



PEMBROKE OFFICE PARK – BLDG 4

291 INDEPENDENCE BLVD

VIRGINIA BEACH, VA 23452



**CUSHMAN &
WAKEFIELD**

THALHIMER

FOUR PEMBROKE

291 Independence Boulevard
Virginia Beach, VA 23462

Property Features

Address:	291 Independence Boulevard Virginia Beach, VA 23462
Total SF:	65,686 SF
Available:	805 SF - 3,067 SF
Site Size:	±2.90 Acres
Year Built:	1971
Zoning:	CBC
Stories:	Five (5)
Parking:	200 surface spaces (3.04 per 1,000 SF)
TELCOM:	Cox / Verizon
Gas:	Virginia Natural Gas
Elevator:	Two (2)
Electric:	Dominion Power
Water/Sewer:	City of Virginia Beach
Lease Rate:	\$22.00 PSF, Full Service

Spaces Available

Suite 110	2,875 SF
Suite 219	1,947 SF
Suite 241	805 SF
Suite 515	3,067 SF (can be subdivided)
Suite 522	908 SF
Suite 532	2,494 SF

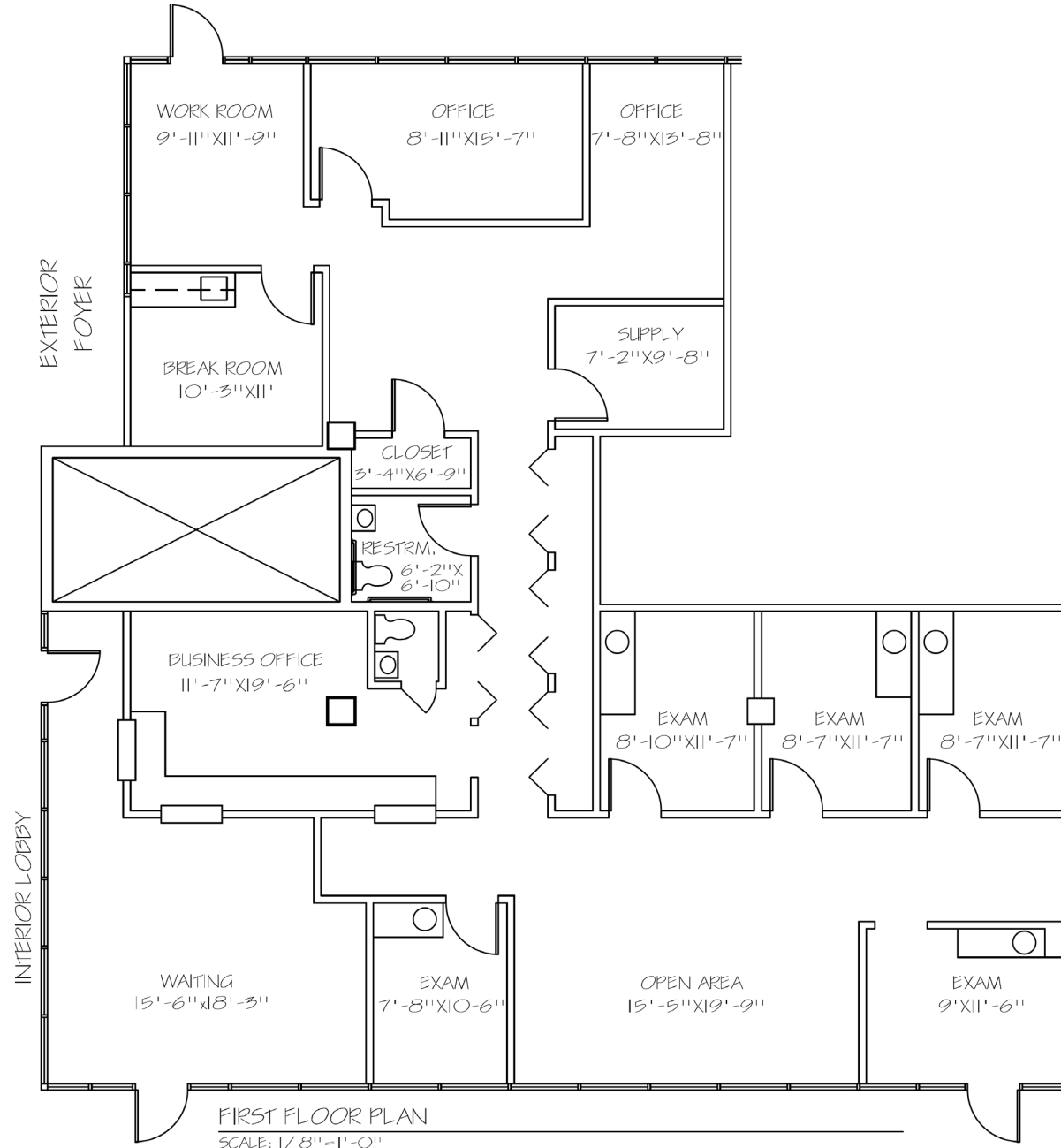


FOUR PEMBROKE

291 Independence Boulevard

Virginia Beach, VA 23462

SUITE 110
2,875 SF

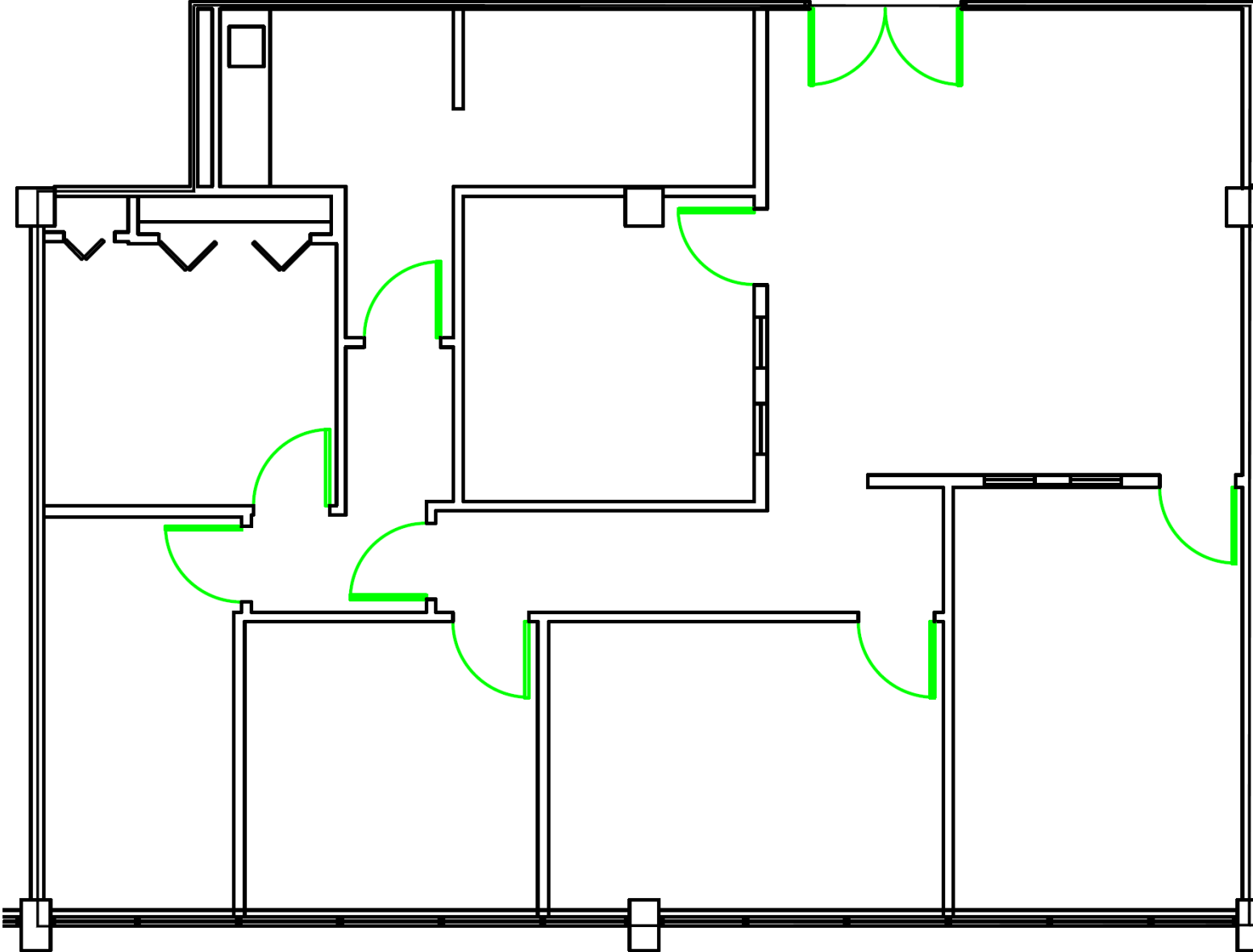


FOUR PEMBROKE

291 Independence Boulevard

Virginia Beach, VA 23462

SUITE 219
1,947 SF

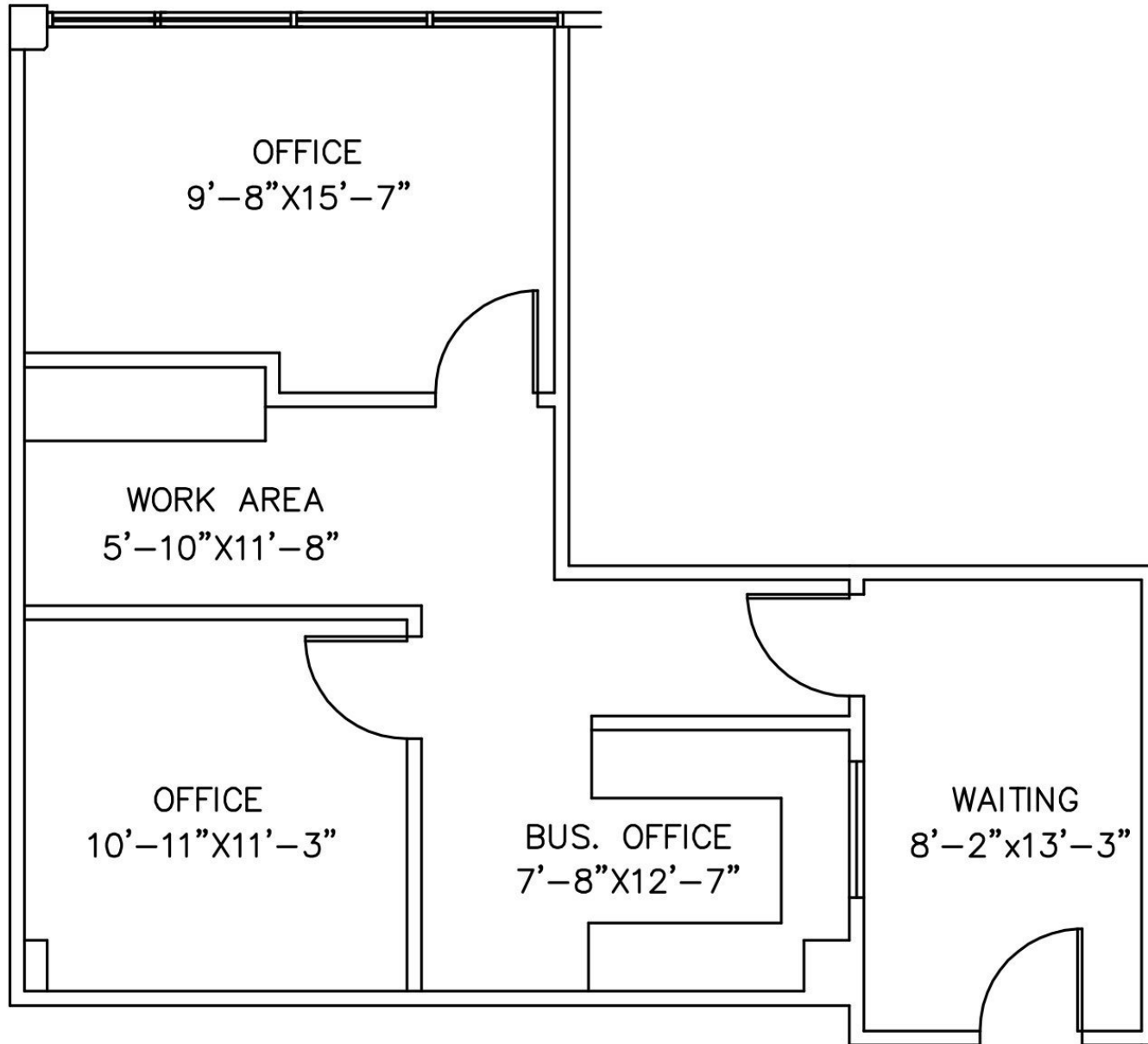


FOUR PEMBROKE

291 Independence Boulevard

Virginia Beach, VA 23462

SUITE 241
805 SF

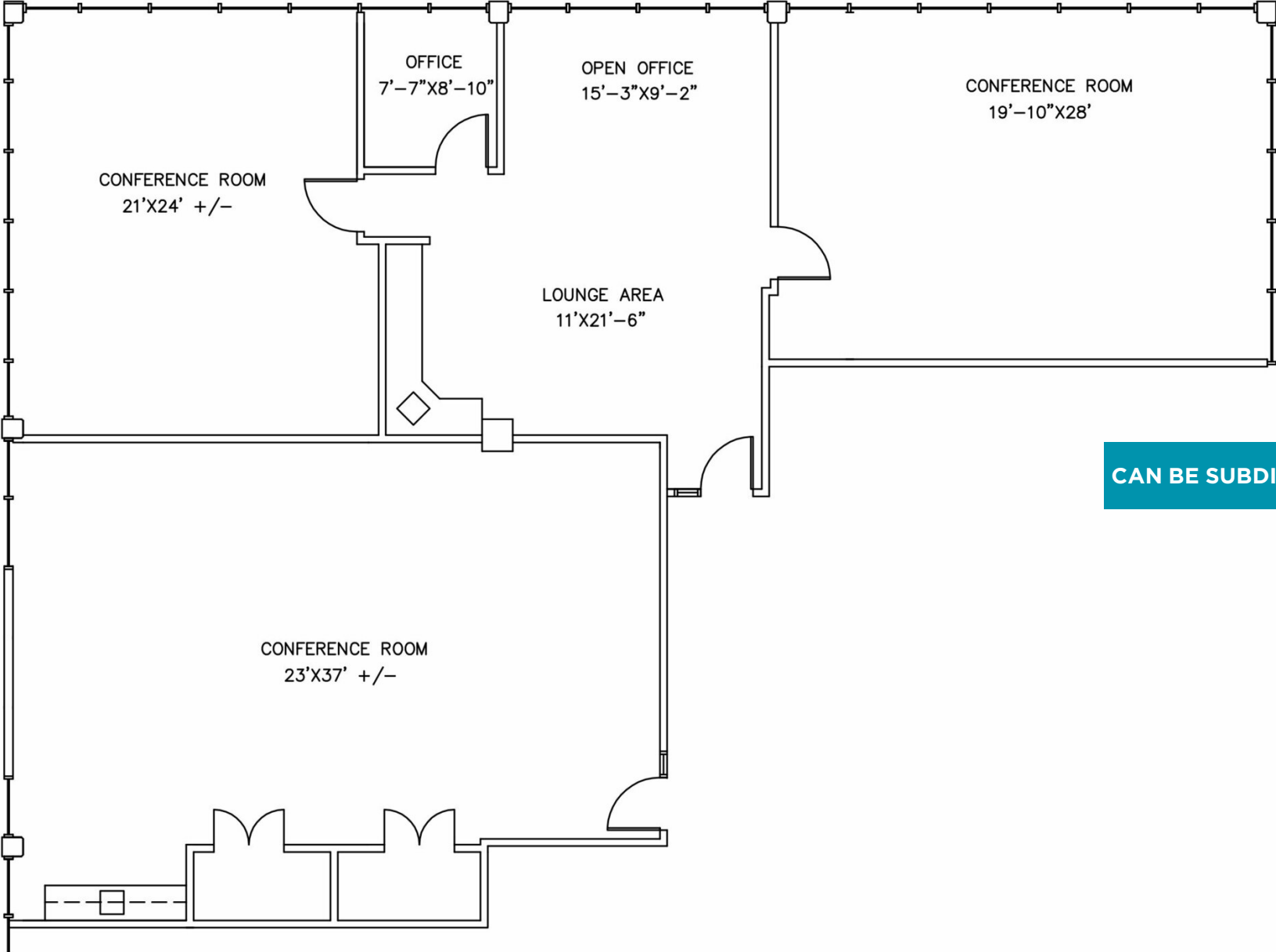


FOUR PEMBROKE

291 Independence Boulevard

Virginia Beach, VA 23462

SUITE 515
3,067 SF



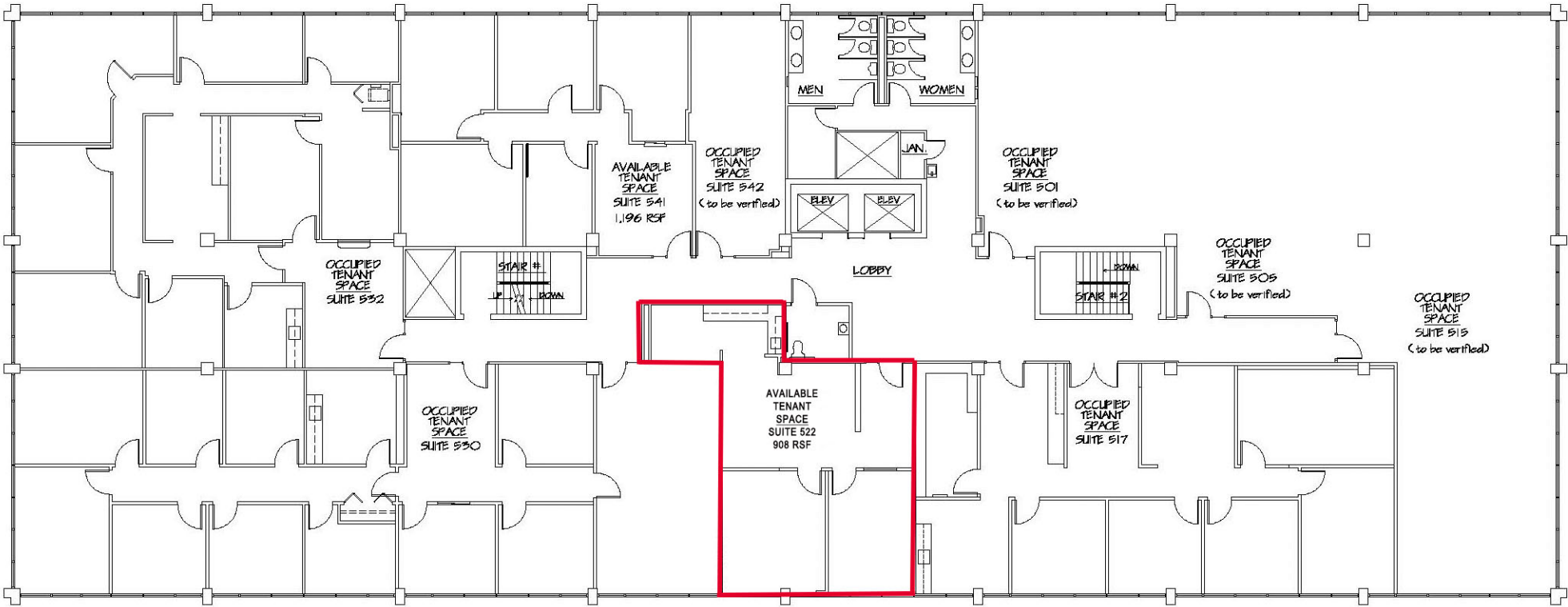
CAN BE SUBDIVIDED

FOUR PEMBROKE

291 Independence Boulevard

Virginia Beach, VA 23462

SUITE 522
908 SF

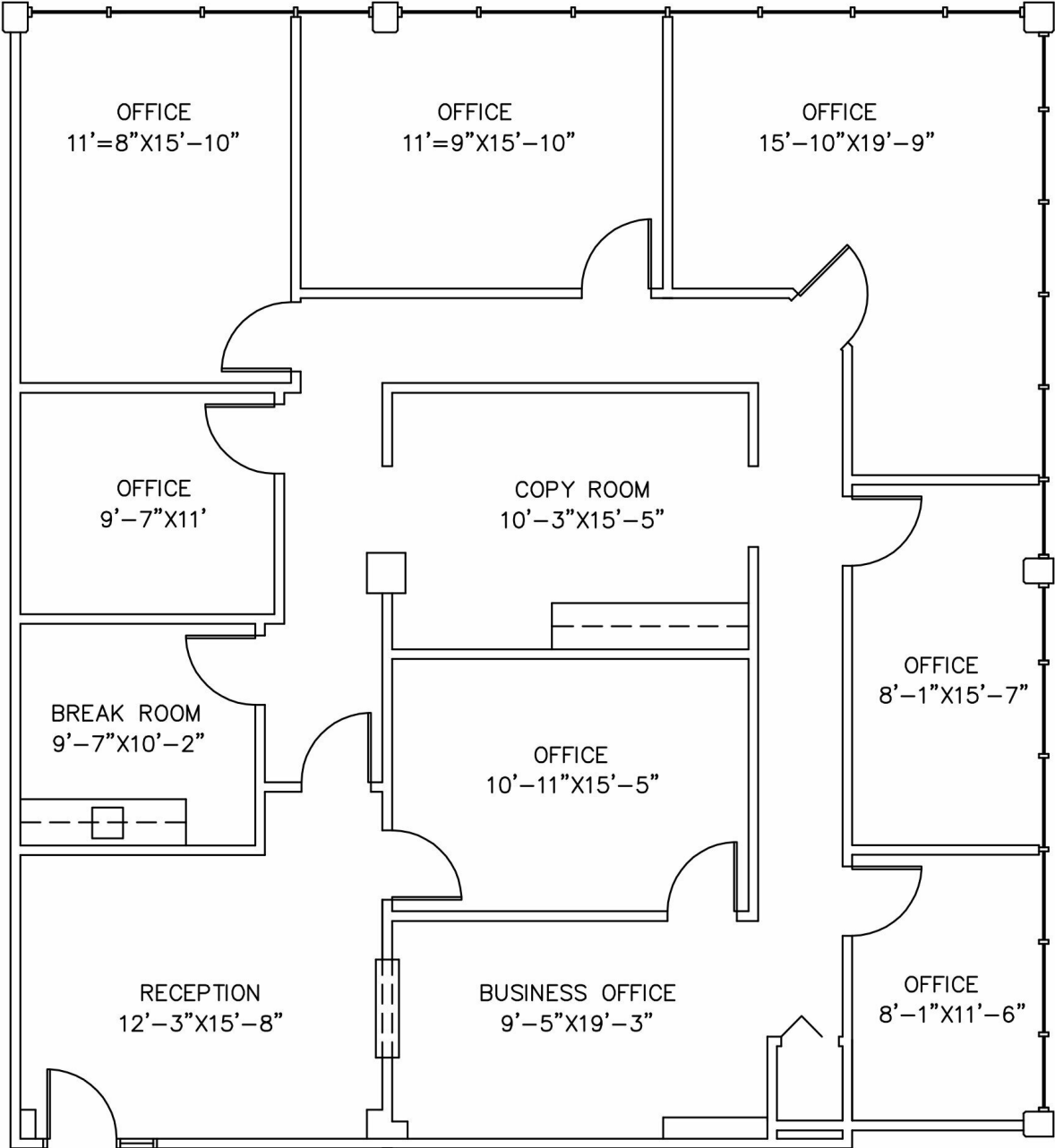


FOUR PEMBROKE

291 Independence Boulevard

Virginia Beach, VA 23462

SUITE 532
2,494SF



FOUR PEMBROKE

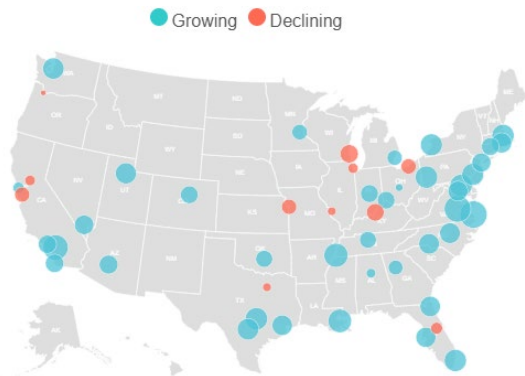
291 Independence Boulevard

Virginia Beach, VA 23462

Virginia Beach Overview

Virginia Beach is the largest city in Hampton Roads. Although it is mainly known for its boardwalk and oceanfront, the city offers much more than just the beach, including the Sportsplex, parks, museums, a variety of restaurants and shops, and a live music venue. Many people are also drawn to the city for the military and the Oceana Naval Air Station. Virginia Beach is an excellent mix between city life, because there is always something to do, and the suburbs, because it's an ideal location to raise a family.

Cities Where Millennials Are Moving



RANK	URBAN AREA	MILLENNIAL CHANGE 2010-2015 (%)	MILLENNIAL CHANGE 2010-2015 (#)
1	Virginia Beach-Norfolk-Newport News, VA	16.4%	7,034

Source: RCLCO



#1 BEST CITIES TO LIVE IN

- WalletHub

\$94.9

- Virginia Beach-Norfolk-Newport News GDP

20

- Healthiest and Fittest City in the U.S. (MensHealth)



FOR MORE INFORMATION, CONTACT:

NICOLE CAMPBELL
 Vice President
 757 499 0783
 nicole.campbell@thalhimer.com

ROB WRIGHT
 Senior Vice President
 757 499 2896
 rob.wright@thalhimer.com

Town Center of Virginia Beach
 222 Central Park Avenue, Suite 1500
 Virginia Beach, VA 23462
 thalhimer.com

Independently Owned and Operated / A Member of the Cushman & Wakefield Alliance

Cushman & Wakefield | Thalhimer © 2025. No warranty or representation, express or implied, is made to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). As applicable, we make no representation as to the condition of the property (or properties) in question.

