



PEMBROKE IV BUILDING

291 INDEPENDENCE BLVD

VIRGINIA BEACH, VA 23462



CUSHMAN &
WAKEFIELD

THALHIMER

PEMBROKE IV

291 Independence Boulevard
Virginia Beach, VA 23462

Property Features

Total SF:	65,686 SF
Available:	908 SF - 3,067 SF
Site Size:	±2.90 Acres
Year Built:	1971
Zoning:	CBC
Stories:	Five (5)
Parking:	200 surface spaces (3.04 per 1,000 SF)
TELCOM:	Cox / Verizon
Gas:	Virginia Natural Gas
Elevator:	Two (2)
Electric:	Dominion Power
Water/Sewer:	City of Virginia Beach
Lease Rate:	\$22.00 PSF, Full Service

Spaces Available

Suite 219	1,947 SF
Suite 515	3,067 SF (can be subdivided)
Suite 522	908 SF
Suite 530	1,239 SF

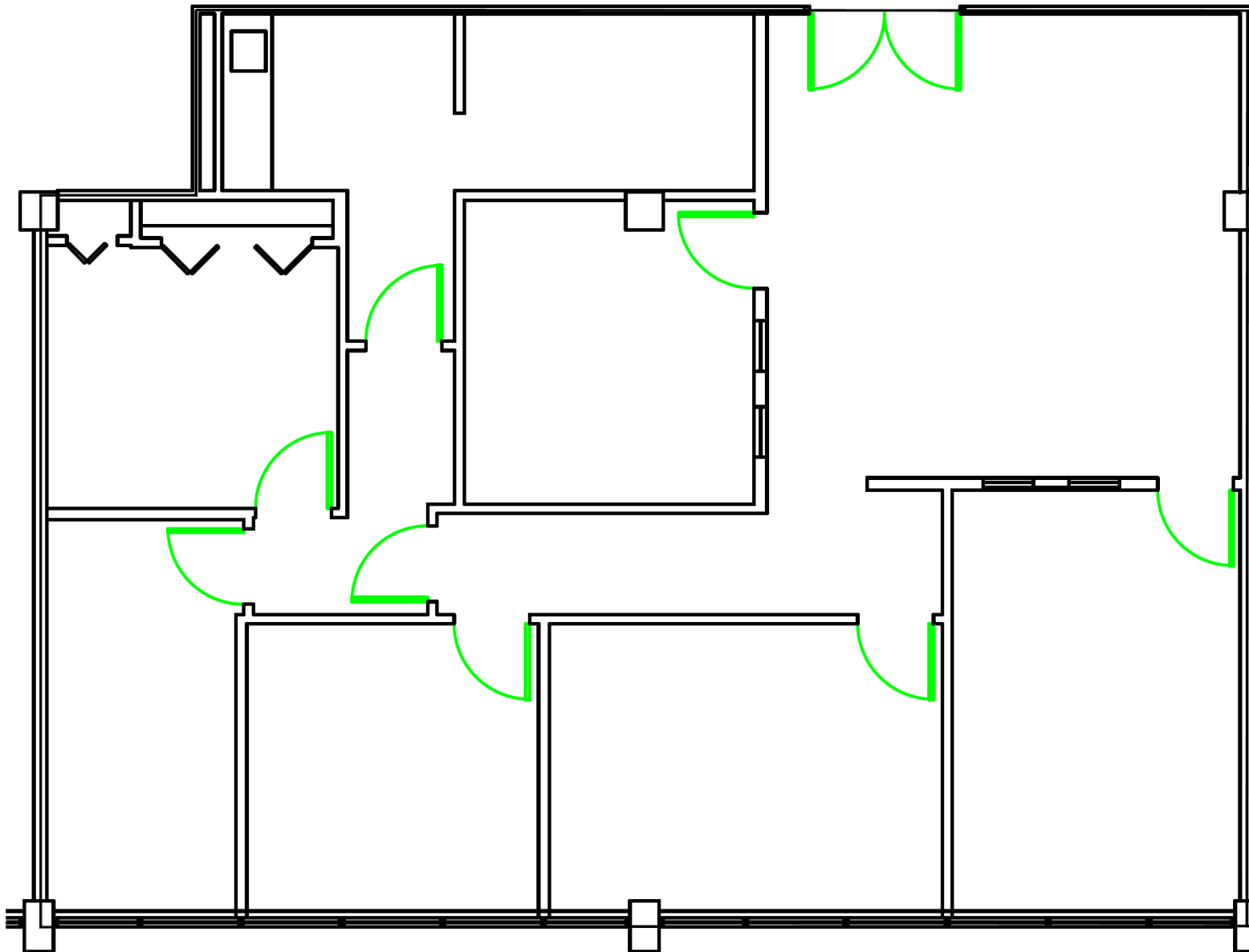


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SUITE 219
1,947 SF



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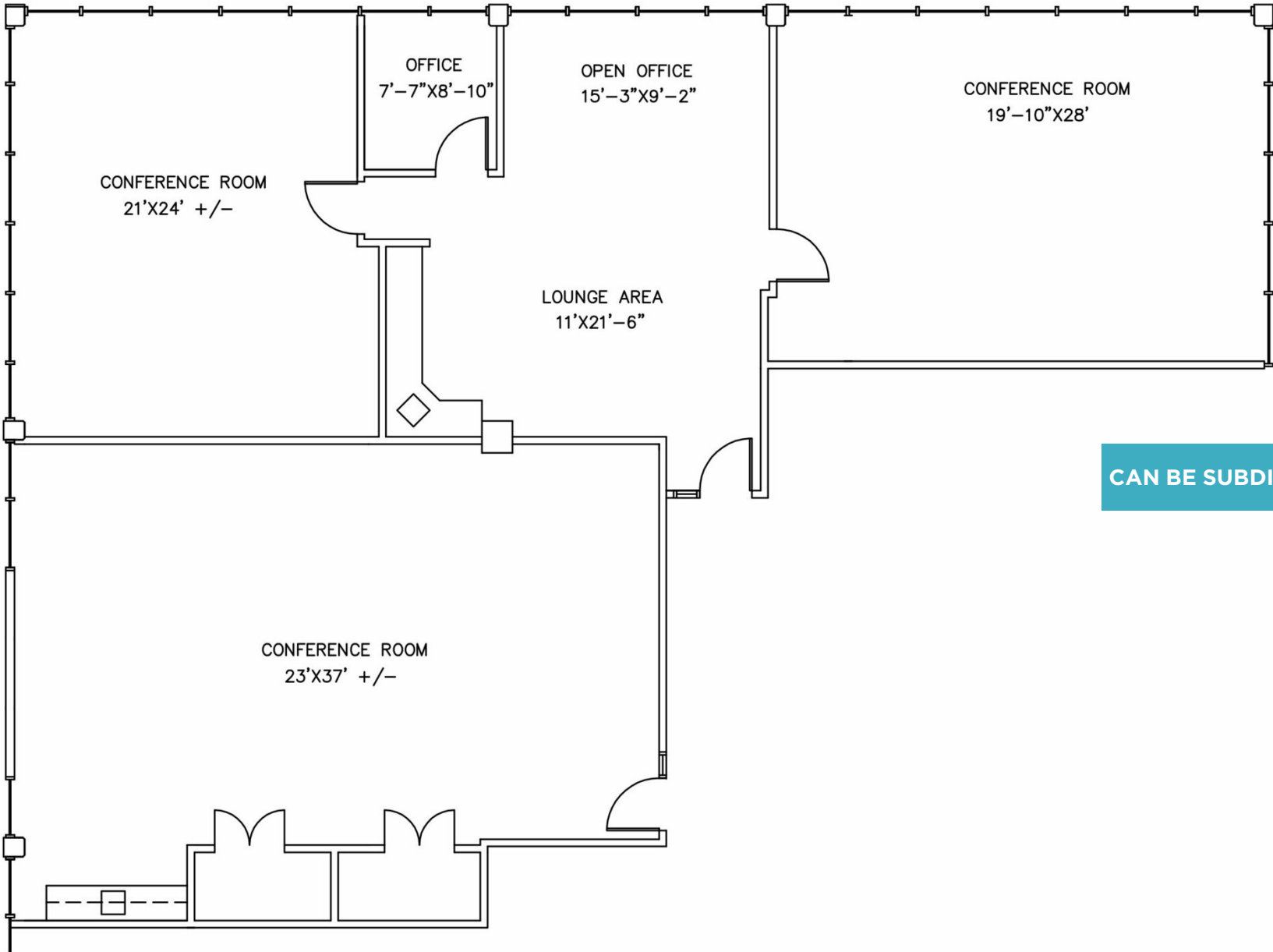
5TH FLOOR
VACANCIES



PEMBROKE IV

291 Independence Boulevard
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SUITE 515
3,067 SF



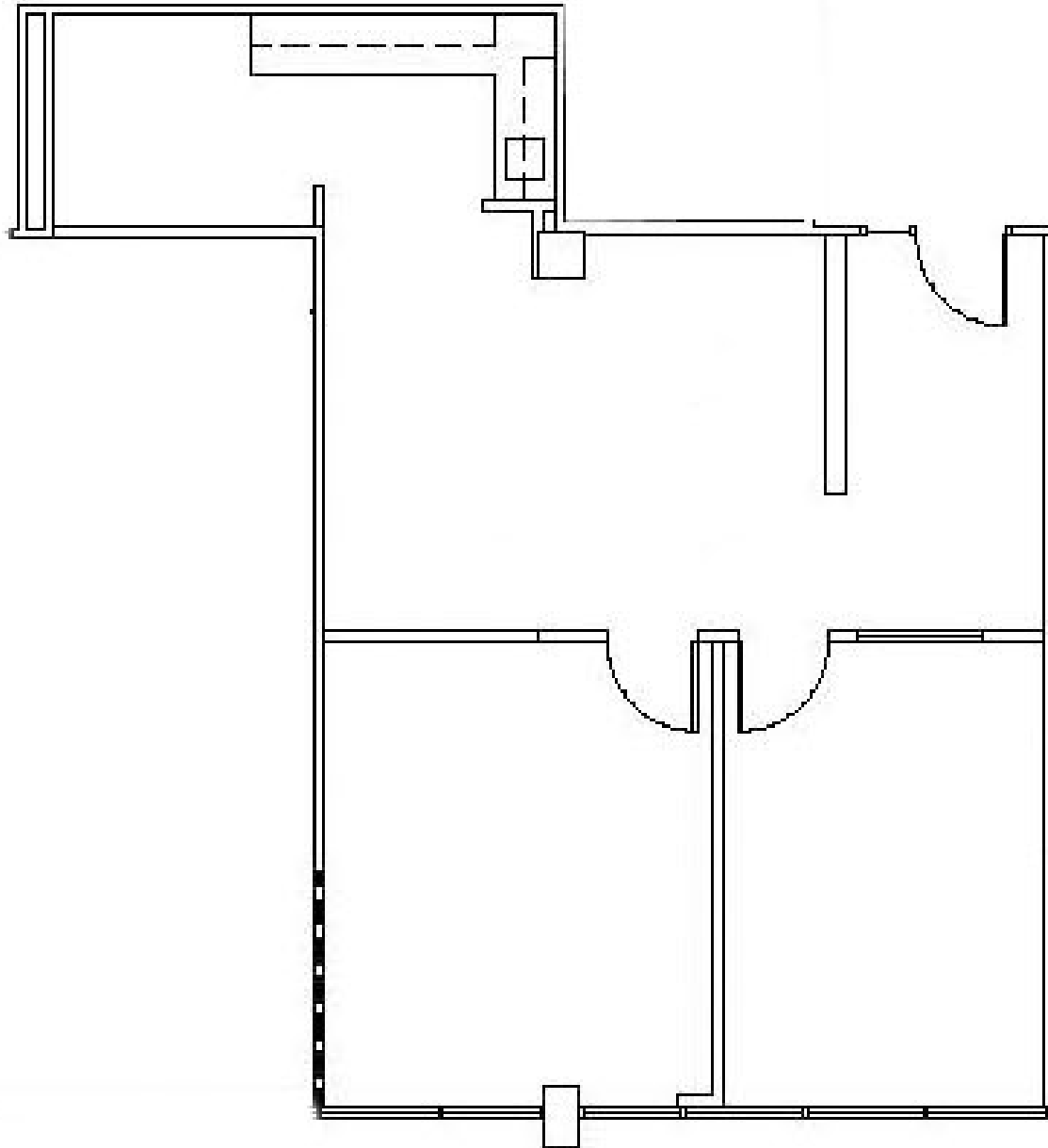
CAN BE SUBDIVIDED

PEMBROKE IV

291 Independence Boulevard

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SUITE 522
908 SF

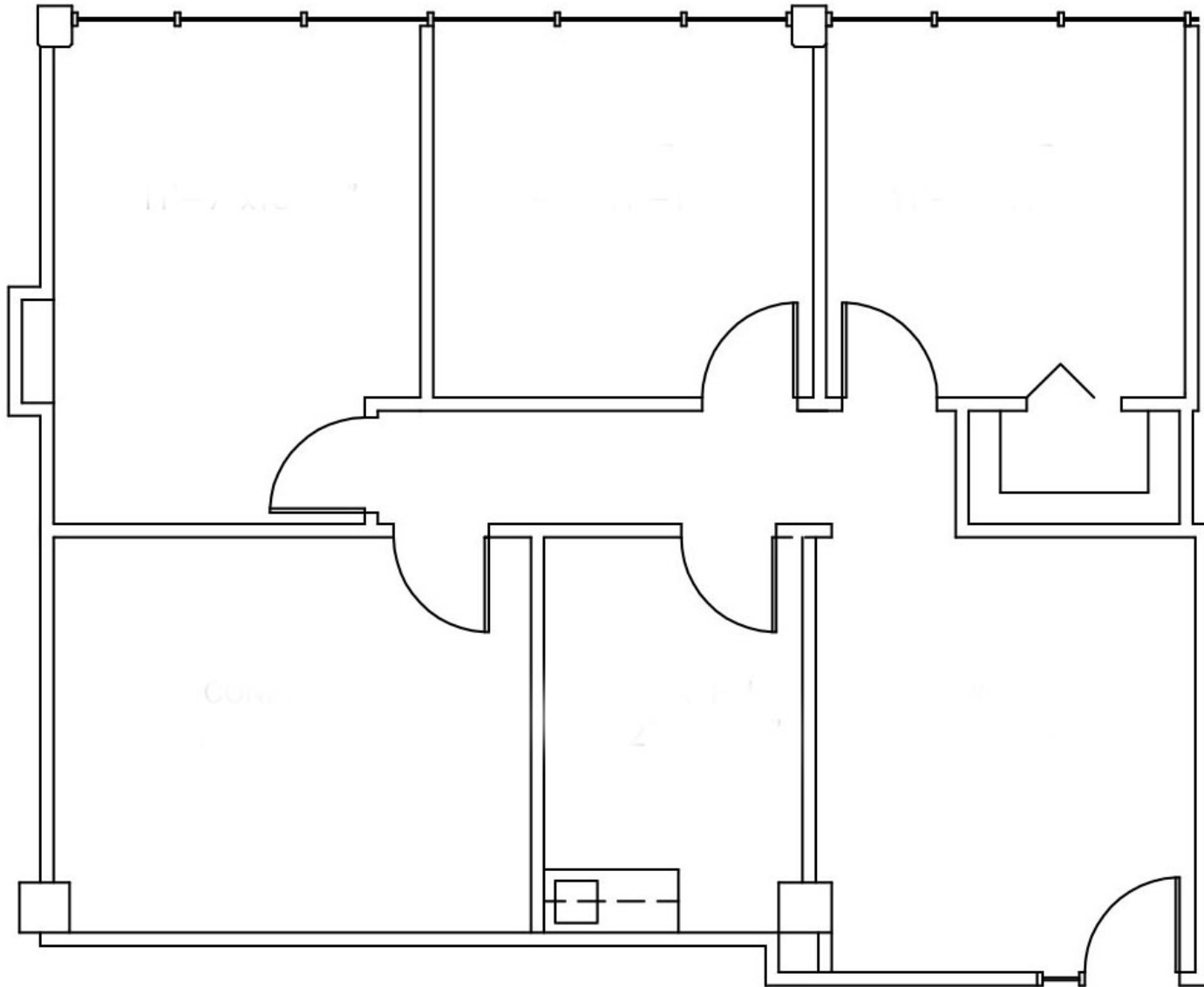


PEMBROKE IV

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SUITE 530
1,239 SF



PEMBROKE IV

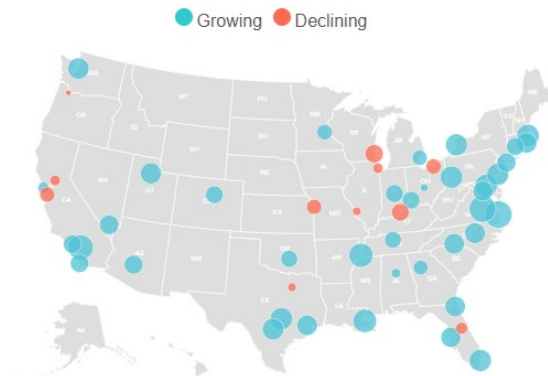
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Virginia Beach Overview

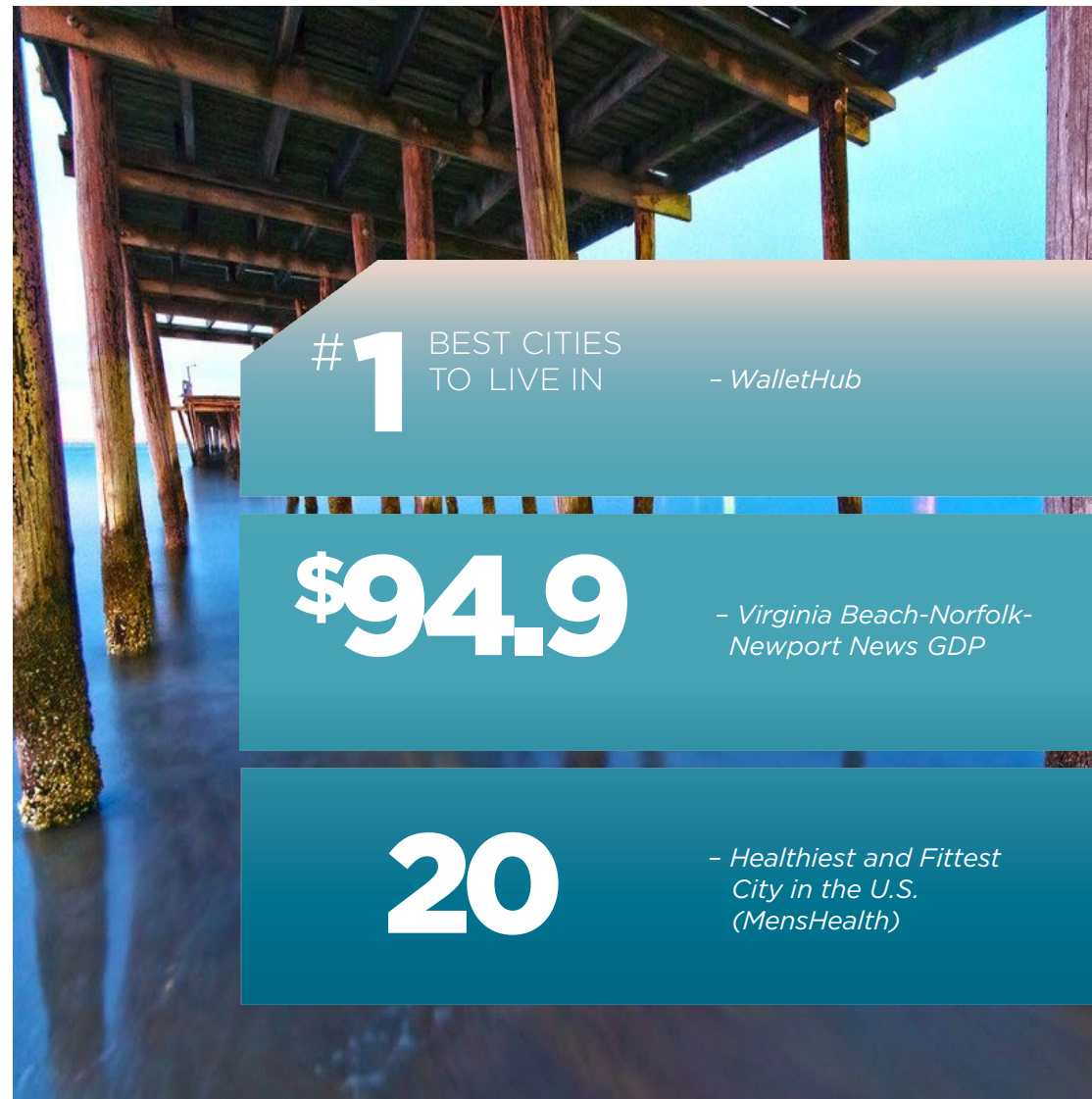
Virginia Beach is the largest city in Hampton Roads. Although it is mainly known for its boardwalk and oceanfront, the city offers much more than just the beach, including the Sportsplex, parks, museums, a variety of restaurants and shops, and a live music venue. Many people are also drawn to the city for the military and the Oceana Naval Air Station. Virginia Beach is an excellent mix between city life, because there is always something to do, and the suburbs, because it's an ideal location to raise a family.

Cities Where Millennials Are Moving



RANK	URBAN AREA	MILLENNIAL CHANGE 2010-2015 (%)	MILLENNIAL CHANGE 2010-2015 (#)
1	Virginia Beach-Norfolk-Newport News, VA	16.4%	7,034

Source: RCLCO



#1 BEST CITIES TO LIVE IN

- WalletHub

\$94.9

- Virginia Beach-Norfolk-Newport News GDP

20

- Healthiest and Fittest City in the U.S. (MensHealth)



FOR MORE INFORMATION, CONTACT:

NICOLE CAMPBELL

Vice President
757 499 0783
nicole.campbell@thalhimer.com

ROB WRIGHT

Senior Vice President
757 499 2896
rob.wright@thalhimer.com

Town Center of Virginia Beach
222 Central Park Avenue, Suite 1500
Virginia Beach, VA 23462
thalhimer.com

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