



OFFICE BUILDING FOR LEASE

TWO COLUMBUS CENTER

4500 MAIN STREET, VIRGINIA BEACH, VA 23462



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	2,000 - 5,000 SF
Lease Rate:	\$30.50 SF/yr (Full Service)
Building Size:	109,350 SF

AVAILABLE SPACES

SF

Suite 305	2,174 SF
Suite 315	2,000 - 5,000 SF

PROPERTY OVERVIEW

Two Columbus Center is located in The Town Center of Virginia Beach, in the central business district of Virginia Beach. Situated at the intersection of Constitution Drive and Main Street, the building is north of the Clark Nexsen Building.

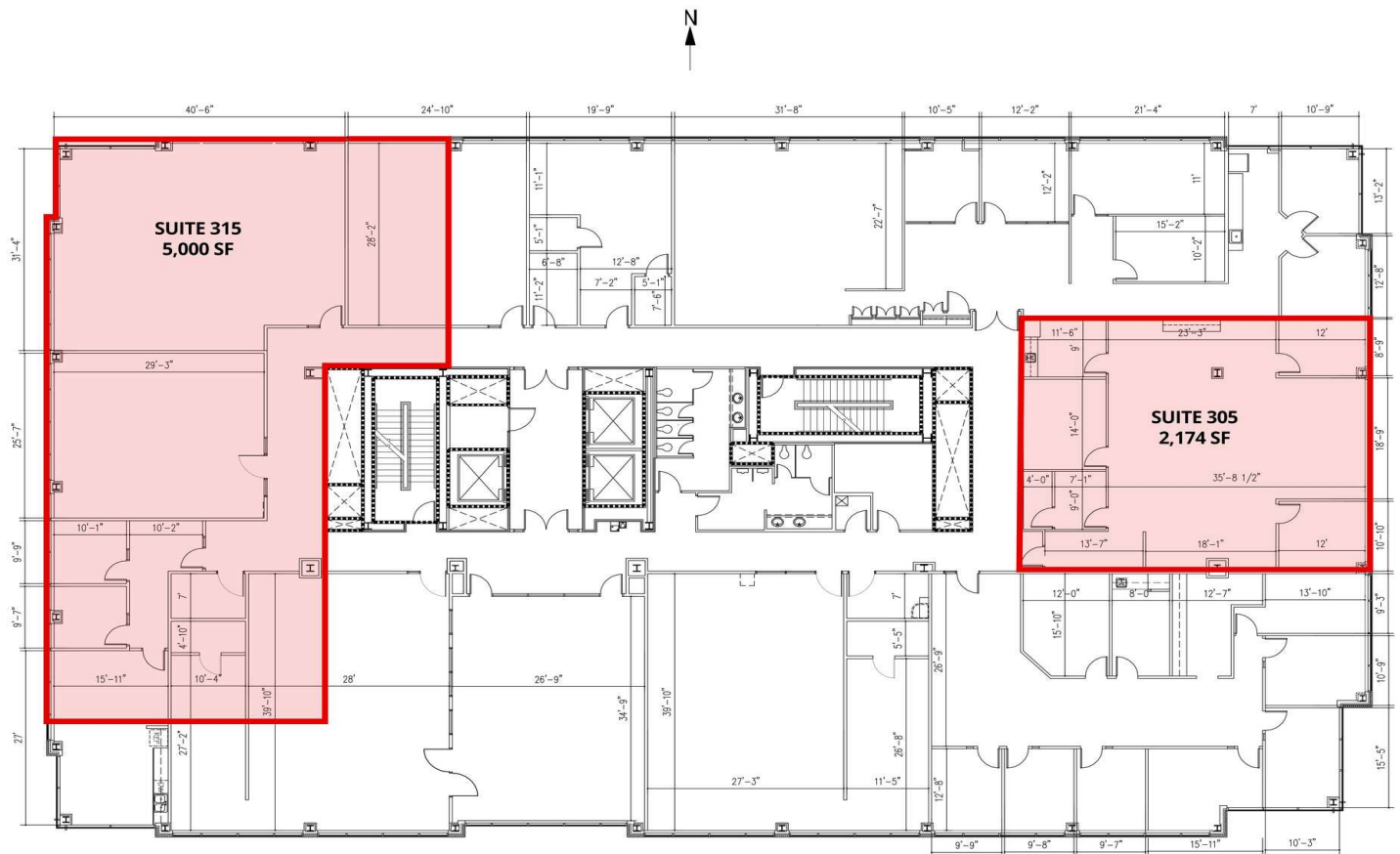
PROPERTY HIGHLIGHTS

- Building crown sign with full floor Lease
- First Floor consists of 13,577 square feet of retail space
- Free covered parking in adjacent parking garages

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THIRD FLOOR | 2,000 - 5,000 SF



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THIRD FLOOR | AVAILABLE SF // 3

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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 1,000,000 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 Pepper, 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, 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.



TWO COLUMBUS CENTER

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TOWN CENTER AMENITIES



Town Center Retailers & Restaurants



Town Center Entertainment

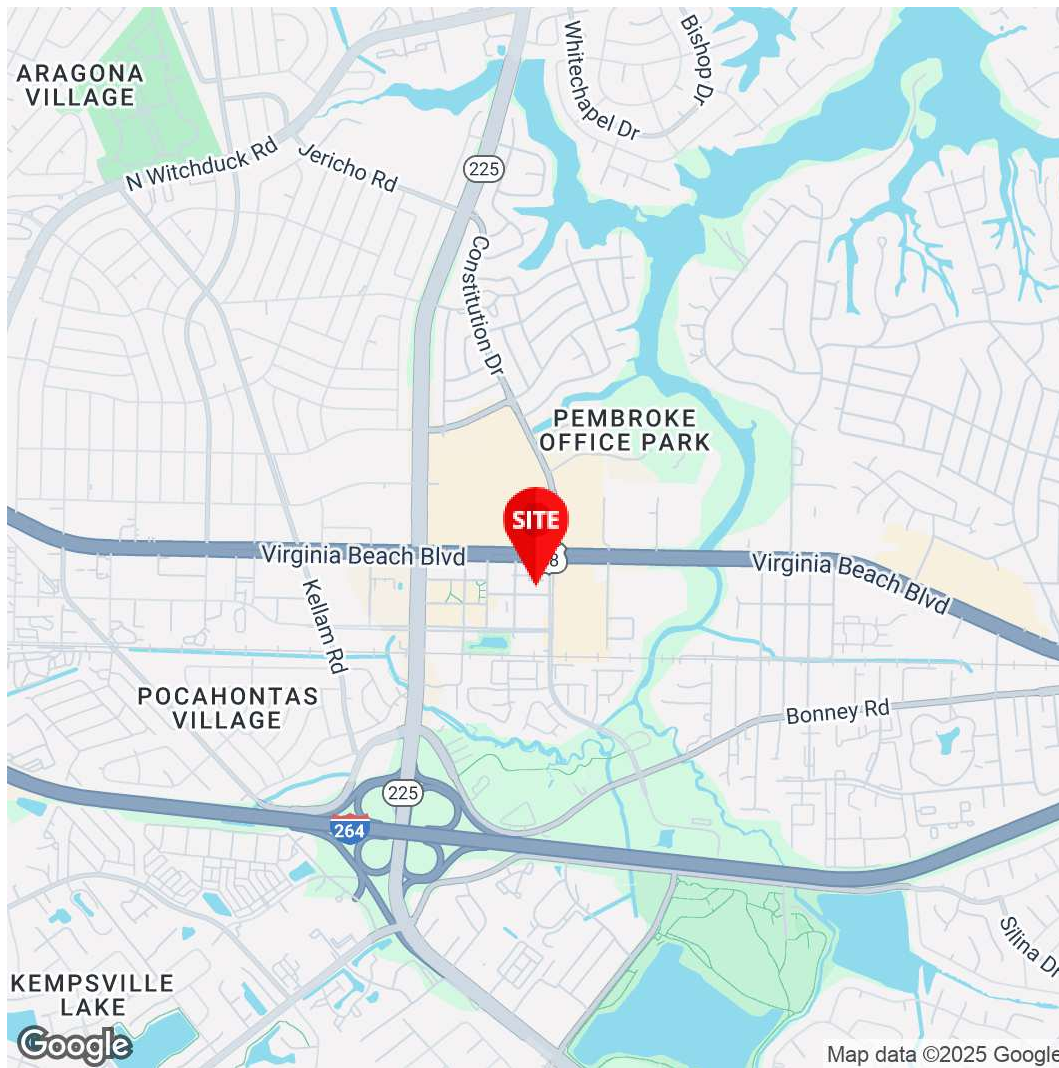


Town Center Offices



Other Surrounding Businesses

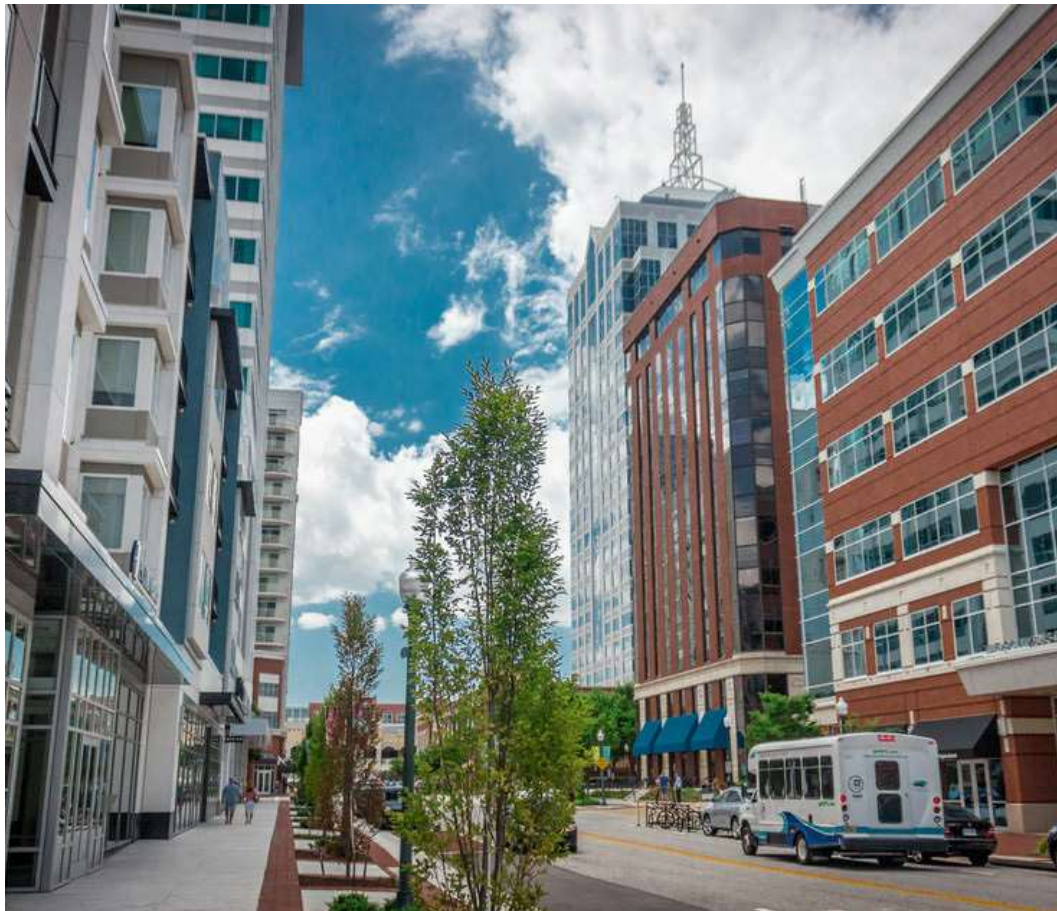




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