

FOR LEASE

 **S.L. NUSBAUM Realty Co.**
Since 1906.



PEMBROKE OFFICE PARK

291 - 297 INDEPENDENCE BOULEVARD
VIRGINIA BEACH, VA 23462

FOR MORE INFORMATION, PLEASE CONTACT:

STEPHANIE SANKER, CCIM, SIOR
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SAM RAPOPORT
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C. 757.617.8421
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PROPERTY SUMMARY

291 - 297 INDEPENDENCE BOULEVARD, VIRGINIA BEACH, VA 23462



OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (Net of Janitorial)
Building Size:	167,660 SF
Available SF:	528 - 11,007 SF

PROPERTY OVERVIEW

167,660 square feet of multi-tenant office space located in Virginia Beach Town Center, across the street from Pembroke Mall. Walking distance to banking, restaurants, and retail. 137-room Hyatt Place Hotel adjacent to property. Easy access to I-264 at Independence Boulevard. 15-minute drive to Downtown Norfolk, the Oceanfront, and Greenbrier.

PROPERTY HIGHLIGHTS

- Significant capital improvements recently completed and planned.
- Fully equipped workout facility available for tenant use.
- Updated building conference room.

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AVAILABLE SPACE

291 - 297 INDEPENDENCE BOULEVARD, VIRGINIA BEACH, VA 23462



PEMBROKE FOUR -- 291 INDEPENDENCE BOULEVARD

SUITE	SIZE	RATE
Suite 128	1,678 SF	\$22.00 PSF, Net Janitorial
Suite 225	1,346 SF	\$22.00 PSF, Net Janitorial
Suite 240	2,882 SF	\$22.00 PSF, Net Janitorial
Suite 241	805 SF	\$22.00 PSF, Net Janitorial
Suite 400	3,213 SF	\$22.00 PSF, Net Janitorial
Suite 438	1,388 SF	\$22.00 PSF, Net Janitorial
Suite 440	1,346 SF	\$22.00 PSF, Net Janitorial
Suite 525	528 SF	\$22.00 PSF, Net Janitorial
Suite 530	2,415 SF	\$22.00 PSF, Net Janitorial
Suite 541	1,239 SF	\$22.00 PSF, Net Janitorial

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PEMBROKE FIVE -- 293 INDEPENDENCE BOULEVARD

Suite 108	2,890 SF	\$22.00 PSF, Net Janitorial
Suite 109	2,107 SF	\$22.00 PSF, Net Janitorial
Suite 118	1,279 SF	\$22.00 PSF, Net Janitorial
Suite 128	1,996 SF	\$22.00 PSF, Net Janitorial
Suite 225	2,749 SF	\$22.00 PSF, Net Janitorial
Suite 318	1,875 SF	\$22.00 PSF, Net Janitorial
Suite 320	1,377 SF	\$22.00 PSF, Net Janitorial
Suite 330	2,313 SF	\$22.00 PSF, Net Janitorial



PEMBROKE SIX -- 297 INDEPENDENCE BOULEVARD

Entire 5th Floor	11,007 SF	\$22.00 PSF, Net Janitorial
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SITE PLAN

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RETAILER MAP

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S.L. NUSBAUM REALTY CO. | 1700 WELLS FARGO CENTER, 440 MONTICELLO AVENUE, NORFOLK, VA 23510 | 757.627.8611 | SLNUSBAUM.COM

RETAILER MAP | 6

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ADDITIONAL PHOTOS

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ADDITIONAL PHOTOS | 7

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ADDITIONAL PHOTOS | 8

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AERIAL PHOTO

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AERIAL PHOTO | 9

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LOCATION MAP

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LOCATION MAP | 11

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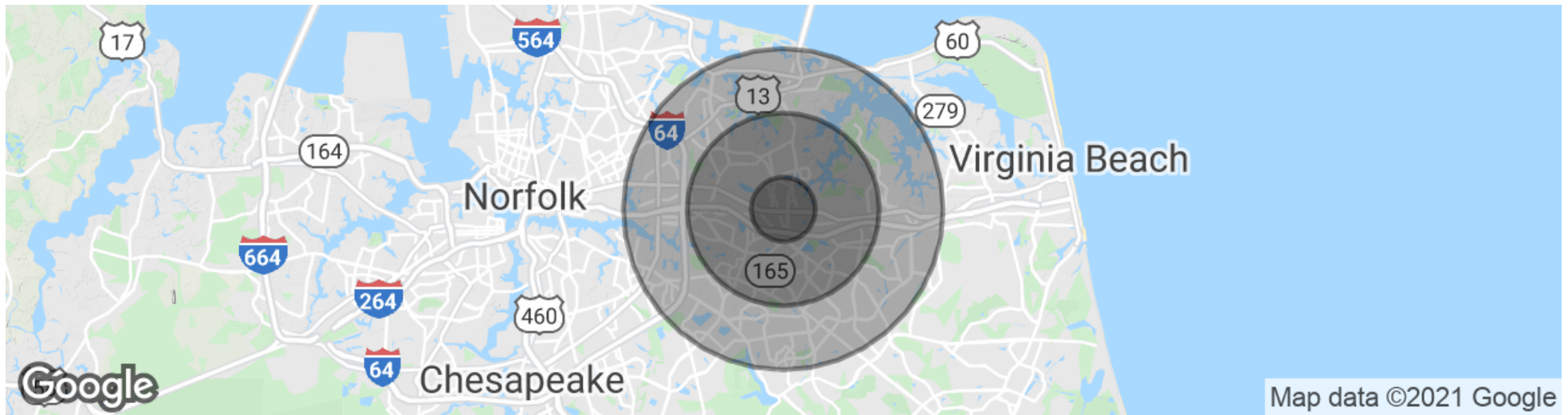
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DEMOGRAPHICS MAP & REPORT



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,940	116,068	300,054
Average Age	33.9	36.1	35.6
Average Age (Male)	33.8	35.3	34.4
Average Age (Female)	33.7	37.4	36.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,710	46,153	114,336
# Of Persons Per HH	2.4	2.5	2.6
Average HH Income	\$60,007	\$70,674	\$73,827
Average House Value	\$232,886	\$281,415	\$285,251

* Demographic data derived from 2010 US Census

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