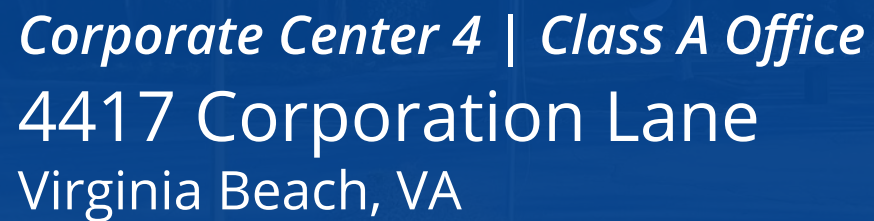


The Colliers logo is located in the top right corner. It consists of the word "Colliers" in a white serif font, set against a dark blue rectangular background with a thin yellow and red horizontal stripe at the bottom.The text "FOR LEASE" is displayed in a white, bold, sans-serif font within a light blue rectangular box on the left side of the image.The text "Corporate Center 4 | Class A Office" is written in a white, italicized, sans-serif font. Below it, "4417 Corporation Lane" and "Virginia Beach, VA" are written in a white, bold, sans-serif font. This text is overlaid on a dark blue rectangular background.

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Features

- ± 79,195 SF, five-story, Class A office building
- Prime location approximately 1/2 mile from Virginia Beach Town Center and walking distance to multiple restaurants
- Prominent building signage and monument signage opportunities available
- Under new, local ownership with interior renovations recently completed to lobby, common areas, and lighting
- Expansive window lines with scenic views of Thalia Creek and Town Center
- Lease Rate: \$23.50 PSF, Full Service

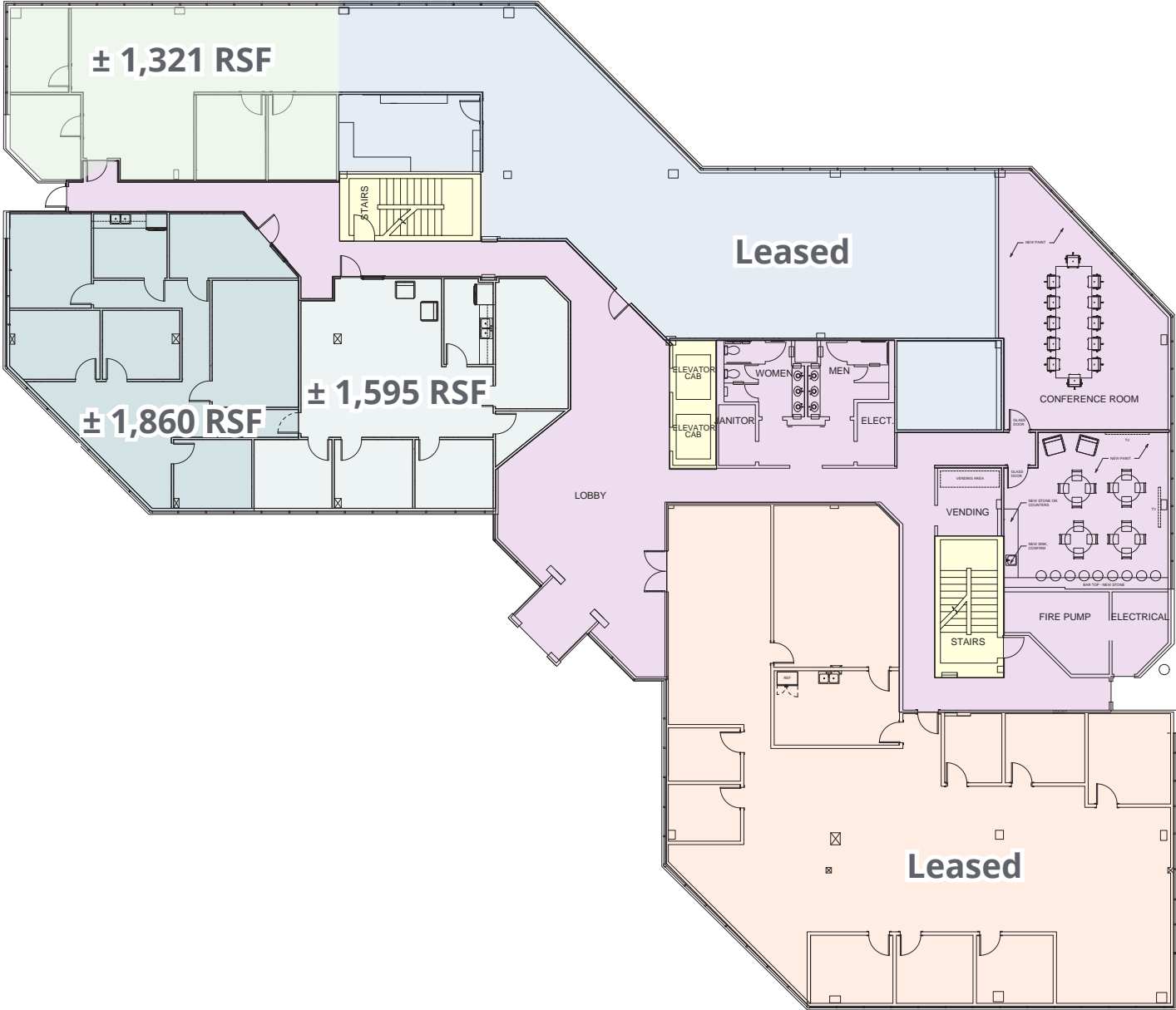
Corporate Center 4 is a recently renovated, ± 79,195 square foot, Class A office building located in the Town Center submarket of Virginia Beach. The building is under new ownership and management who is well capitalized to fully fund tenant improvements.

Located within the Virginia Beach Town Center, the building offers flexible floor plans that offer great window lines, waterfront views of Thalia Creek, and numerous amenities just minutes away.



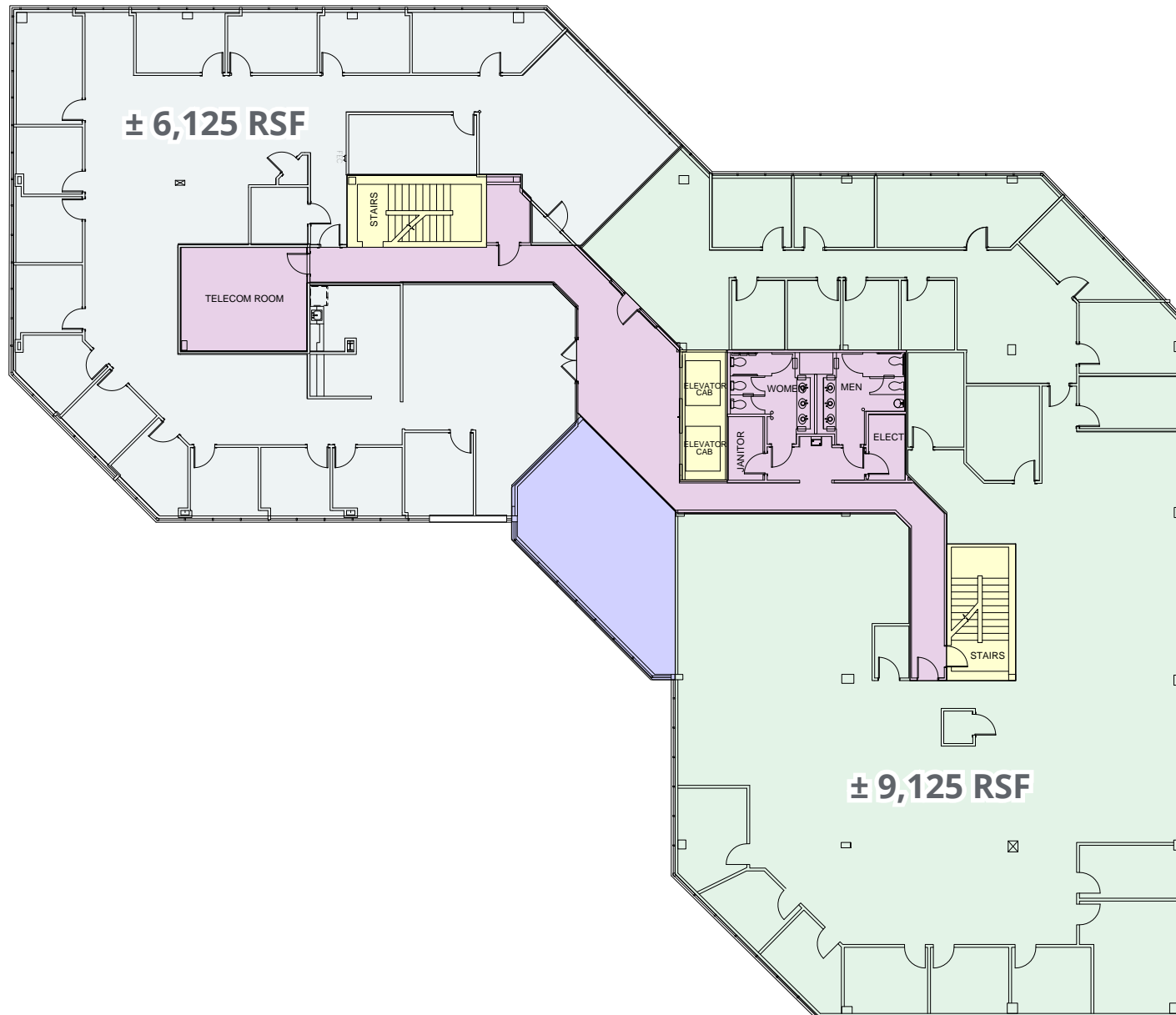
1st Floor Plan

± 4,776 RSF available



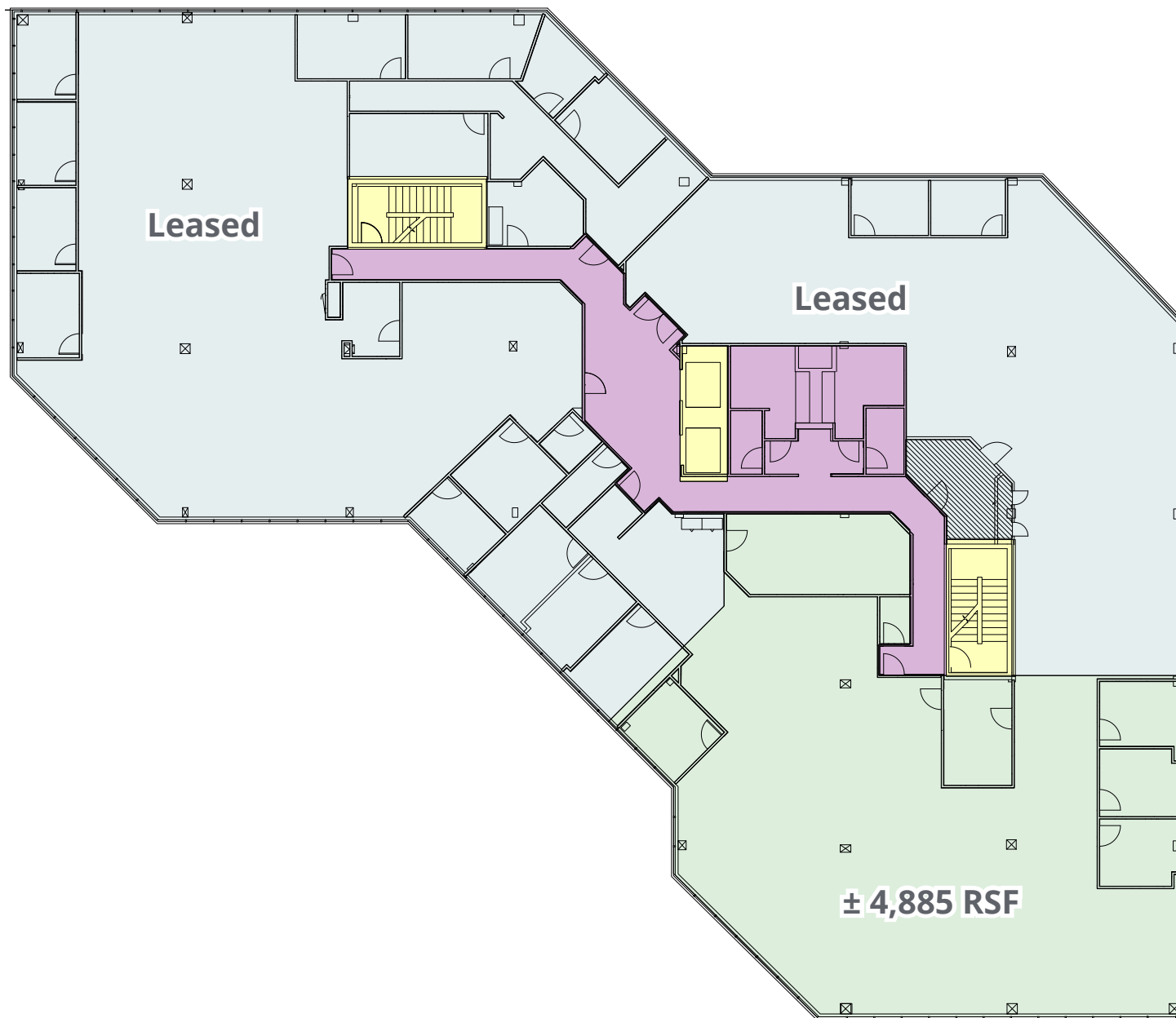
2nd Floor Plan

± 15,250 RSF available



3rd Floor Plan

± 4,885 RSF available



Property Photos





Corporate Center 4

**Virginia Beach
Town Center**

**Mt Trashmore
Recreational
Park**

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