



PEMBROKE OFFICE PARK – BLDG 5

293 INDEPENDENCE BLVD

VIRGINIA BEACH, VA 23452



THALHIMER

FIVE PEMBROKE

293 Independence Boulevard

Virginia Beach, VA 23462

Property Features

Address:	293 Independence Boulevard Virginia Beach, VA 23452
Total SF:	50,980 SF
Available:	1,147 SF - 6,400 SF
Site Size:	±2.25 Acres
Year Built:	1971
Zoning:	CBC
Stories:	Five (5)
Parking:	200 surface spaces (3.92 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:	\$21.50 PSF, Full Service

Spaces Available

Suite 210, 215, 218	6,148 SF
Suite 221	1,147 SF
Suite 225	1,393 SF
Suite 318	1,875 SF
Suite 324	1,789 SF
Suite 400	6,400 SF (can be subdivided)
Suite 525	4,176 SF



FIVE PEMBROKE

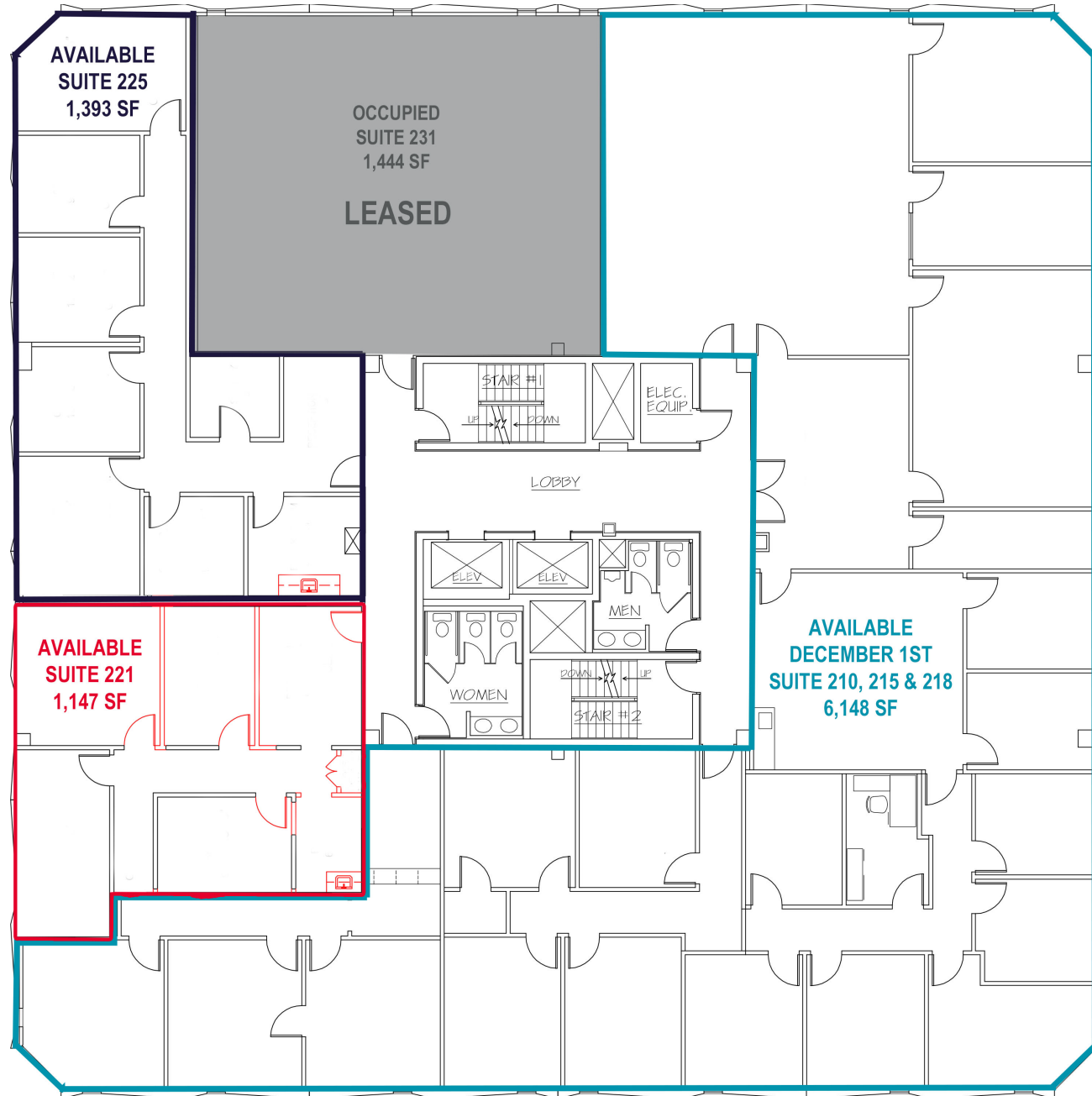
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SUITE 210,
215 & 218
6,148 SF

SUITE 221
1,147 SF

SUITE 225
1,393 SF



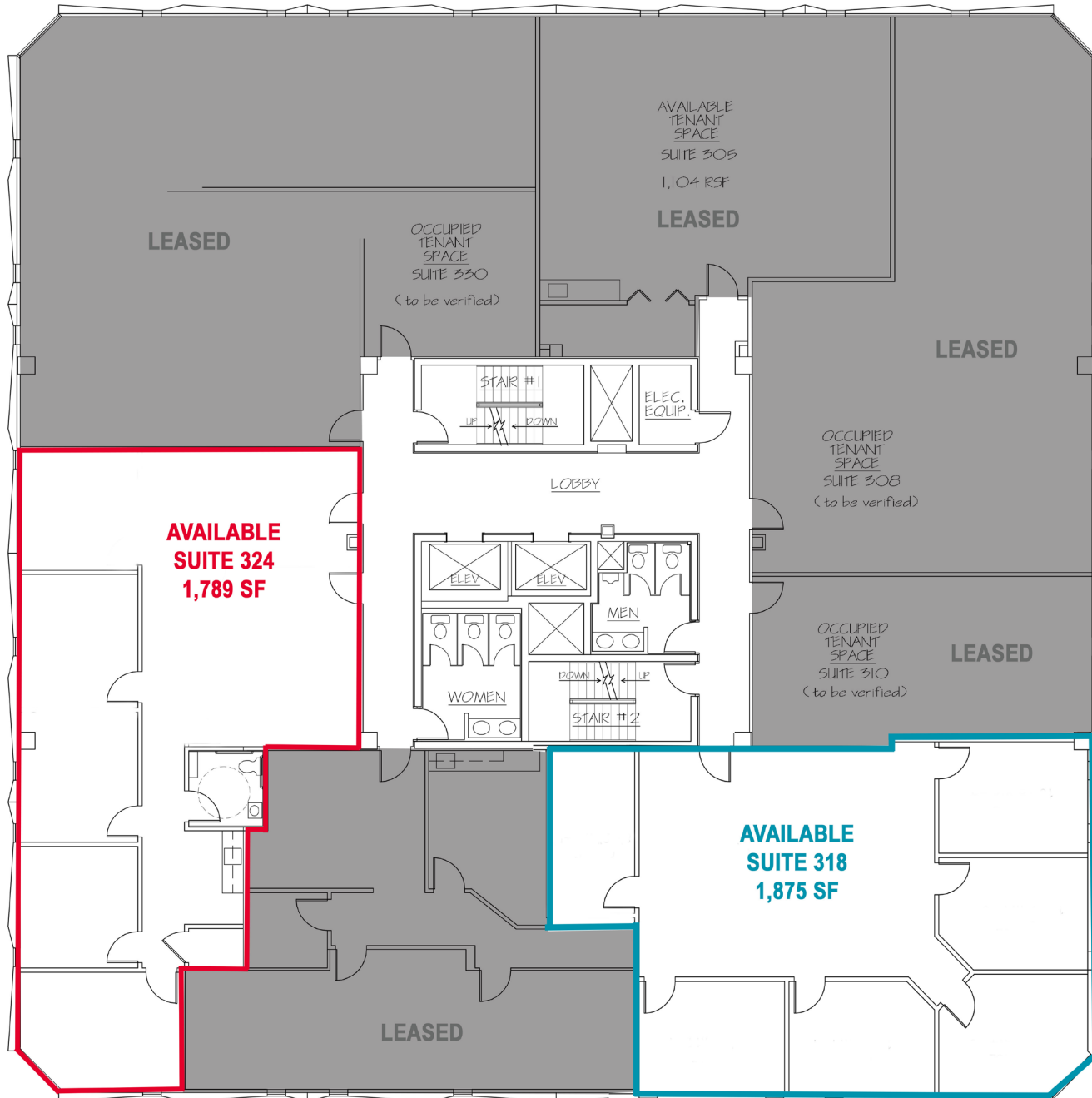
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SUITE 318
1,875 SF

SUITE 324
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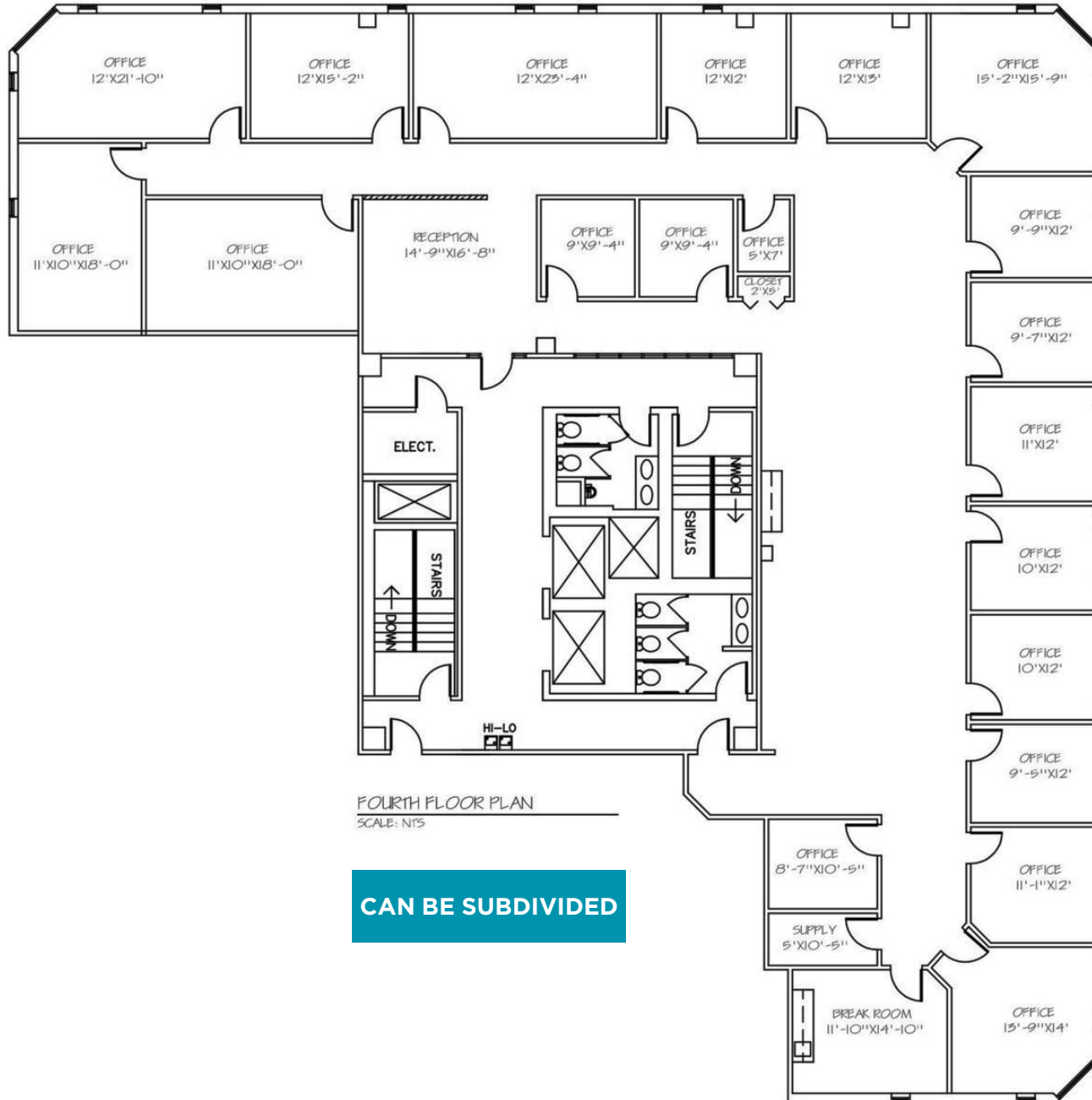


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SUITE 400
6,400 SF



FOURTH FLOOR PLAN
SCALE: N1'S

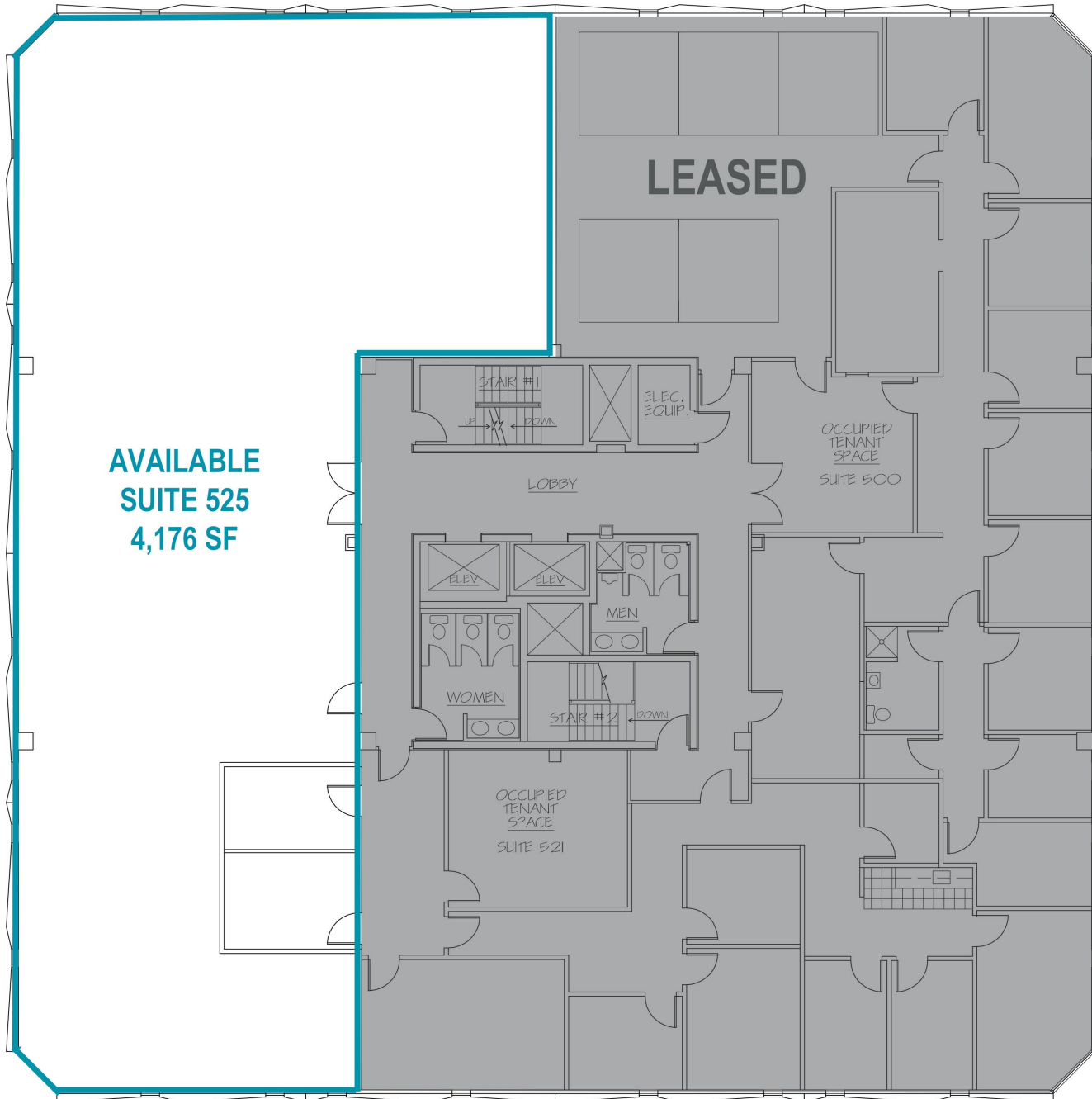
CAN BE SUBDIVIDED

FIVE PEMBROKE

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SUITE 525
4,176 SF



FIVE PEMBROKE

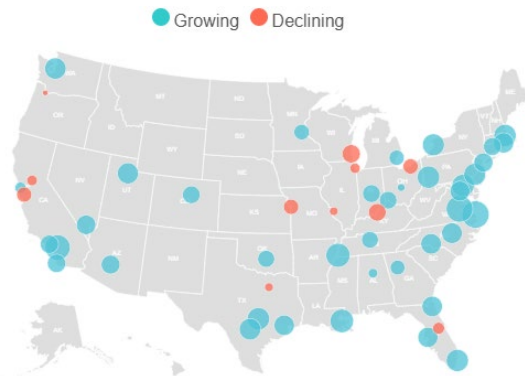
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Virginia Beach Overview

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:

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