

AT THE  INTERCHANGE—WHERE BUSINESS FINDS ITS CENTER

160 NEWTOWN

160 Newtown Road, Virginia Beach, Virginia 23462

CLASS A OFFICE SPACE FOR LEASE


CUSHMAN &
WAKEFIELD
THALHIMER


MILLER
GROUP

160 NEWTOWN

Flexible Office Opportunities at the Gateway into Virginia Beach

Cushman & Wakefield | Thalhimer, as the exclusive listing broker, is pleased to offer For Lease, 160 Newtown, (the "Property") a Class A, 73,865 square foot office building on 6.41 acres in Virginia Beach. Positioned at one of Hampton Roads' most connected addresses, 160 Newtown puts your business at the center of the region's commercial activity. This recently renovated, Class A office building has up to 18,512 square feet for lease offering flexible floor plans — from single suites to full-floor configurations — ready to be built out to fit your needs.

Sitting right off the I-64/I-264 interchange in the Newtown Strategic Growth Area, the property benefits from a newly completed VDOT flyover that further streamlines access to and from the interstate. With traffic counts topping 207,000 vehicles per day along I-264, the building relishes exceptional visibility. It's also just 0.3 miles from the Newtown Road Light Rail Station and adjacent to two HRT bus stops, giving tenants and employees a transit option rare among Hampton Roads office parks — and abundant on-site parking (300+ spaces) for those who drive. Within a half-mile, tenants will find restaurants, hotels, and everyday conveniences, making the location as livable for a workday as it is accessible for a commute.

RECENT RENOVATIONS

160 Newtown has undergone a complete transformation, including a new central HVAC mechanical plant, a total exterior reskin, and a new window system that give the building a modern, updated presence. Inside, the lobby, common conference rooms, kitchenettes, elevators, and restrooms have been fully renovated to create a polished, professional environment, complemented by a newly added outdoor area, landscape improvements surrounding the property, and refaced monument signage that delivers a bold, updated first impression as visitors arrive on-site.

SHARED AMENITIES



Common Conference Room



Shared Kitchenettes



Monument Signage



Outdoor Veranda

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ASSET OVERVIEW

PROPERTY SIZE: 73,865 RSF | 6.41 Acres

YEAR BUILT: 1975 | 2025 Renovated

SPACE AVAILABLE: 1,375 – 18,512 RSF

PARKING: 318 surface spaces, covered available
(4.41 spaces per 1,000 SF)

SIGNAGE: Monument Signage

ZONING: I-1, Office

AMMENITIES:

Conference Room, Shared Kitchenettes, Outdoor Veranda

PROPERTY HIGHLIGHTS



LEASE RATE: \$24.00/PSF
Net of Janitorial



Located in the Newtown/Strategic Growth Area putting tenants in the most central location in Hampton Roads



Modern building with updated exterior and interior finishes



Each suite is built-out to your personalized specifications



Centrally located on the Southside offering immediate access to I-264 and the I-64 Interchange



Incredible Exposure with Traffic Counts topping 207,000 VPD on I-264

HUB OF HAMPTON ROADS TRANSPORTATION

Downtown Norfolk

Norfolk
International Airport

Newtown Road
Light Rail

Chesapeake

Chartway



HRT
Bus Stop



SPRINGHILL
SUITES

NAVY
FEDERAL
Credit Union

160 NEWTOWN

160 Newtown Road, Virginia Beach, Virginia 24462



Located at the **GATEWAY** of the State's
Largest City



HALFWAY BETWEEN Downtown Norfolk
and The Town Center of Virginia Beach



Situated at the **CROSSROADS OF I-264/I-64**



HIGH VISIBILITY with Traffic Counts of
Up To 207,000 VPD



UNMATCHED CONNECTIVITY, bus + light rail
stops in front of property

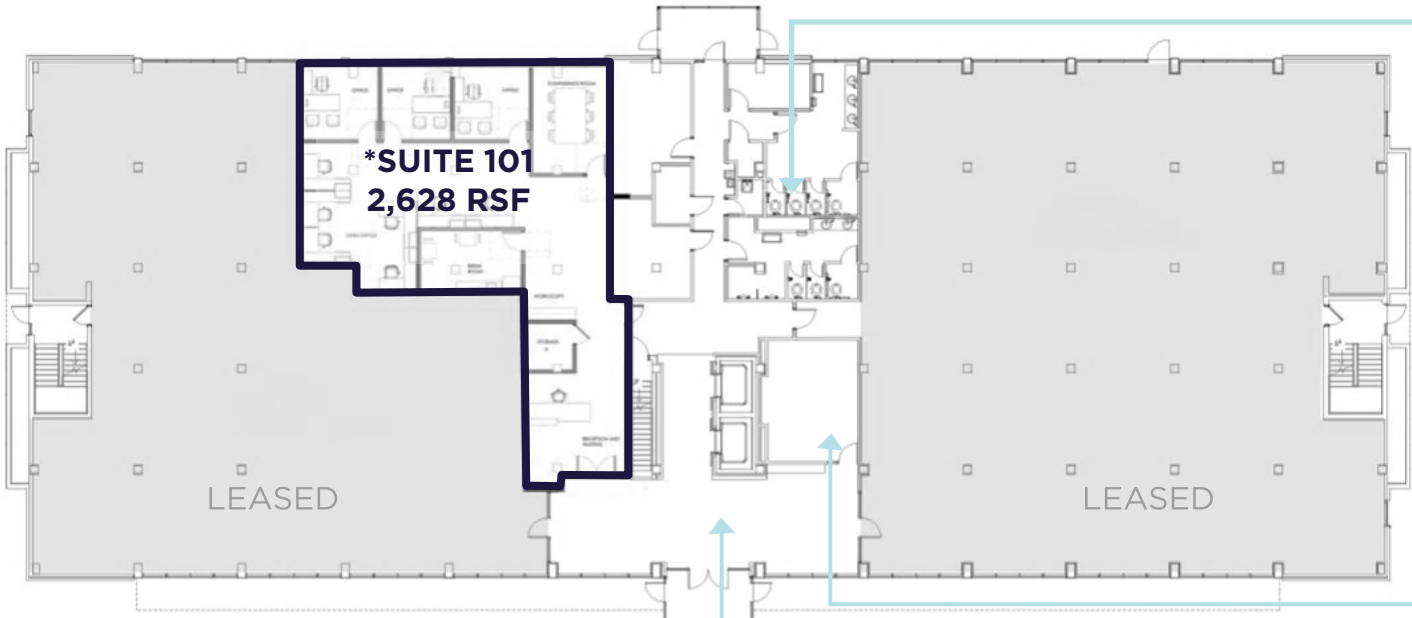


FROM I-264/64 WEST

FROM I-264 EAST
TO I-264 WEST

Virginia Beach Town Center

FIRST FLOOR | SUITE 101 | 2,628 RSF



*Conceptual Plan (Currently Shell Space)



First Floor Restrooms



First Floor Conference Room

SECOND FLOOR | SUITE 205 | 4,495



*Conceptual Plan (Currently Shell Space)



First Floor Lobby



Shared Kitchenettes

THIRD FLOOR | FULL FLOOR | 18,512 RSF



*Conceptual Plan (Currently Shell Space)



Exterior Front/Monument Signage



Third Floor Restrooms

FOURTH FLOOR | SUITES 403, 404, 406 | UP TO 8,486 RSF



*Conceptual Plan | Fourth Floor suite sizes and configurations can be modified to accommodate Tenant requirements



Third Floor Lobby



Fourth Floor Shell Space

A DRIVING WORKFORCE

VISITORS TO VIRGINIA BEACH
20.2 MILLION

GROSS DOMESTIC PRODUCT
Virginia Beach | Norfolk | Newport News
\$94.9 BILLION

LABOR FORCE
850,000

ACTIVE-DUTY MILITARY PERSONNEL
150,000

HAMPTON ROADS
MSA 1.8 MILLION

Virginia Beach Town Center - **5 Minutes** (2.5 miles)
Norfolk International Airport - **8 Minutes** (3.0 miles)
Downtown Norfolk - **7 Minutes** (5.9 miles)
Virginia Beach Oceanfront - **10 Minutes** (5.9 miles)
Summit Pointe, Chesapeake - **10 Minutes** (6.0 miles)

Total Population - **311,228**
Daytime Population - **319,205**
Average HH Income - **\$100,057**
Median Age - **37.2**

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3-Miles



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Where Business Finds Its Center.

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