



**OFFICE BUILDING FOR LEASE**

## TWO COLUMBUS CENTER

4500 MAIN STREET, VIRGINIA BEACH, VA 23462



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## PROPERTY OVERVIEW



## OFFERING SUMMARY

<b>Available SF:</b>	2,174 - 4,864 SF
<b>Lease Rate:</b>	\$30,50 SF/yr (Full Service)
<b>Building Size:</b>	109,350 SF

## AVAILABLE SPACES **SF**

Suite 300	2,690 - 4,864 SF
Suite 305	2,174 - 4,864 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.

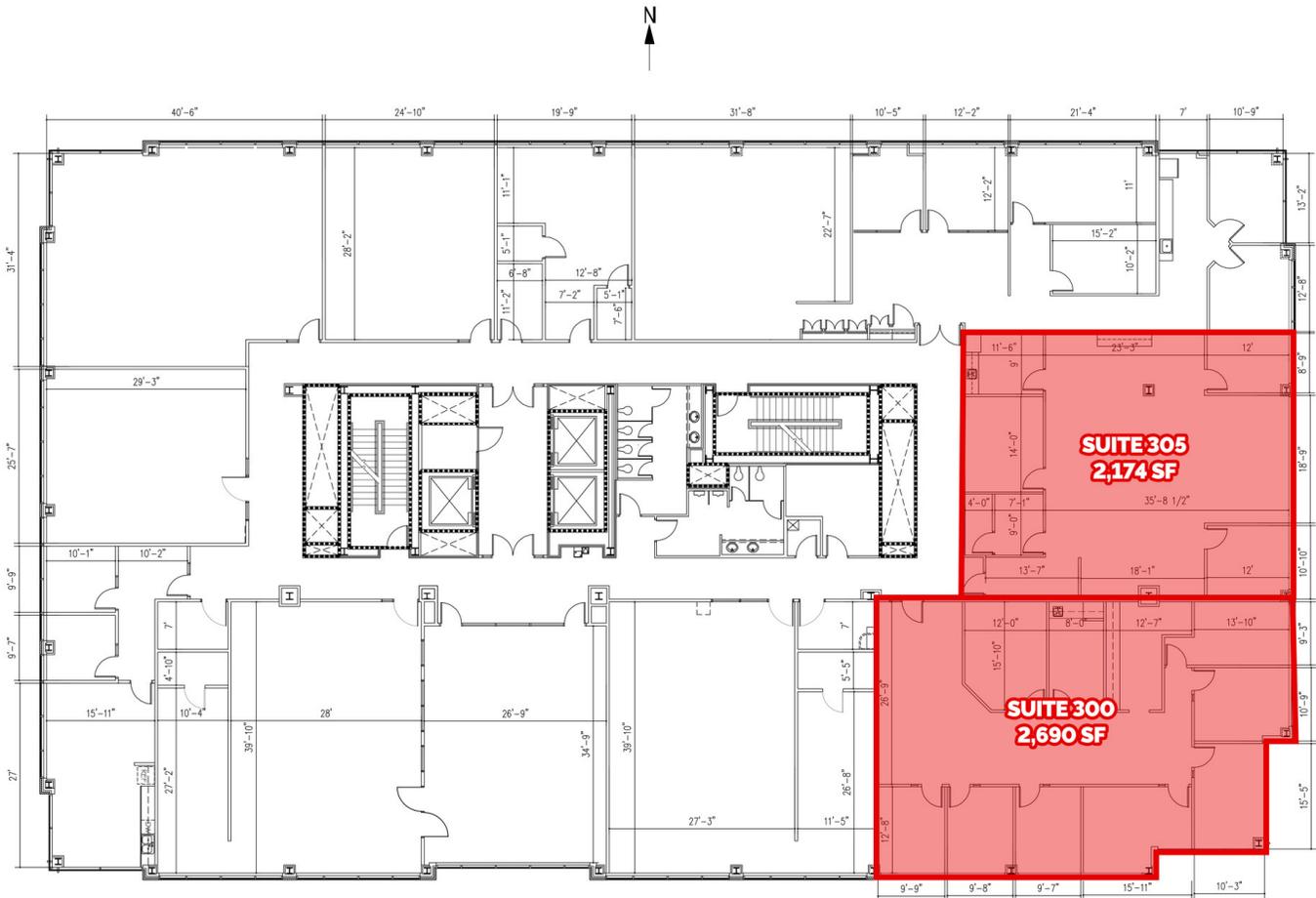
## PROPERTY HIGHLIGHTS

- 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 | 2,174 SF



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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 AH Realty Trust, HBA Architects, Troutman Pepper Locke, Clark Nexsen, Northwestern Mutual, Proctor & Gamble, HDR, Gather, Kimley-Horn, Atlantic Union Bank 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, 625,000 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

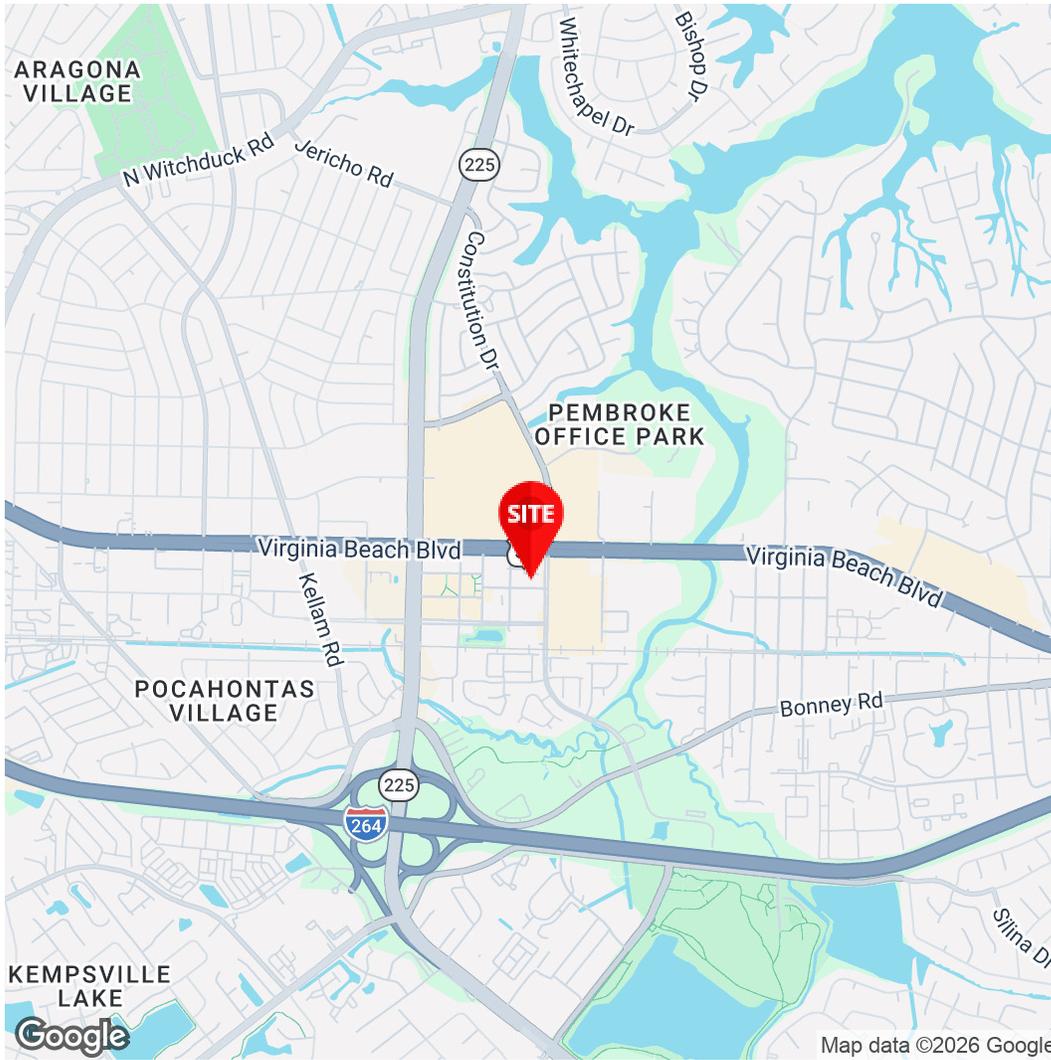


### Town Center Offices



### Other Surrounding Businesses





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