



OFFICE BUILDING FOR LEASE

249 CENTRAL PARK AVENUE

249 CENTRAL PARK AVENUE, VIRGINIA BEACH, VA 23462



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EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	0 SF
Lease Rate:	\$23.50 SF/yr (Full Service)
Building Size:	94,730 SF

PROPERTY OVERVIEW

249 Central Park Ave is located in Block 3 of The Town Center of Virginia Beach above these fine retailers: Brooks Brothers, The Cheesecake Factory, Gordon Biersch Brewery & Restaurant, Keagan's Irish Pub

Block 3 is one of 17 city blocks bounded by Virginia Beach Blvd, Independence Blvd, Columbus Street and Beasley Drive in Virginia Beach's CBD at Pembroke.

PROPERTY HIGHLIGHTS

- Conveniently located near restaurants, retailers, banks & luxury apartments
- Ample free parking in covered garages

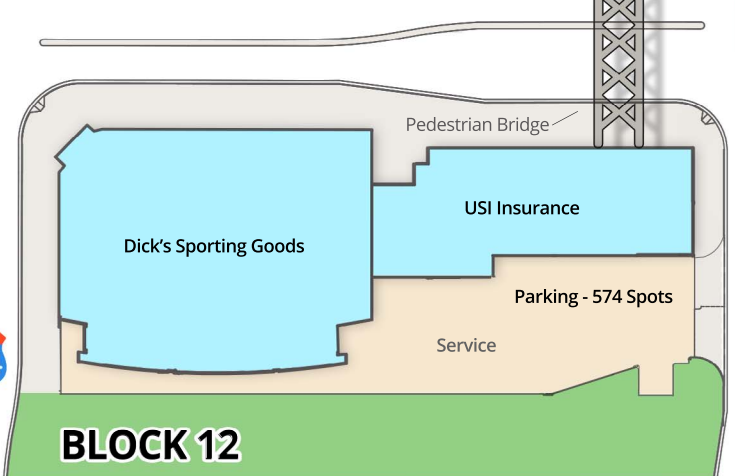
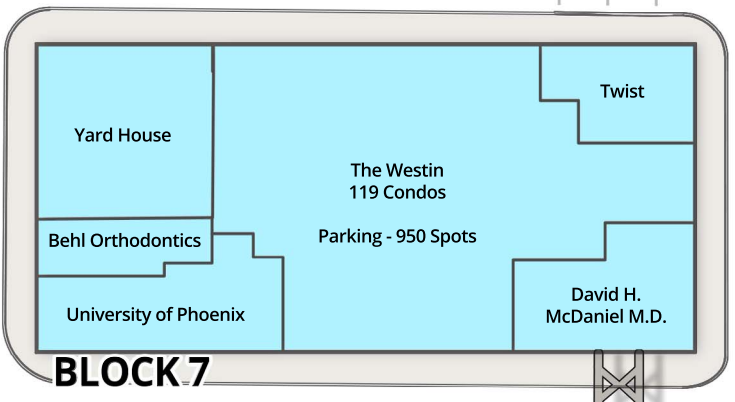
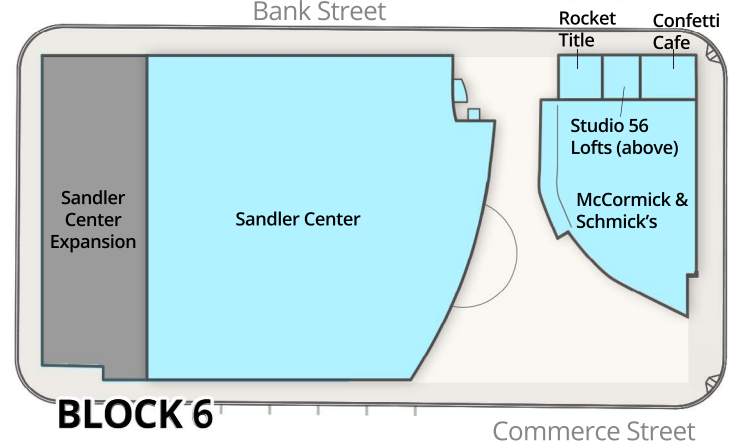
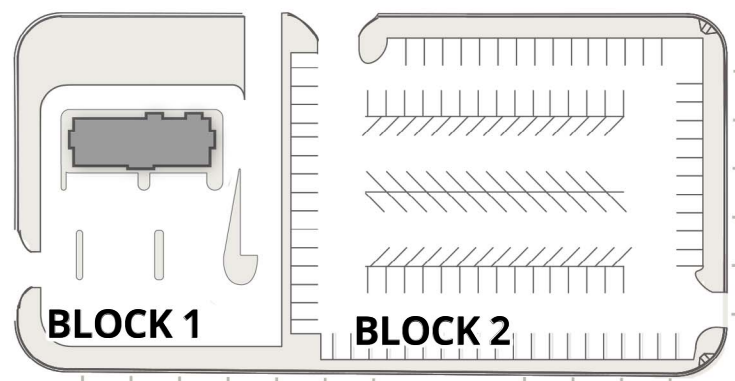


84,000 VPD

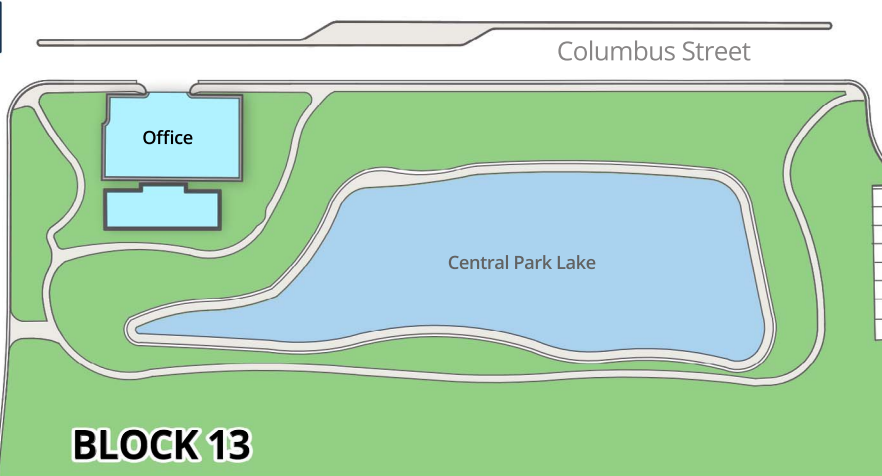
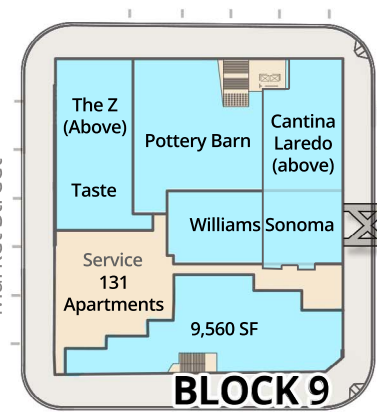
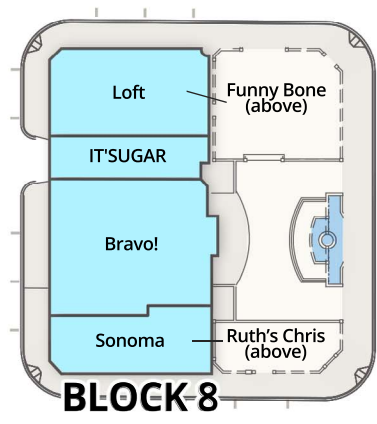
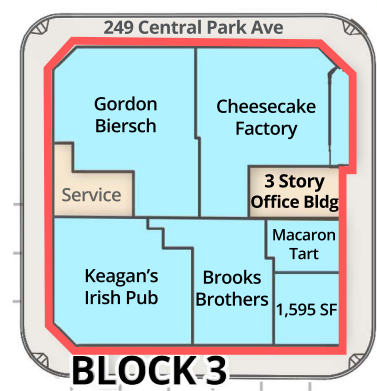
Independence Boulevard



264

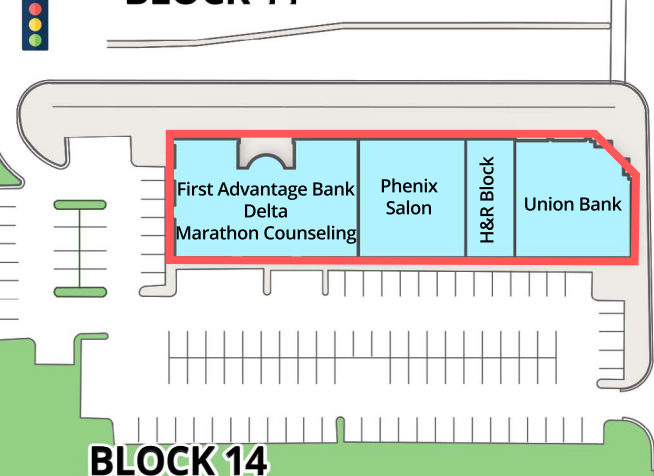
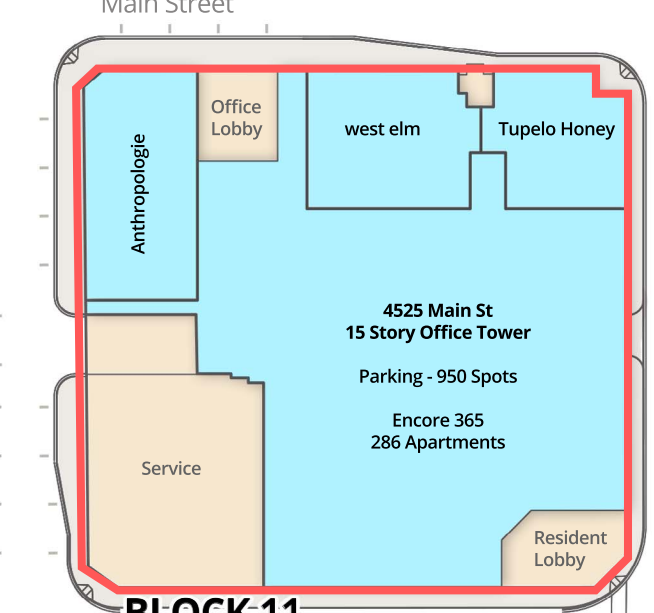
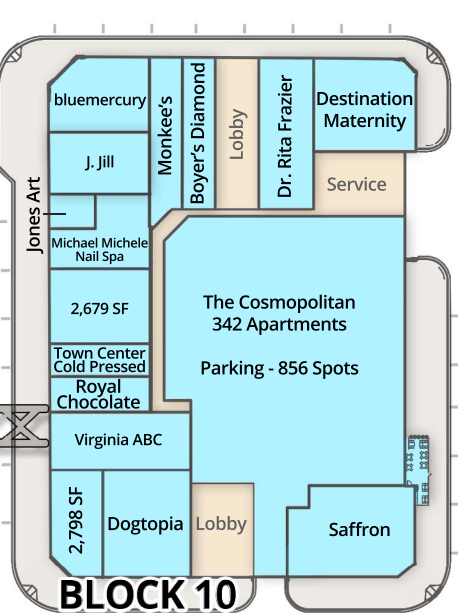
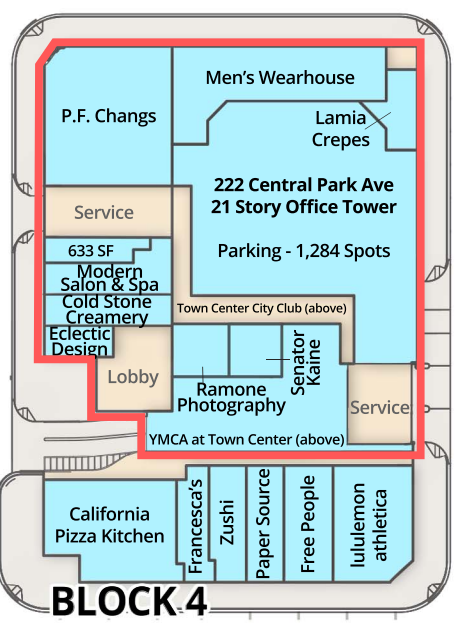


Central Park Avenue

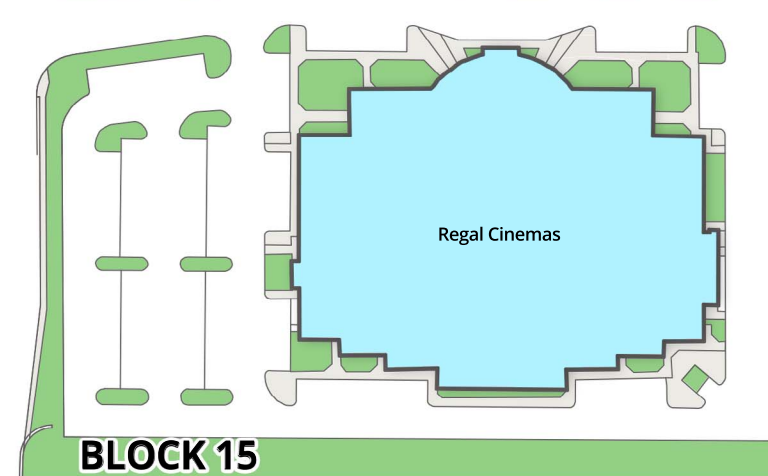
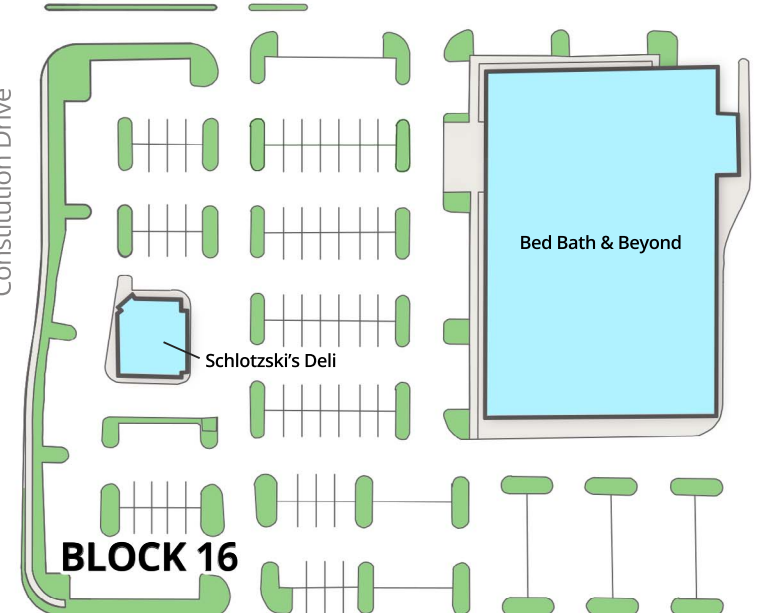
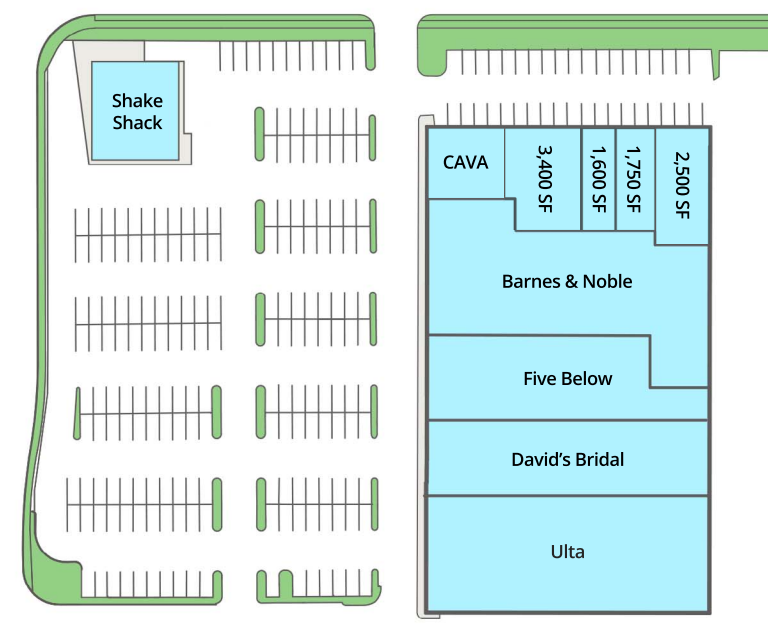


Virginia Beach Boulevard
55,000 VPD

Town Center Drive



Constitution Drive



Town Center Leasing Plan



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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 AMENITIES



Town Center Retailers



Town Center Restaurants



Other Surrounding Retailers

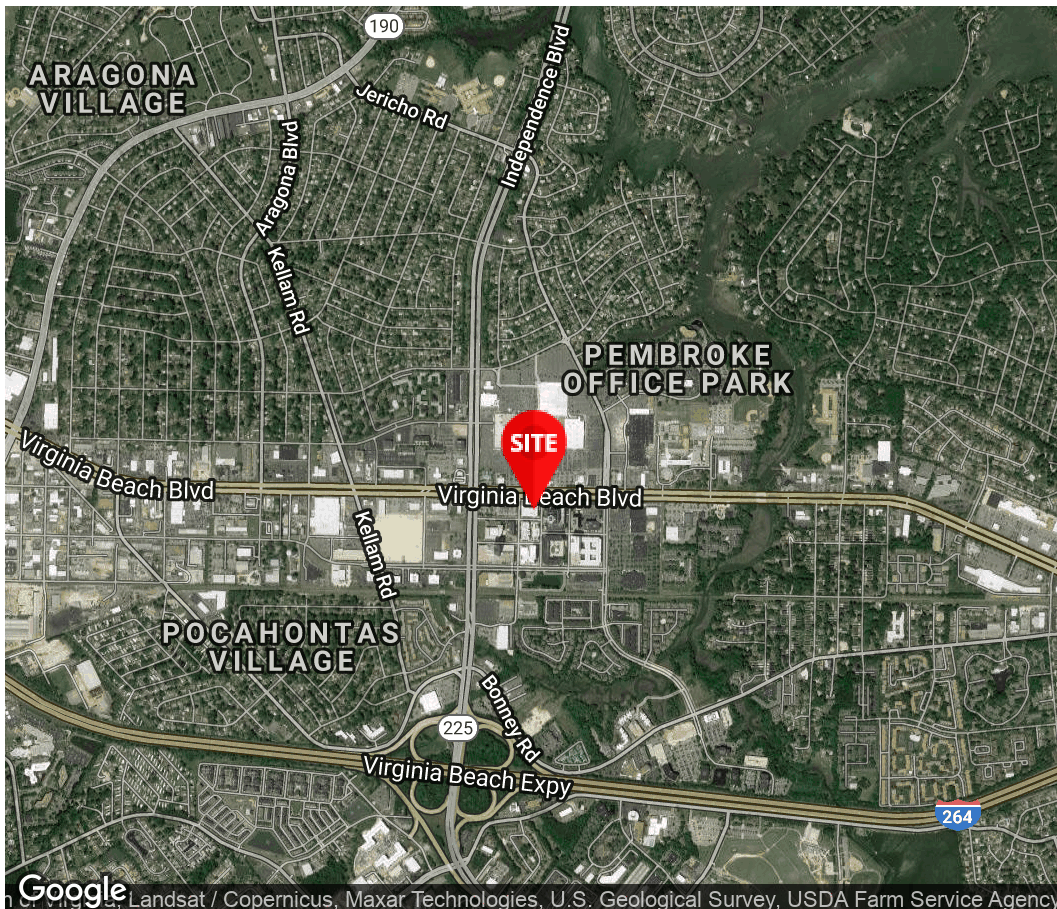




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