

**TOWNE
PAVILION
CENTER I**

SUBLEASE AVAILABLE
2101 PARKS AVENUE, SUITE 103
VIRGINIA BEACH, VA 23451



**CUSHMAN &
WAKEFIELD**

THALHIMER



TOWNE PAVILION CENTER I

OFFICE SPACE AVAILABLE FOR SUBLEASE

SUITE	103
SQUARE FEET	2,337 SF
TERM EXPIRES	2/28/2031
LEASE RATE	\$26.00 SF, Full Service

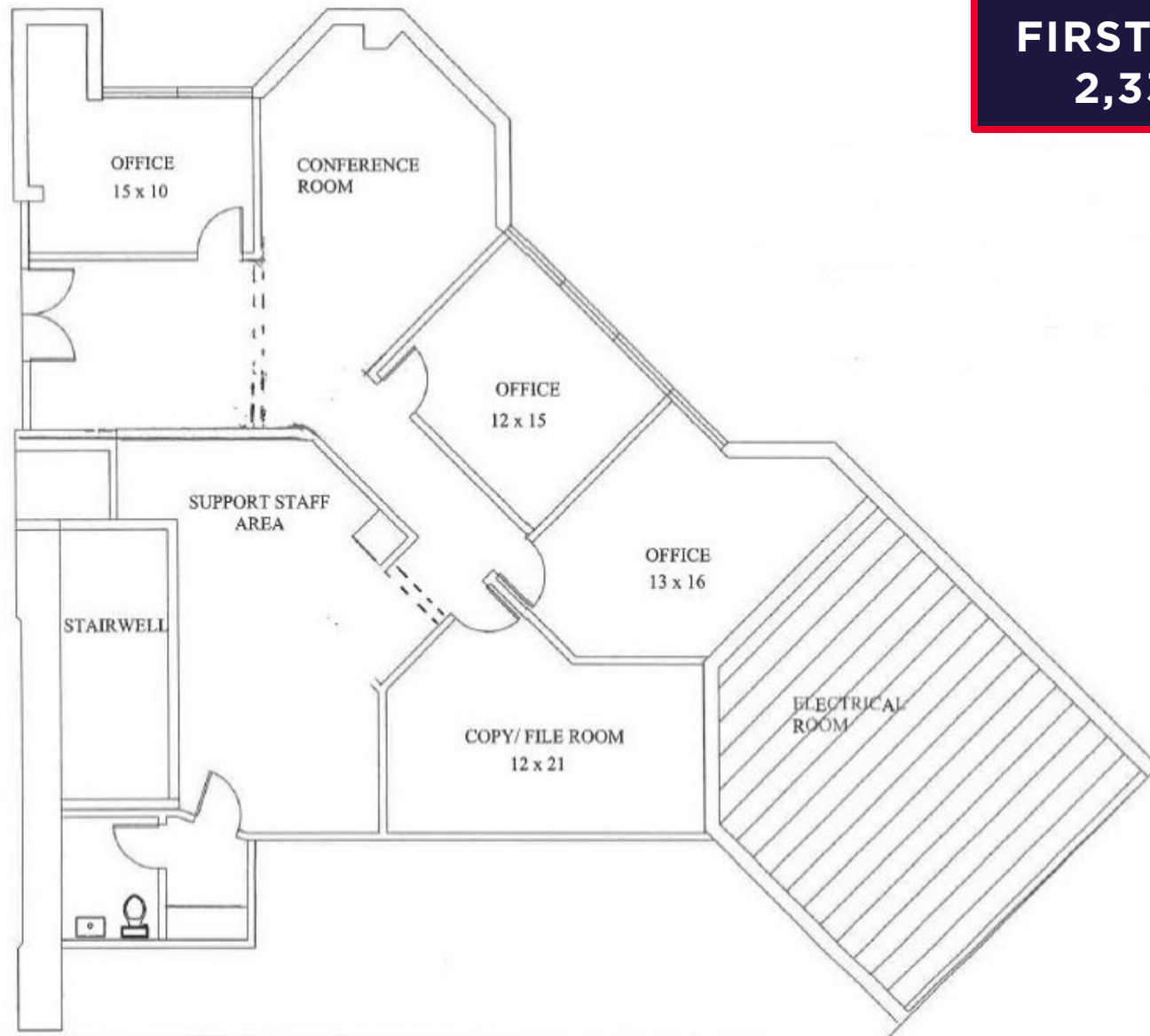
PROPERTY FEATURES

- Eight-story, Class A, 94,331 SF building
- Built in 1990
- 275 parking spaces (2.92/1,000 SF)
- 24-hour key card entry
- On-site banking available
- Located in the VIBE Creative District at the Virginia Beach Oceanfront
- Immediate access to I-264

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FIRST FLOOR
2,337 SF



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VIRGINIA BEACH OCEANFRONT SYNERGIES

460,000

CITY POPULATION

1.8 M

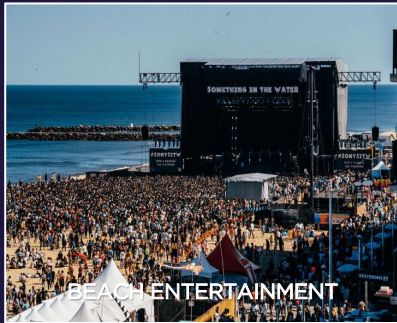
MSA POPULATION

\$86,425

AVG HOUSEHOLD
INCOME

11.5 M

ANNUAL VISITORS



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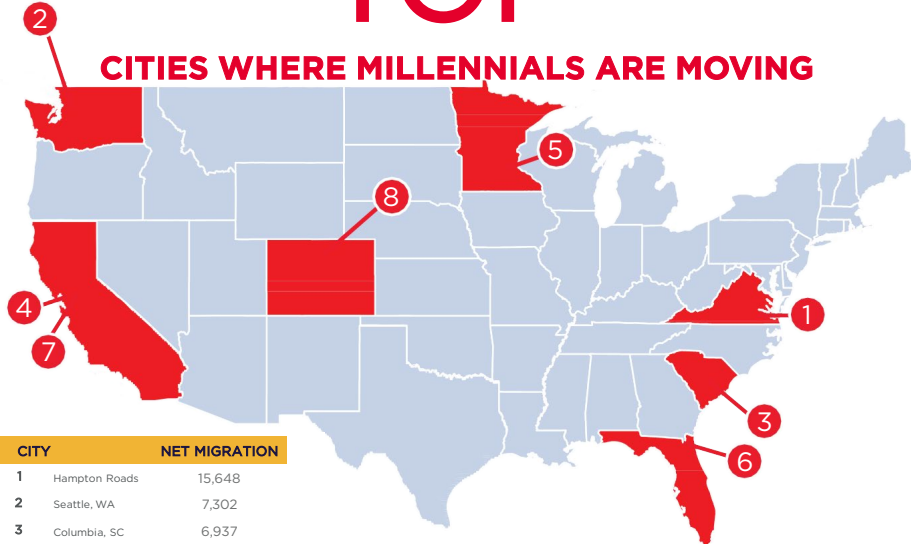
VIRGINIA BEACH OVERVIEW

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.



TOP

CITIES WHERE MILLENNIALS ARE MOVING



CITY	NET MIGRATION
1 Hampton Roads	15,648
2 Seattle, WA	7,302
3 Columbia, SC	6,937
4 Sacramento, CA	6,680
5 Minneapolis, MN	6,529
6 Jacksonville, FL	6,354
7 San Jose, CA	5,496
8 Denver, CO	5,106

VIRGINIA BEACH alone is in the Top 10 cities for millennial migration with approximately 5,000 millennials

#1 BEST CITIES TO LIVE IN

- WalletHub

\$94.9 BILLION

- Virginia Beach-Norfolk-Newport News GDP

20TH

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

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CONTACT:

JOHN P. DUFFY, JR., CCIM, SIOR

Vice President

757 213 4141

john.duffy@thalhimer.com



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