

OFFICE FOR LEASE

1,375 - 17,350 SF AVAILABLE



160 NEWTOWN ROAD

Virginia Beach, VA 23452



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PROPERTY HIGHLIGHTS

- Modern building with updated exterior and interior finishes
- Each suite is built-out to your personalized specifications

First Floor:

- Suite 101: 2,494 SF

Second Floor:

- Suite 205: 4,266 SF

Third Floor:

- Full Floor Available: 17,350 SF

Fourth Floor:

- Suite 403: 1,375 SF
- Suite 404: 2,148 SF
- Suite 405: 2,078 SF
- Suite 406: 1,559 SF
- Centrally located with immediate access to I-64 & I-264 interchange
- 171,315 VPD on Interstate 264
- 0.3 miles from the Newtown Light Rail Station
- Ample surface parking
- Lease Rate: \$24.00/PSF, net of janitorial



Virginia Beach Town Center – 9 minutes (4.0 miles)

Norfolk International Airport – 13 minutes (7.0 miles)

Virginia Beach Oceanfront – 14 minutes (12.0 miles)

DEMOGRAPHICS

	1 MILE	2 MILES	3 MILES
POPULATION	9,230	115,676	311,228
DAYTIME POPULATION	21,308	136,340	319,205
AVERAGE HH INCOME	\$97,344	\$99,075	\$100,057
MEDIAN AGE	38.7	37.4	37.2

160 NEWTOWN ROAD, VIRGINIA BEACH, VA 23462



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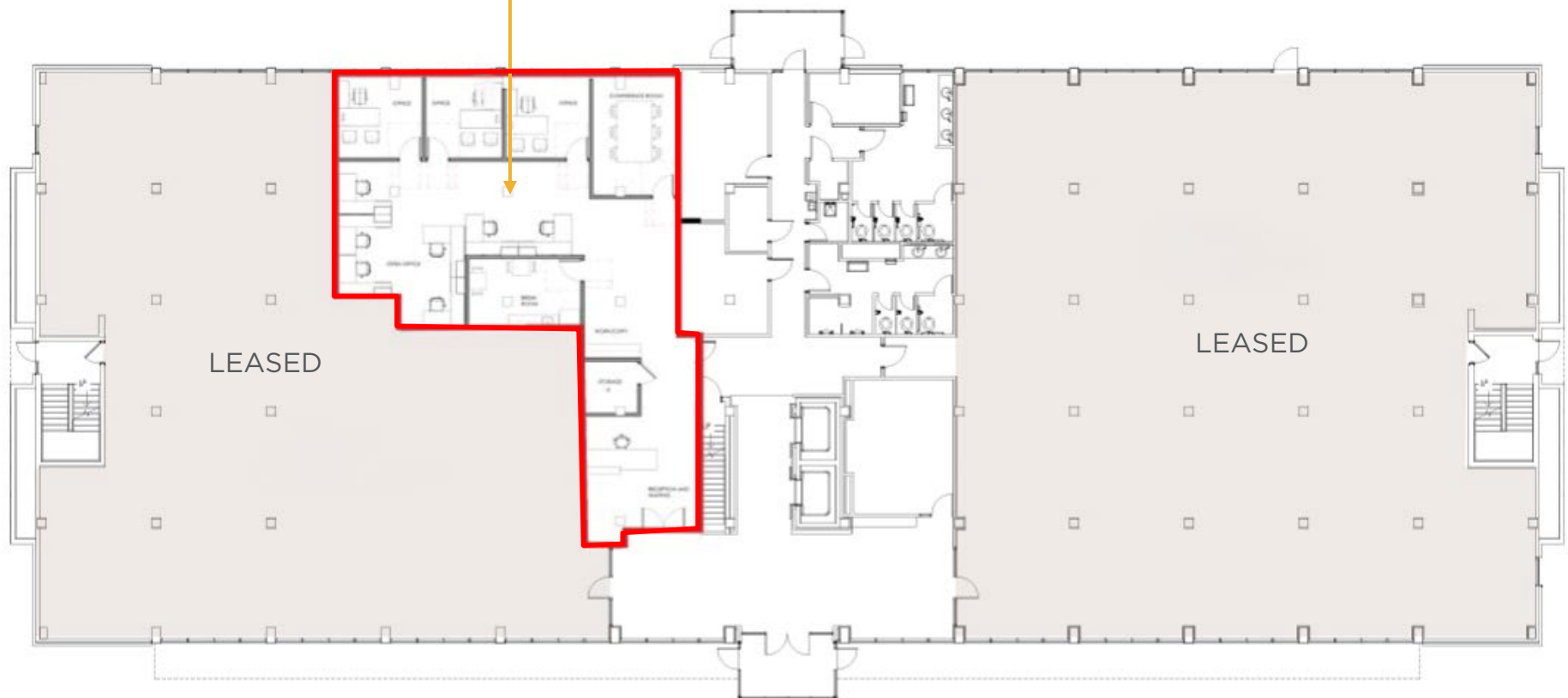
PROPERTY PHOTOS





1ST FLOOR PLAN

SUITE 415
2,494 SF



**Conceptual plan*

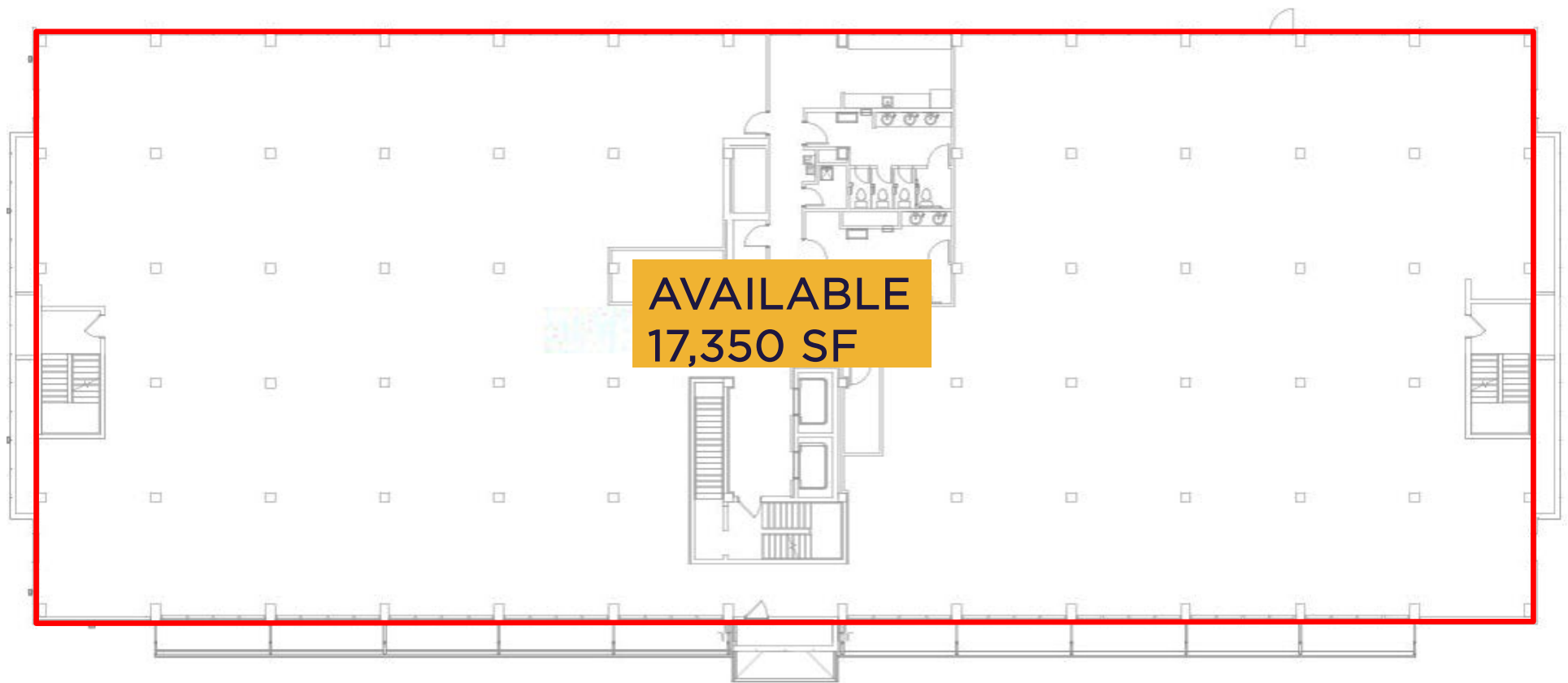
2ND FLOOR PLAN

SUITE 205
4,266 SF



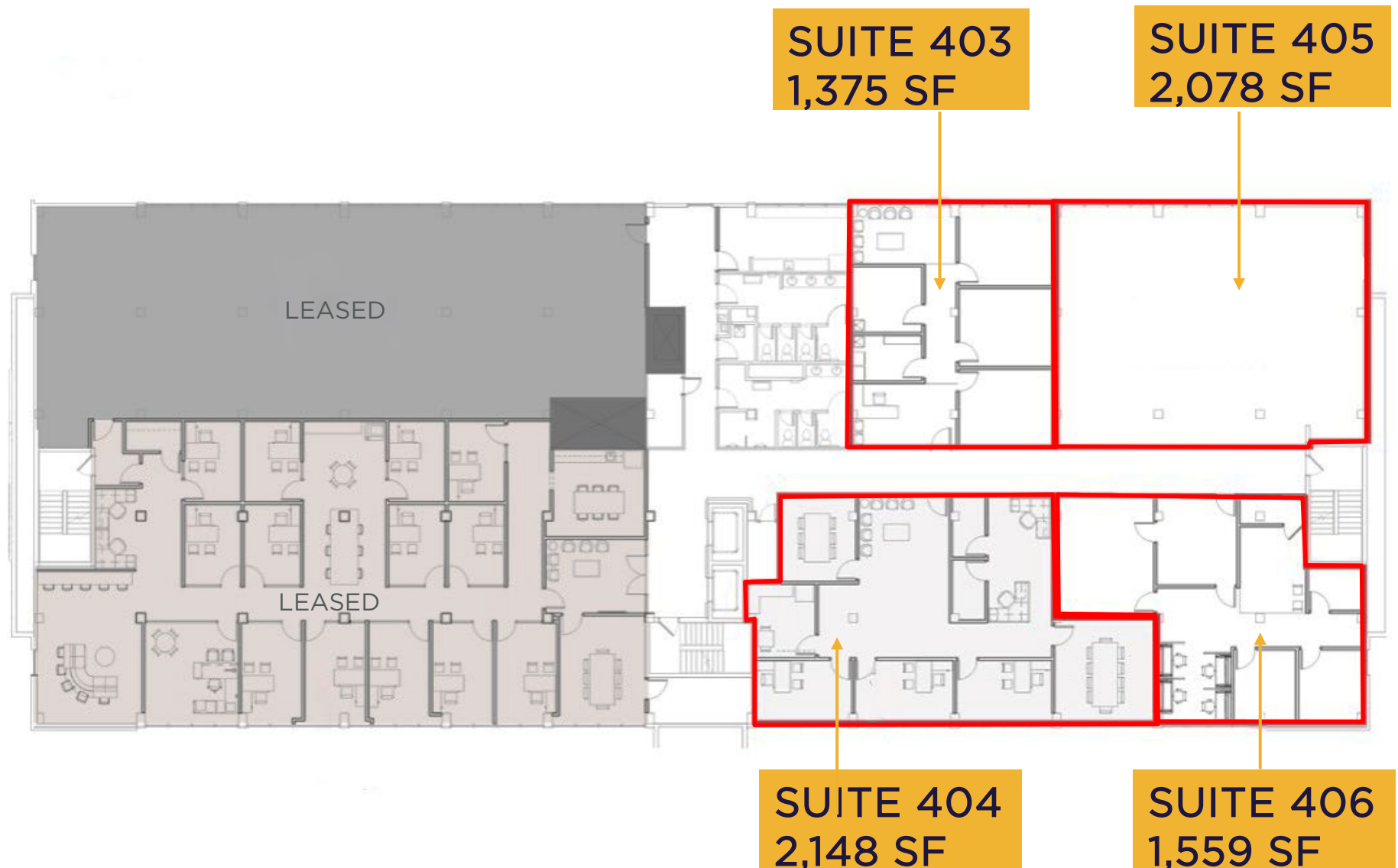
**Conceptual plan*

3RD FLOOR PLAN



**Conceptual plan*

4TH FLOOR PLAN

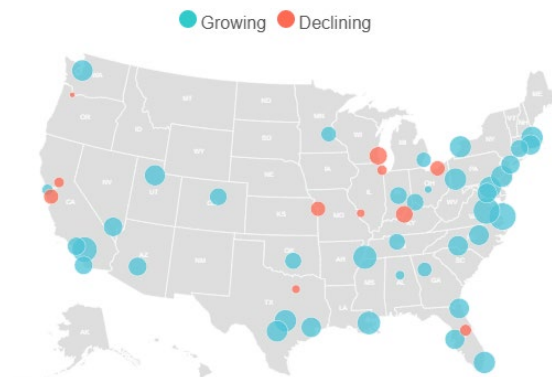


**Conceptual plan; Fourth floor suite sizes and configurations can be modified to accommodate tenant requirements*

VIRGINIA BEACH OVERVIEW

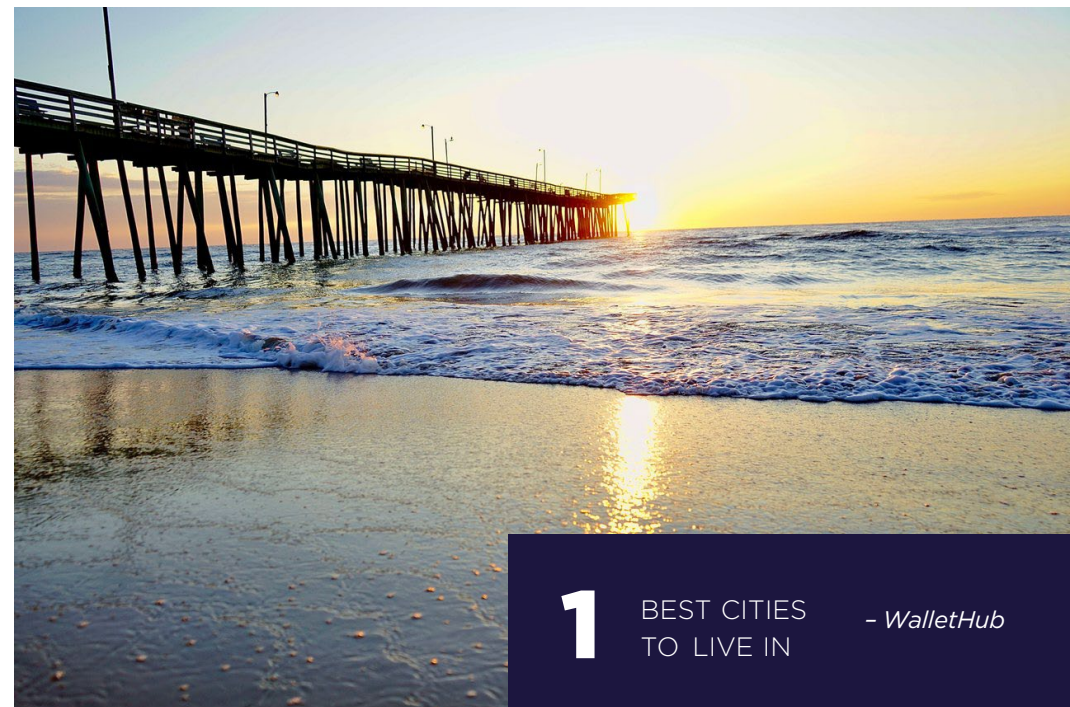
Virginia Beach is the largest city in Hampton Roads. Although it is mainly known for its boardwalk and oceanfront, the city offers much more than just the beach, including the Sportsplex, parks, museums, a variety of restaurants and shops, and a live music venue. Many people are also drawn to the city 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

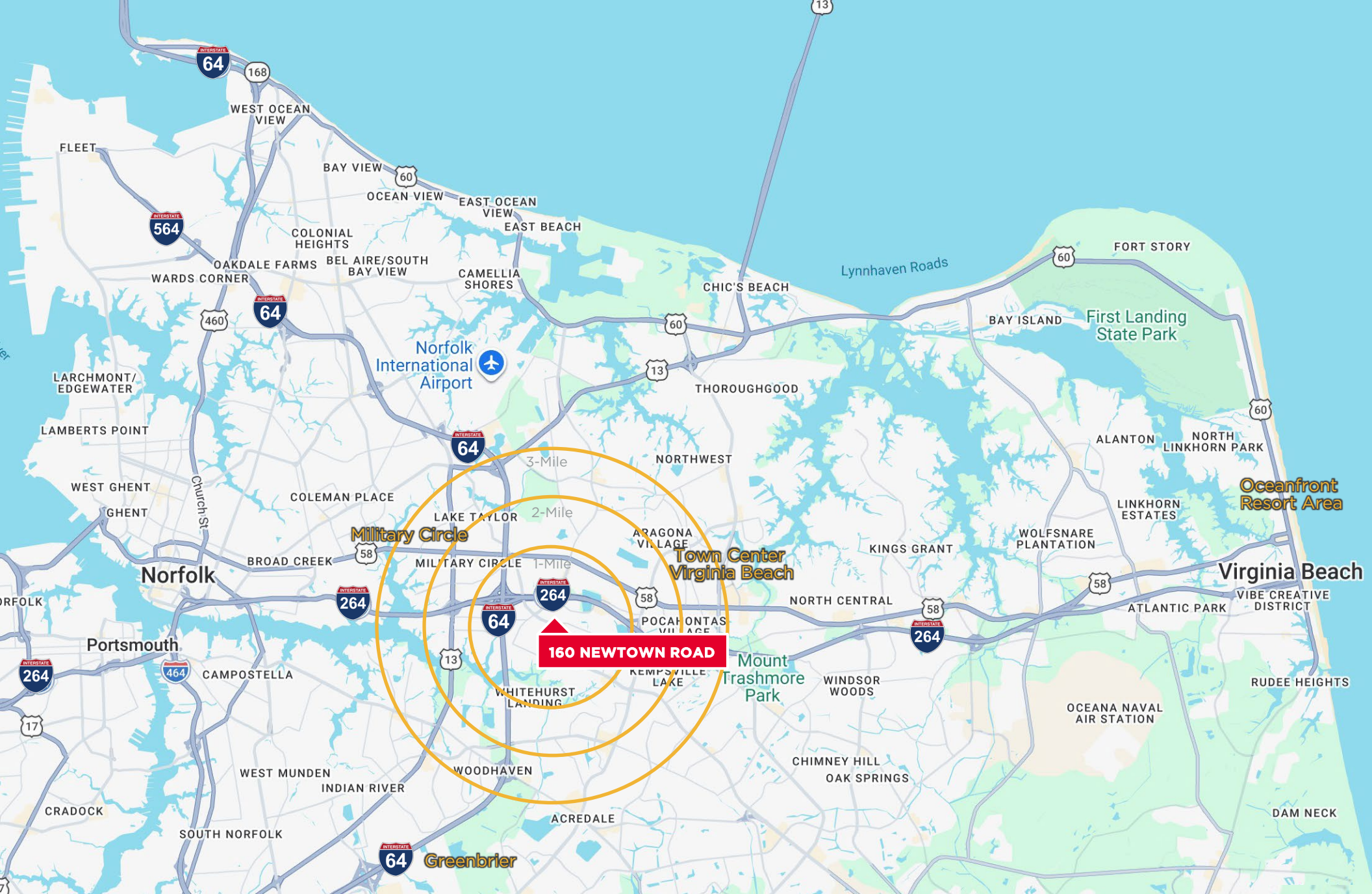
Source: RCLCO



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)*



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