



**OFFICE BUILDING FOR LEASE**

**4525 MAIN STREET**

VIRGINIA BEACH, VA 23462



# 4525 MAIN STREET

**PROPERTY SUMMARY**



**PROPERTY DESCRIPTION**

4525 Main Street is located in The Town Center of Virginia Beach, in the central business district of Virginia Beach. Situated on the northwest corner, the building sits across from The Cosmopolitan, an upscale apartment building. The addition of this building brings the office space to 1 million square feet of Class A office space in Town Center. Levels 2-6 provide convenient parking for tenants and guests. Prestigious tenants occupy the building.

**PROPERTY HIGHLIGHTS**

- 15-story, Class A, brick and glass office building including structured parking
- LEED® Silver
- 23,400 RSF per floor
- 850 parking spaces in the attached garage
- Two electric charging stations available for tenants' use

**SPACES**

|                                      |               |                  |
|--------------------------------------|---------------|------------------|
| <b>Suite 902 (Available 5/1/26)</b>  | \$40.00 SF/yr | 5,000 - 8,297 SF |
| <b>Suite 1106 (Available 9/1/26)</b> | \$40.00 SF/yr | 2,950 SF         |

**LEASE RATE SPACE SIZE**

**DEMOGRAPHICS**

|                          | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|--------------------------|---------------|----------------|----------------|
| <b>Total Households</b>  | 7,650         | 53,293         | 115,489        |
| <b>Total Population</b>  | 17,009        | 131,766        | 294,141        |
| <b>Average HH Income</b> | \$89,478      | \$98,021       | \$104,297      |

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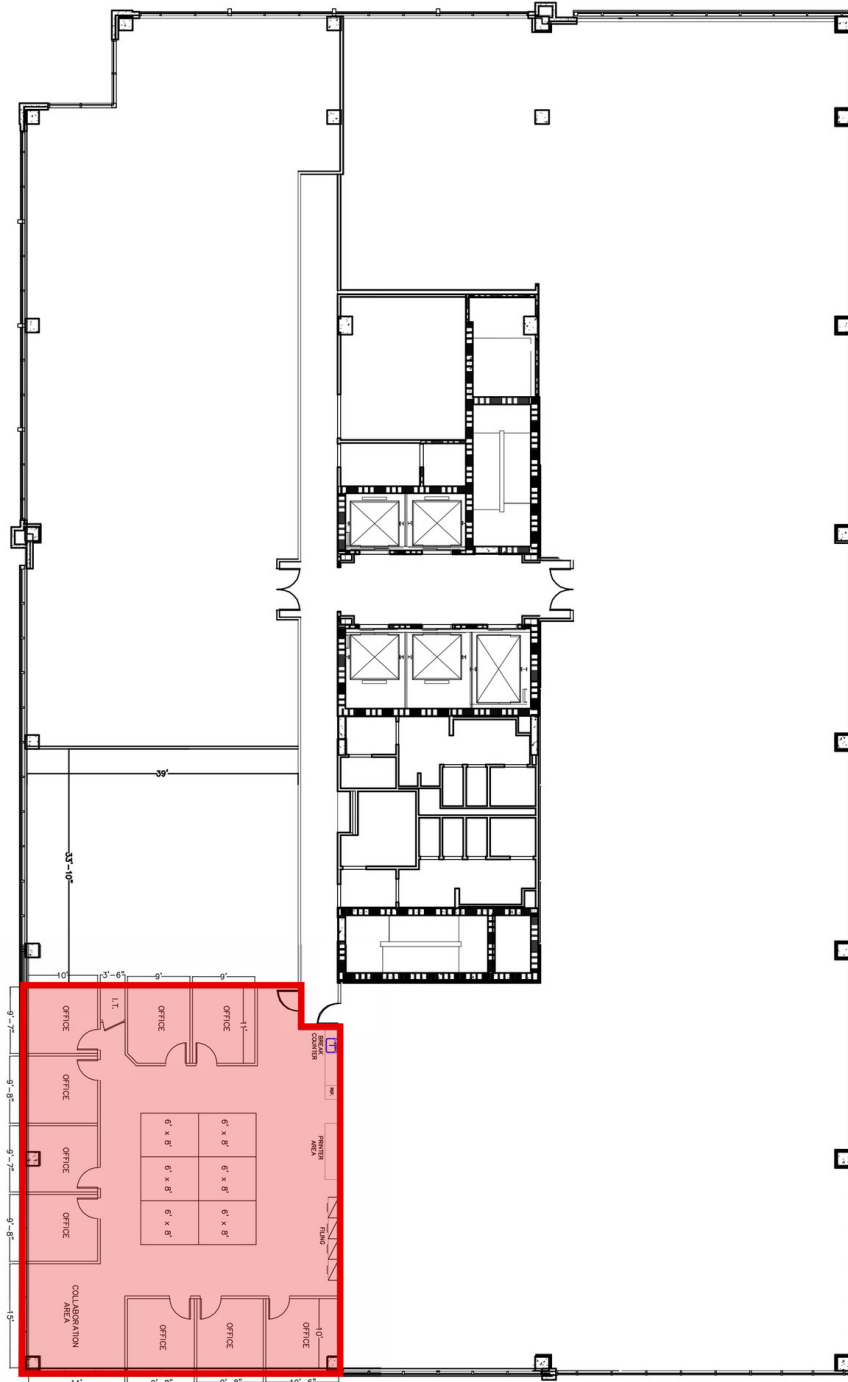
SUITE 902 | 8,297 SF



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# 4525 MAIN STREET

SUITE 1106 | 2,950 SF



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SUITE 1106 | 2,950 SF // 4

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ADDITIONAL PHOTOS



## 4525 MAIN STREET

### 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 RETAILERS AND RESTAURANTS



### Town Center Retailers & Restaurants



### Town Center Entertainment

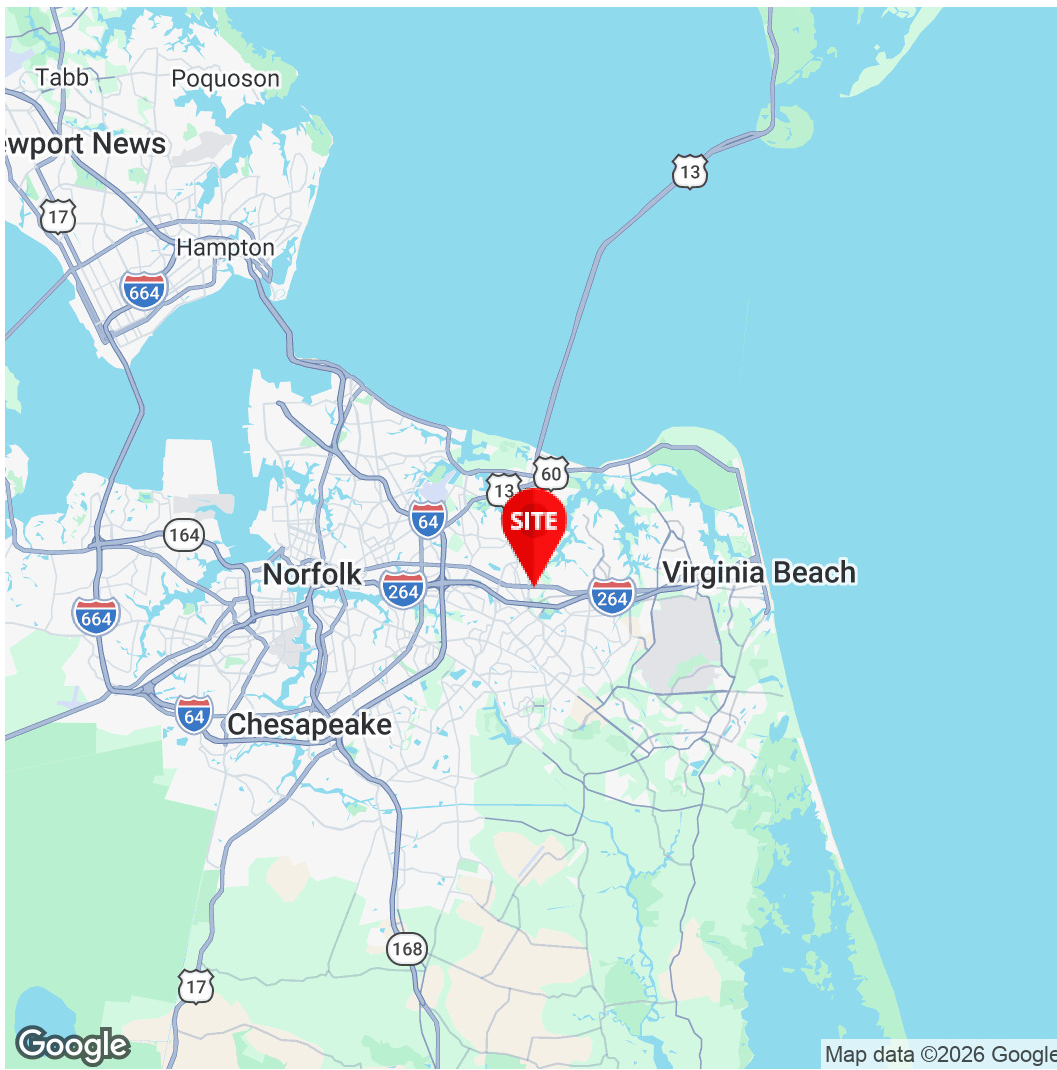


### Town Center Offices



### Other Surrounding Businesses

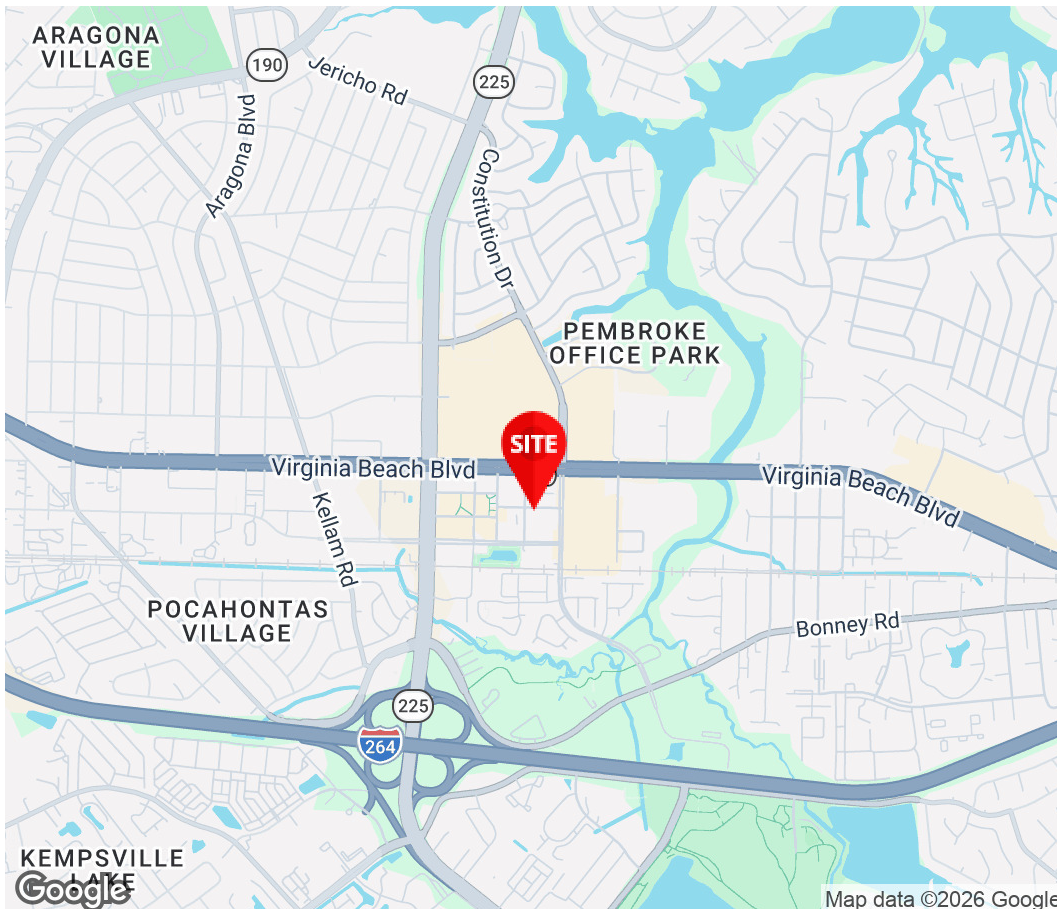




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