



**OFFICE BUILDING FOR LEASE**

# 249 CENTRAL PARK AVENUE

249 CENTRAL PARK AVENUE, VIRGINIA BEACH, VA 23462



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## PROPERTY SUMMARY



### OFFERING SUMMARY

<b>Lease Rate:</b>	\$27.00 SF/yr (Full Service)
<b>Available SF:</b>	3,843 SF
<b>Building Size:</b>	94,730 SF

### PROPERTY DESCRIPTION

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, Three Notch'd Brewing & Craft Kitchen, 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.

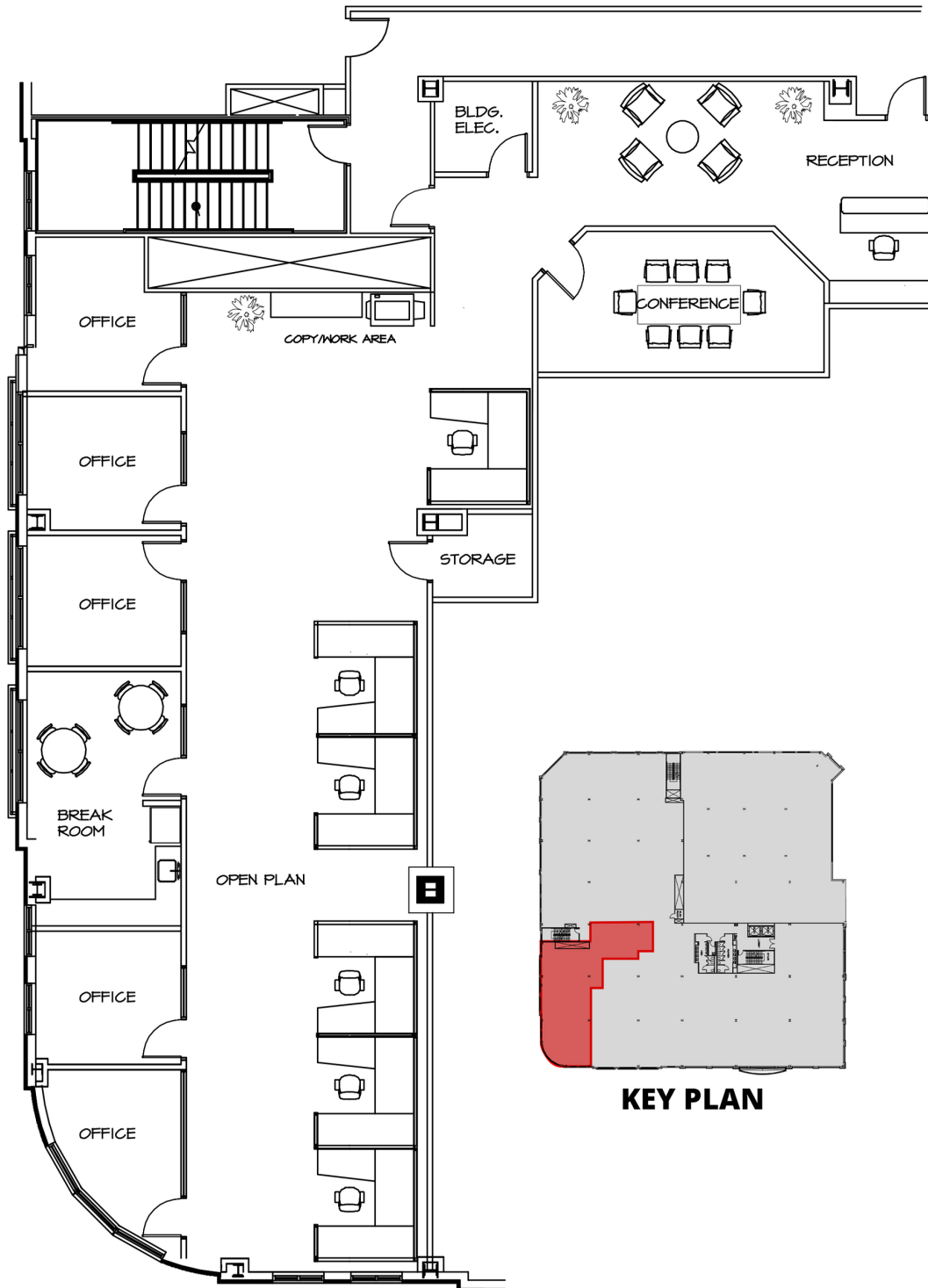
### PROPERTY HIGHLIGHTS

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

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SUITE 225 | 3,843 RSF



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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.



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## TOWN CENTER AMENITIES



### Town Center Retailers & Restaurants



### Town Center Entertainment

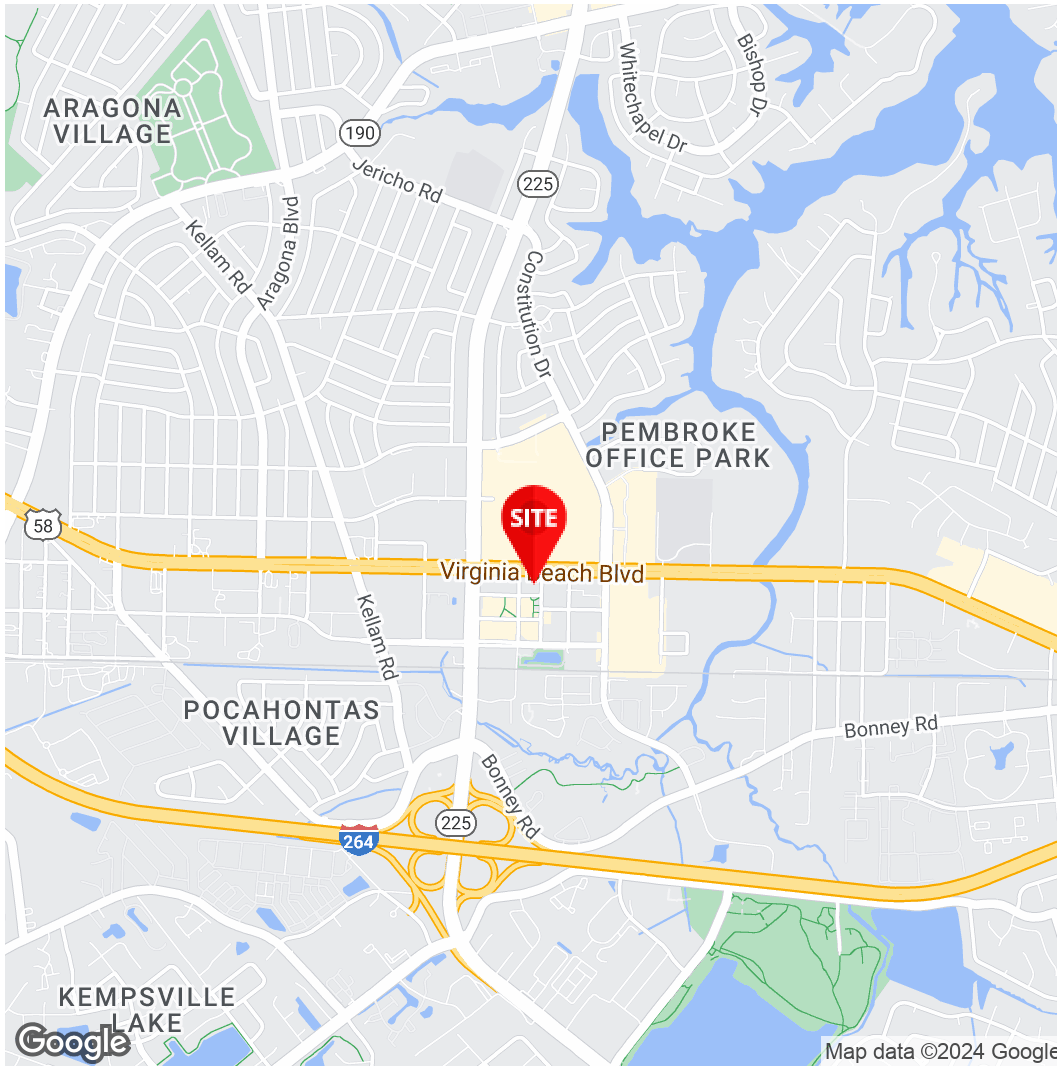


### Town Center Offices



### Other Surrounding Businesses





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