



**FOR SALE**

**1909 Cypress Avenue**  
Virginia Beach, VA

**Pat Mugler**

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150 West Main Street  
Suite 1100  
Norfolk, VA 23510  
P: +1 757 490 3300

# Features

- ± 10,000 SF two-story office building
- Built in 1999 on a 0.6 AC lot
- Prime location in the heart of the ViBe District
- 29 parking spaces available
- Building comes partially furnished – several furnished conference rooms, desks in all private offices, and modular office equipment in reception area
- Less than one block to I-264
- Sale Price: \$2,990,000

**1909 Cypress Avenue** is a well built, 10,000 SF, two story office building located in the ViBe district at the Virginia Beach Oceanfront.

Built with high quality brick and glass materials, this rare purchase opportunity offers buyers the chance to own and occupy office space within walking distance to a host of existing and soon to come amenities.

Just six blocks from the Oceanfront and seconds to Interstate 264, the building is located in a prime location. With construction underway for the new Atlantic Park, a mixed use development just a couple blocks away and offering retail, restaurants, apartments, and a live entertainment venue, the submarket is poised to see continued growth.



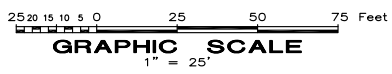
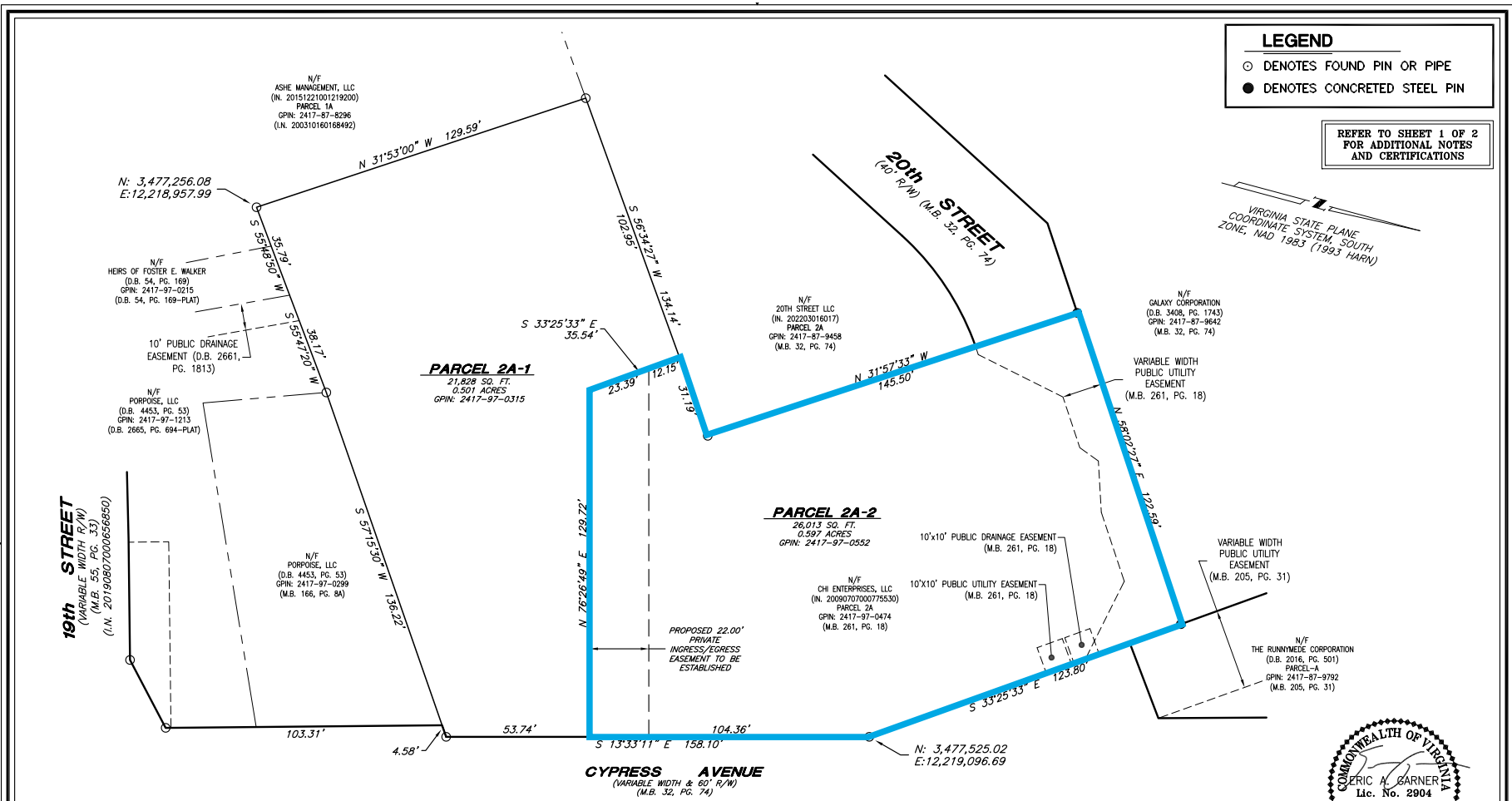
# Site Plan

**LEGEND**

- DENOTES FOUND PIN OR PIPE
- DENOTES CONCRETED STEEL PIN

REFER TO SHEET 1 OF 2 FOR ADDITIONAL NOTES AND CERTIFICATIONS

VIRGINIA STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 1983 (1993 HARN)



TECH: EG  
JOB: 22-0276 DWG: 22-0276\_Plat.dwg  
REF: C-1191  
FB/P: 22-0276\_1909 CYPRESS AVE-RESUB

THE UNDERSIGNED CERTIFY THAT THE SUBDIVISION AS IT APPEARS ON THIS PLAT CONFORMS TO THE APPLICABLE REGULATIONS RELATING TO THE SUBDIVISION OF LAND AND IS ACCORDINGLY APPROVED. BY SUCH APPROVAL, THE UNDERSIGNED DO NOT CERTIFY AS TO THE CORRECTNESS OF THE BOUNDARY, STREET OR OTHER LINES SHOWN ON THIS PLAT. EXISTING PUBLIC RIGHTS-OF-WAY, EASEMENTS, OR OTHER PUBLIC INTERESTS NOT SHOWN ON THIS PLAT REMAIN IN EFFECT AND ARE NOT TERMINATED OR EXTINGUISHED BY OMISSION FROM THIS PLAT.

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
PLANNING DIRECTOR, CITY OF VIRGINIA BEACH, VIRGINIA

APPROVED: \_\_\_\_\_ DATE \_\_\_\_\_  
DIRECTOR OF PUBLIC WORKS, CITY OF VIRGINIA BEACH, VIRGINIA

**SHEET 2 OF 2**

SUBDIVISION OF  
**PARCEL 2A**  
RESUBDIVISION OF PROPERTY OF PARCEL 2 (M.B. 247, P. 59)  
& LOTS 14 & 15 AND CLOSED PORTION OF 20th STREET  
**CYPRESS TERRACE**  
(M.B. 261, PGS. 18-19)

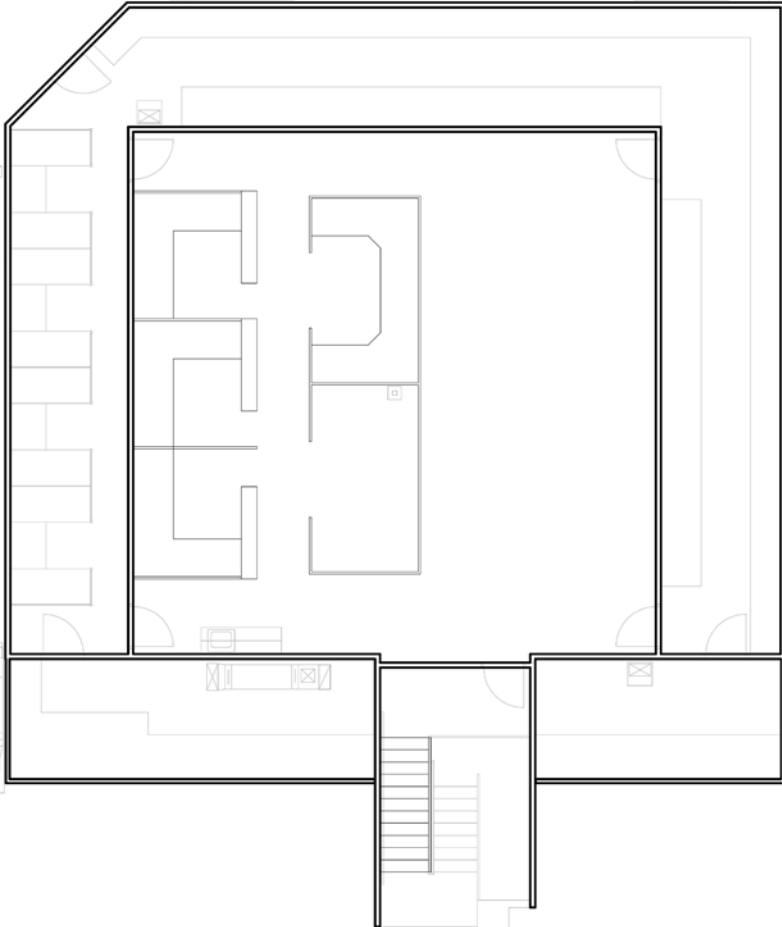
VIRGINIA BEACH, VIRGINIA    OCTOBER 25, 2022

# Floor Plans

First Floor



Second Floor



# Interior Photos



# Aerial Photos

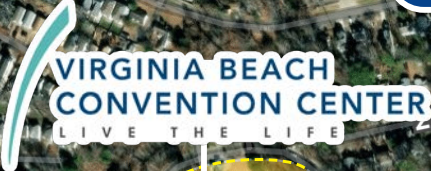


# Location Map



Atlantic Ocean

Virginia Beach Boardwalk



INTERSTATE 264



VIRGINIA BEACH SPORTS CENTER

Virginia Beach Blvd

Holly Rd

26th St

Barberton Dr

VIRGINIA BEACH CONVENTION CENTER  
LIVE THE LIFE

23rd St

22nd Half St

22nd St

21st St

19th St

18th St

16th St

15th St

CREATIVE DISTRICT

Baltic Ave

Arctic Ave

20th St

19th St

18th St

16th St

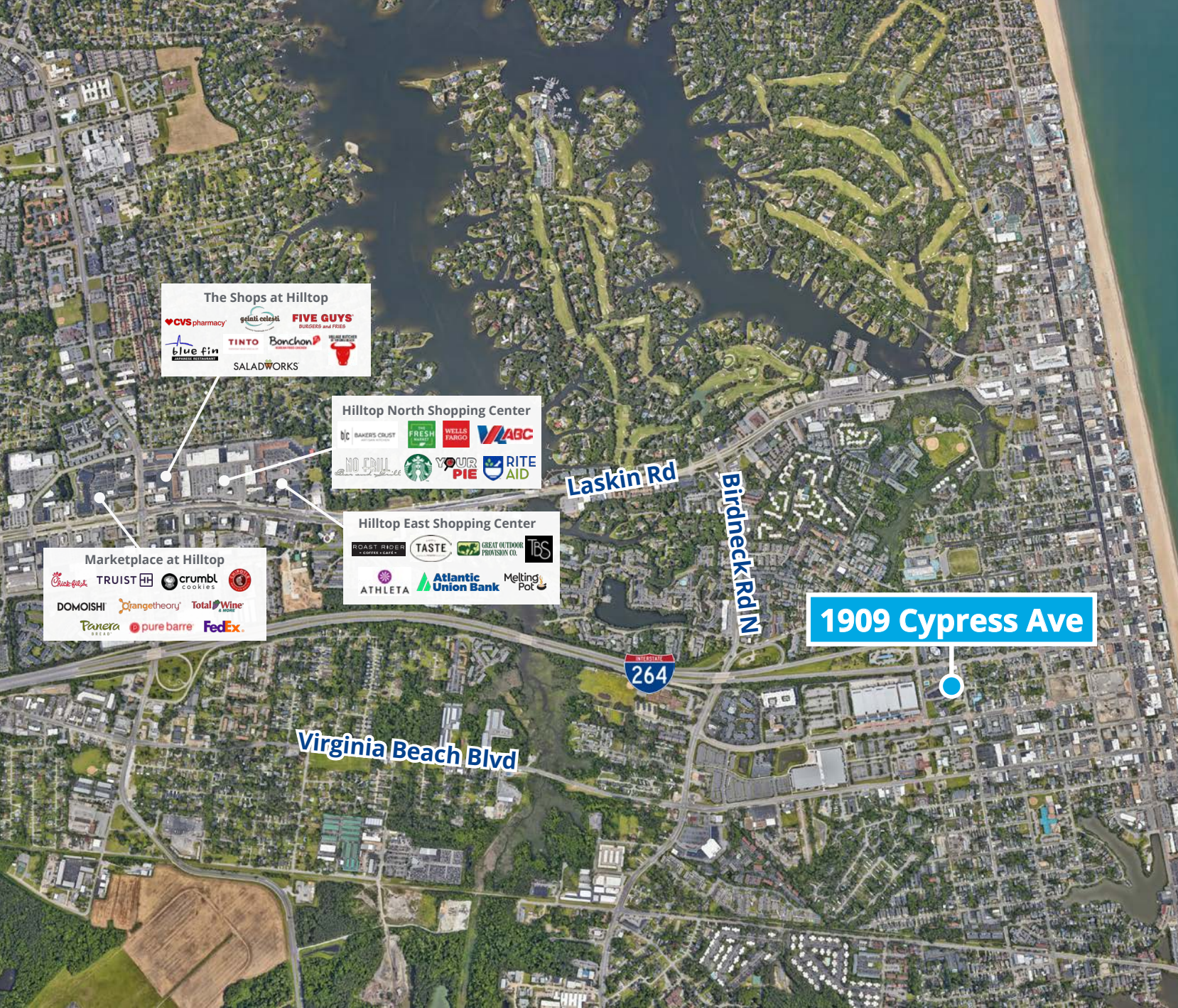
Atlantic Ave



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**The Shops at Hilltop**

CVS pharmacy    gelati estate    FIVE GUYS BURGERS AND FRIES  
blue fin    TINTO    Bonchon    SALADWORKS

**Hilltop North Shopping Center**

BAKER'S CRUST    FRESH    WELLS FARGO    ABC  
NO CALL    STARBUCKS    YOUR PIE    RITE AID

**Hilltop East Shopping Center**

ROAST RIDER    TASTE    GREAT OUTDOOR PROVISION CO.    TBS  
ATHLETA    Atlantic Union Bank    Melting Pot

**Marketplace at Hilltop**

Chick-fil-A    TRUIST    crumbl cookies    DOMOISHI    Orangetheory    Total Wine    Panera    pure barre    FedEx

**1909 Cypress Ave**

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