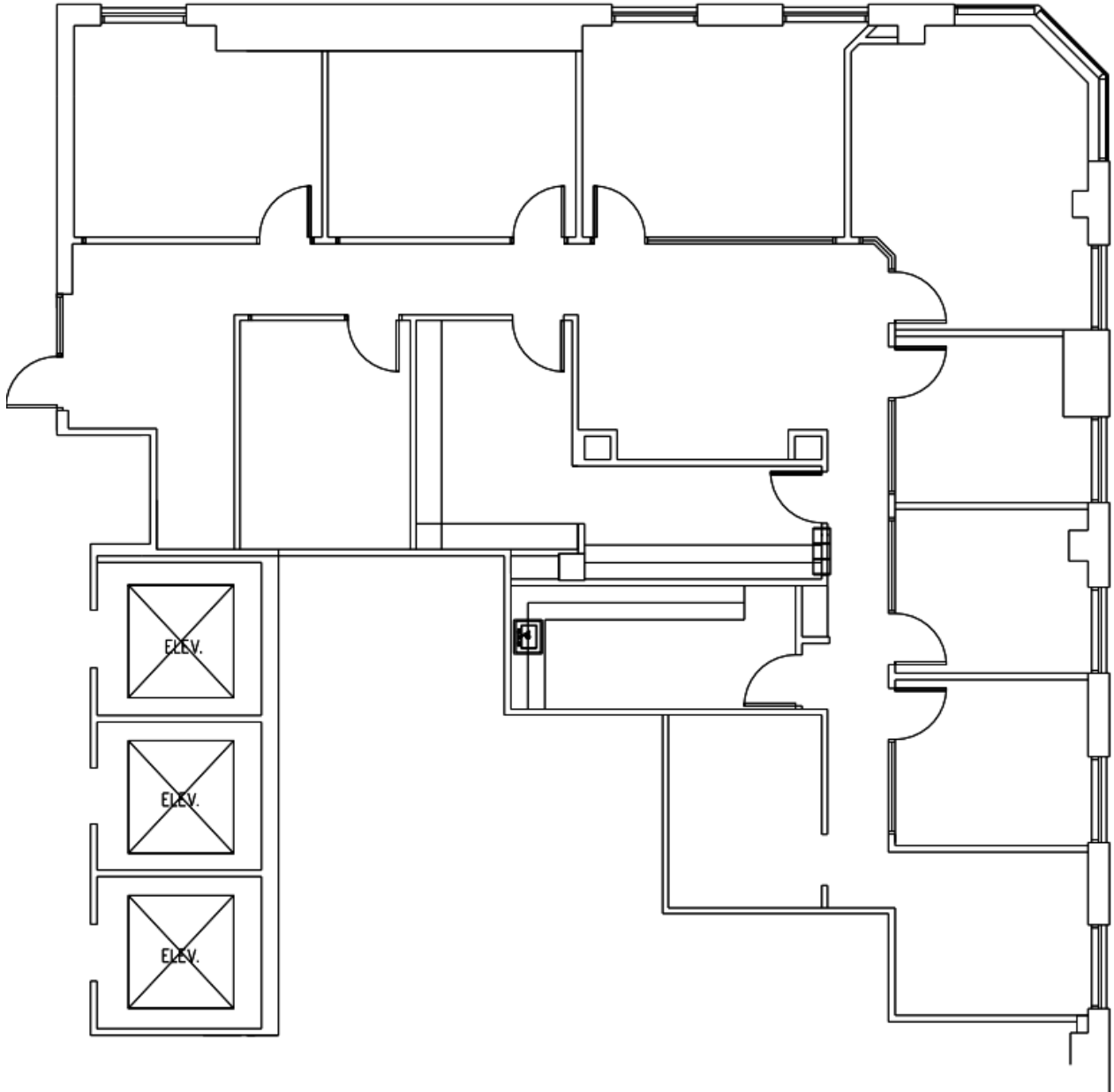
PROPERTY HIGHLIGHTS

- 11-story, Class A office building
- Street parking and free covered parking in nearby garages

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FIRST FLOOR



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

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THIRD FLOOR

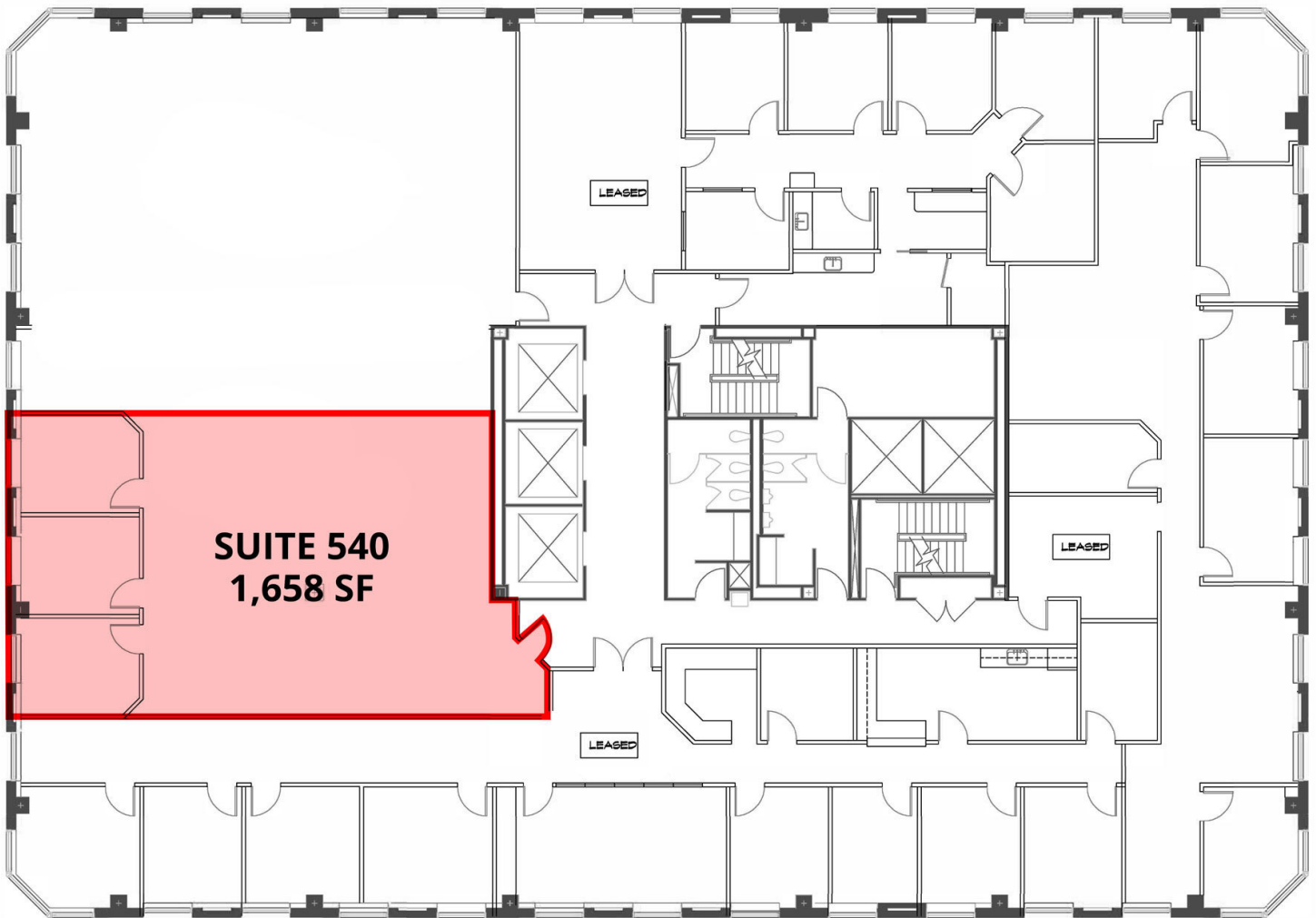


3 1,455 SF AVAILABLE
Suite 303

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FIFTH FLOOR



5 1,658 SF
Suite 540

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THE 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 AMENITIES



Town Center Retailers

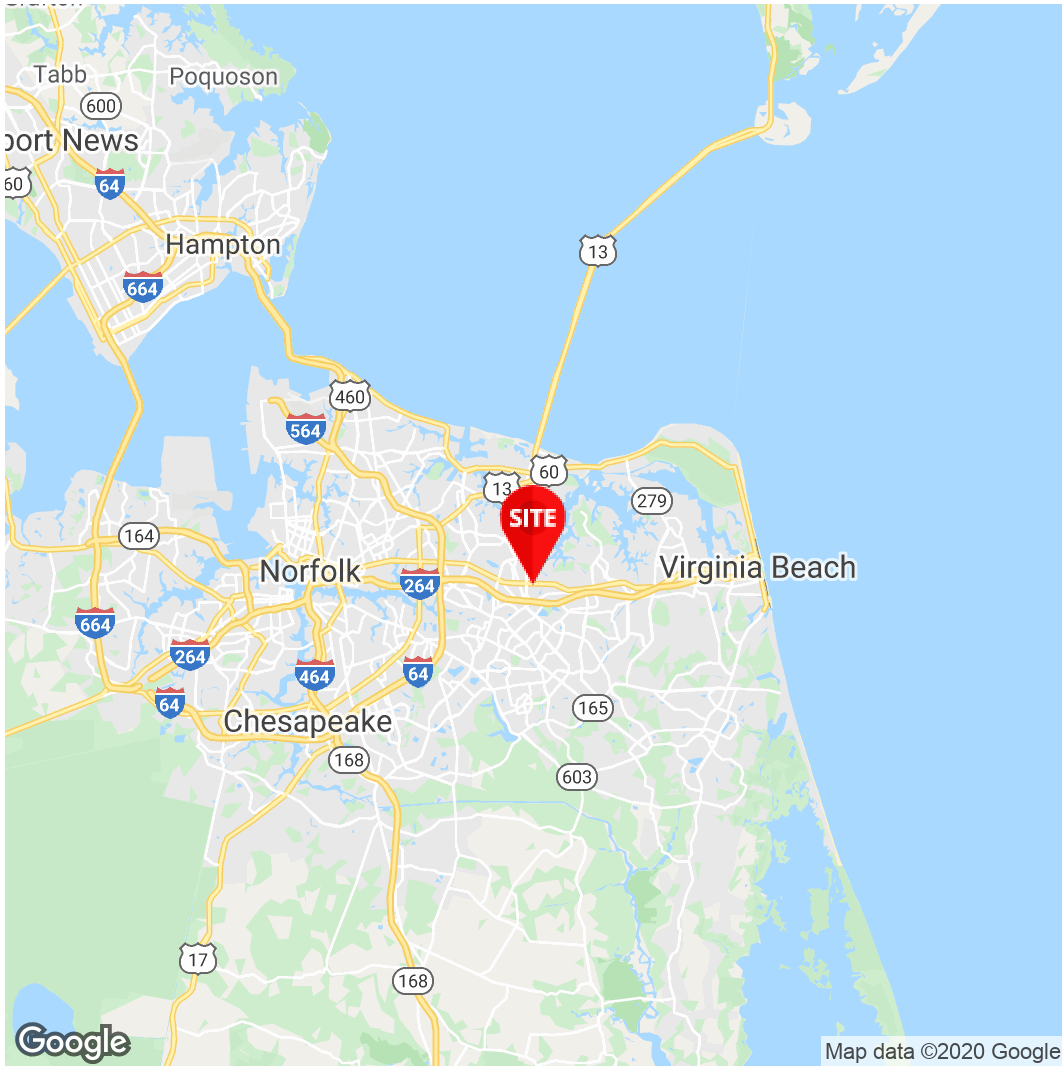


Town Center Restaurants



Other Surrounding Retailers





Michael Divaris, SIOR
President/COO
757.497.2113
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Vivian L. Turok
Senior Vice President
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