



**OFFICE BUILDING FOR LEASE**

# ONE COLUMBUS CENTER

283 CONSTITUTION DRIVE, VIRGINIA BEACH, VA 23462





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## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

One Columbus Center is located in The Town Center of Virginia Beach, in the central business district of Virginia Beach and one of 17 city blocks bounded by Virginia Beach Boulevard, Columbus Street and Independence Boulevard. It is conveniently situated within walking distance to upscale dining, banking, luxury apartments, retail shops, and personal service providers. Free covered parking included.

### PROPERTY HIGHLIGHTS

- 2nd Floor space is office intensive. Full floor with building signage opportunity
- 8th Floor space is recently renovated and move in ready
- 11-story, Class A office building
- Street parking and free covered parking in nearby garages

### SPACES

2nd Floor

### LEASE RATE

\$29.50 SF/yr

### SPACE SIZE

11,995 SF

### DEMOGRAPHICS

Total Households

Total Population

Average HH Income

### 1 MILE

5,913

14,013

\$62,149

### 3 MILES

47,312

120,324

\$70,838

### 5 MILES

115,005

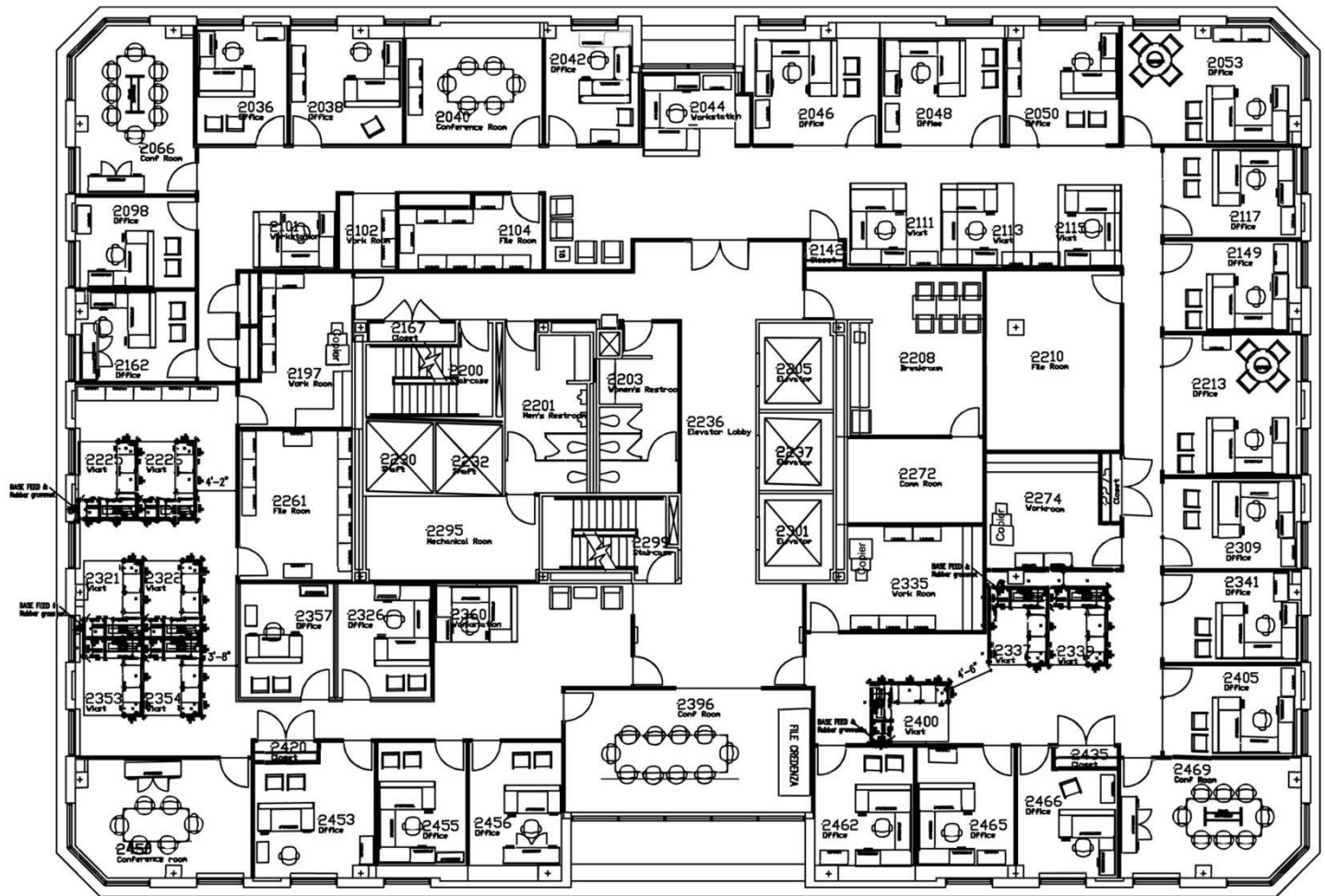
302,382

\$74,384

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SECOND FLOOR | 11,995 SF





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## ADDITIONAL PHOTOS





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## THE 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 Armada Hoffler, HBA Architects, Troutman Pepper Locke, Clark Nexsen, Northwestern Mutual, Procter & 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 AMENITIES



### Town Center Retailers & Restaurants



### Town Center Entertainment



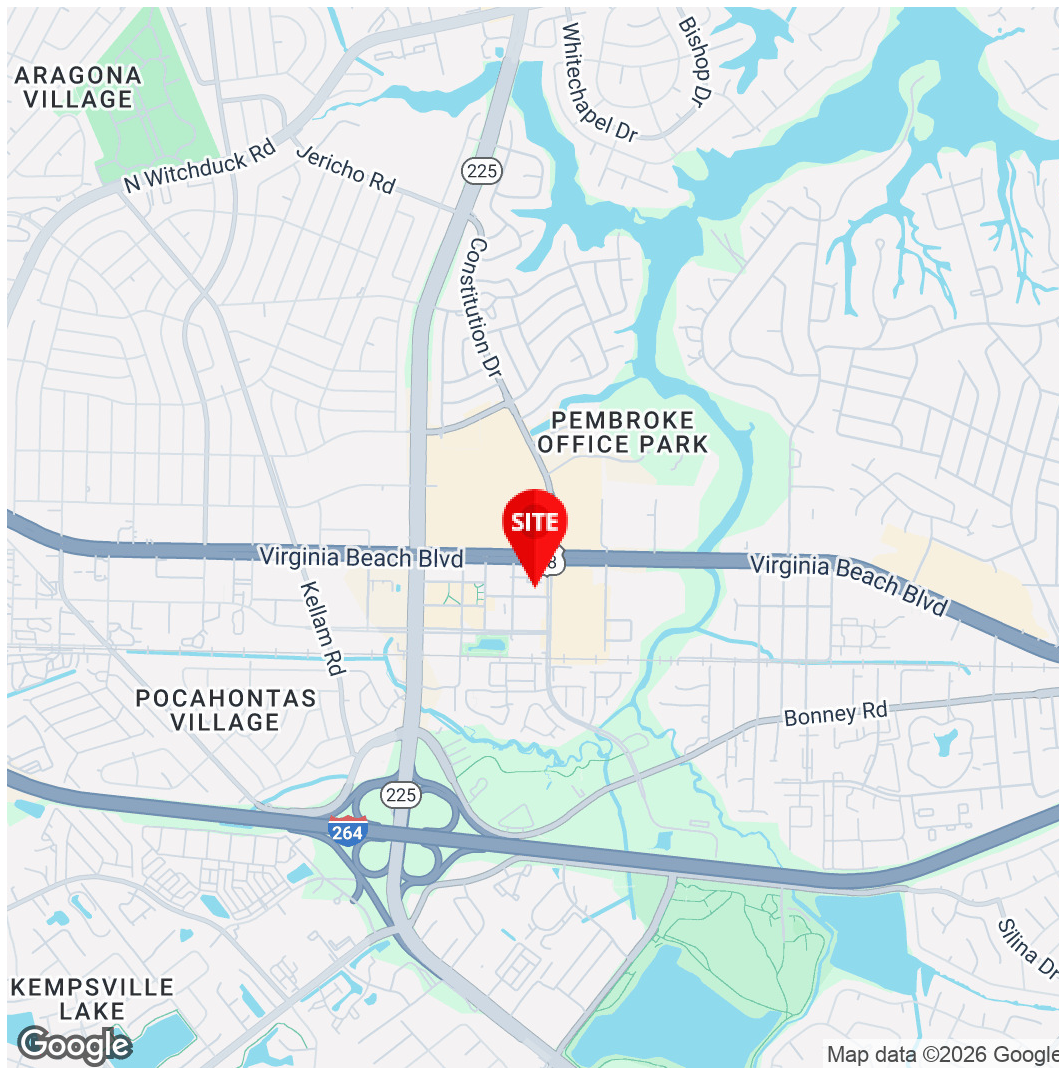
### Town Center Offices



### Other Surrounding Businesses







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