



**OFFICE BUILDING FOR LEASE**

# ARMADA HOFFLER TOWER

222 CENTRAL PARK AVENUE, VIRGINIA BEACH, VA 23462



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## PROPERTY OVERVIEW



### OFFERING SUMMARY

<b>Available SF:</b>	2,153 - 3,482 SF
<b>Lease Rate:</b>	\$33.00 SF/yr (Full Service)
<b>Building Size:</b>	327,123 SF

### AVAILABLE SPACES **SF**

18th Floor	2,153 SF
19th Floor	3,482 SF

### PROPERTY OVERVIEW

Armada Hoffler Tower is a twenty-one story Class A office building, including 9 floors of 850 free structured parking spaces, located in The Town Center of Virginia Beach.

The Town Center of Virginia Beach is a "main street" mixed-use city center, comprised of premium Class A office space, upscale retail stores, restaurants, two hotels and high-end apartments, in Virginia Beach's Central Business District. It's centrally located and close to Interstate 264 access.

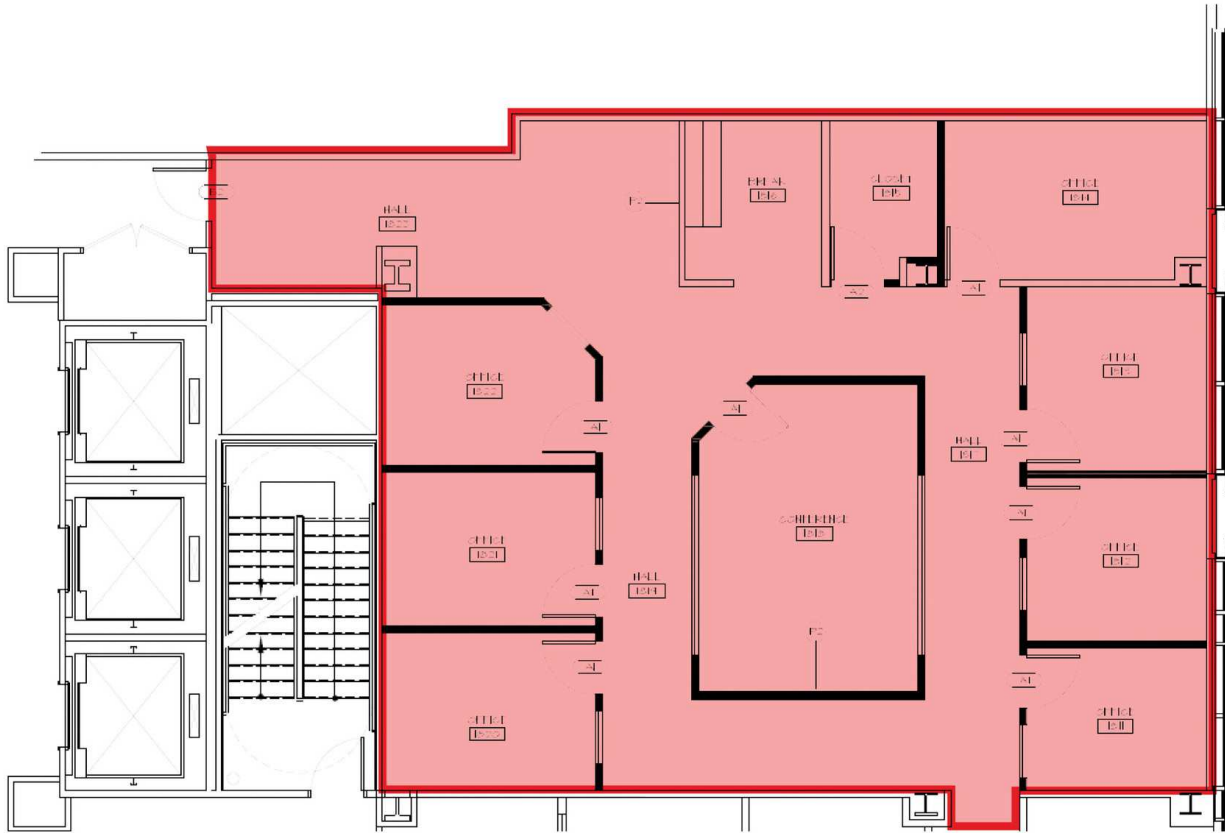
### PROPERTY HIGHLIGHTS

- 21-story, Class A, brick and glass office building including structured parking
- Located in The Town Center of Virginia Beach
- Parking available in the attached garage

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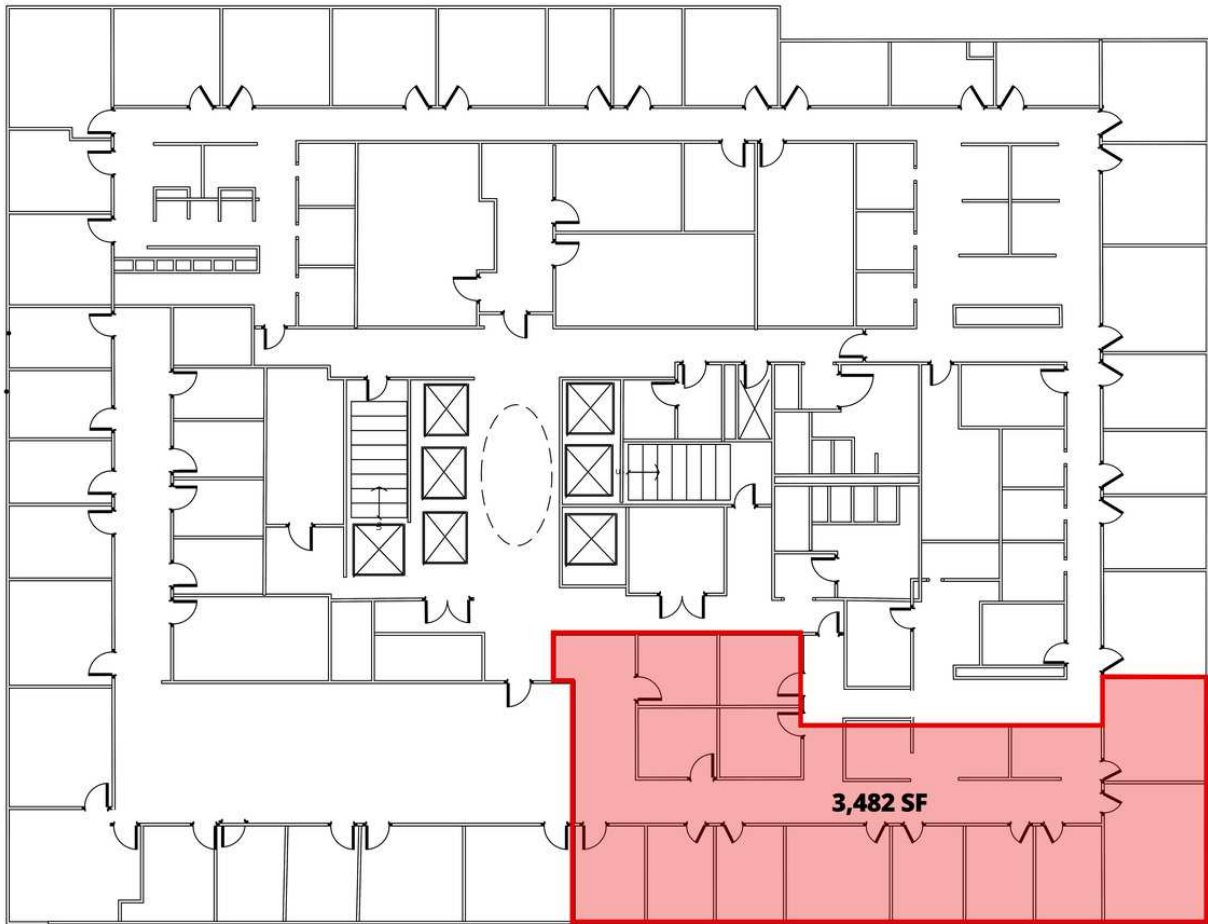
18TH FLOOR | 2,153 SF



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19TH FLOOR | 3,482 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 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

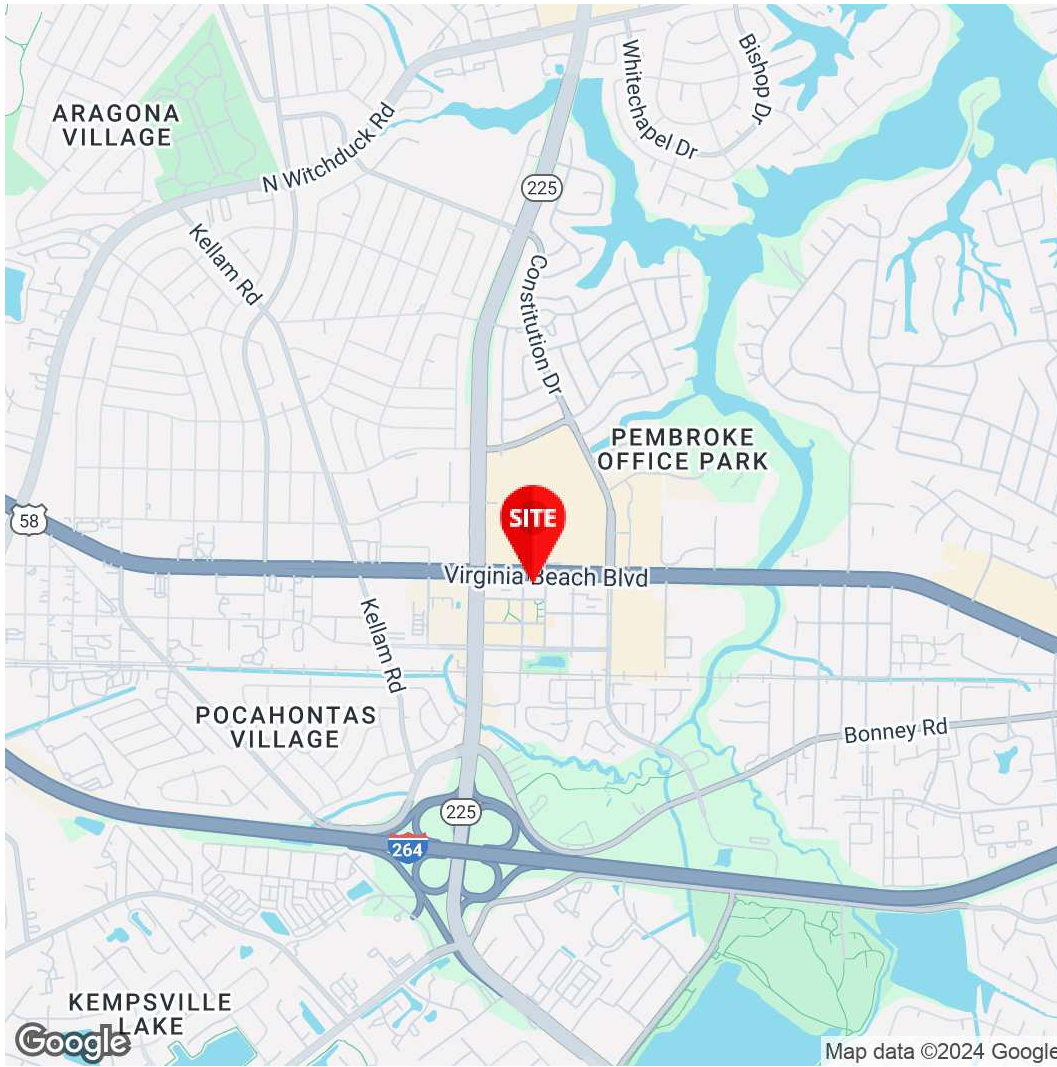


### Town Center Offices



### Other Surrounding Businesses





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