



OFFICE BUILDING FOR LEASE

249 CENTRAL PARK AVENUE

249 CENTRAL PARK AVENUE, VIRGINIA BEACH, VA 23462



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PROPERTY OVERVIEW



OFFERING SUMMARY

Available SF:	2,724 SF
Lease Rate:	\$29.75 SF/yr (Full Service)
Building Size:	94,730 SF

PROPERTY OVERVIEW

249 Central Park Ave is located in Block 3 of The Town Center of Virginia Beach above these fine retailers: Brooks Brothers, The Cheesecake Factory, Three Notch'd Brewing & Craft Kitchen, Keagan's Irish Pub

Block 3 is one of 17 city blocks bounded by Virginia Beach Blvd, Independence Blvd, Columbus Street and Beasley Drive in Virginia Beach's CBD at Pembroke.

AVAILABLE SPACES SF

Suite 230 (Avail 10/1/26)	2,724 SF
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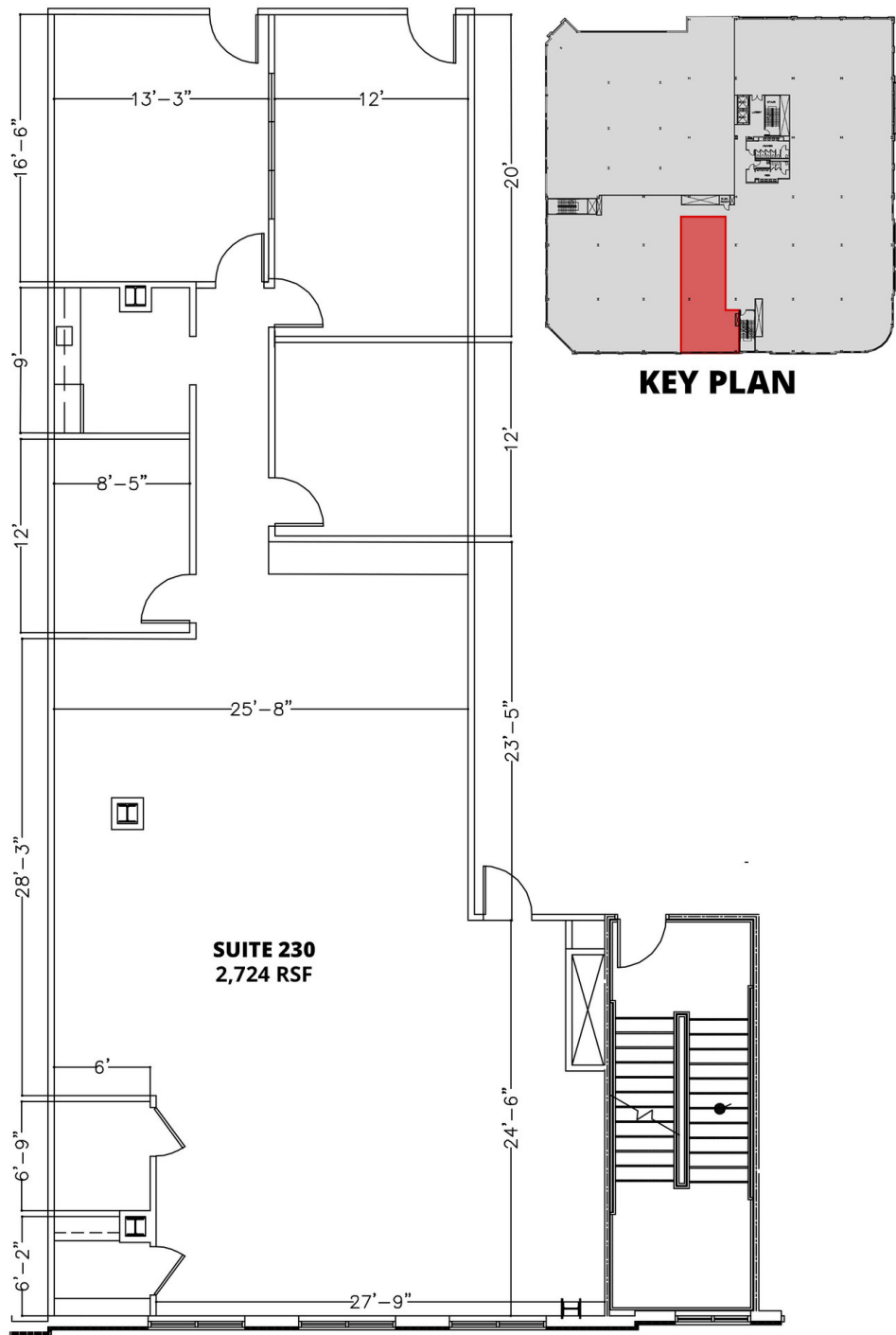
PROPERTY HIGHLIGHTS

- Conveniently located near restaurants, retailers, banks & luxury apartments
- Ample free parking in covered garages

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SUITE 230 | 2,724 RSF



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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 AH Realty Trust, HBA Architects, Troutman Pepper Locke, Clark Nexsen, Northwestern Mutual, Proctor & 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

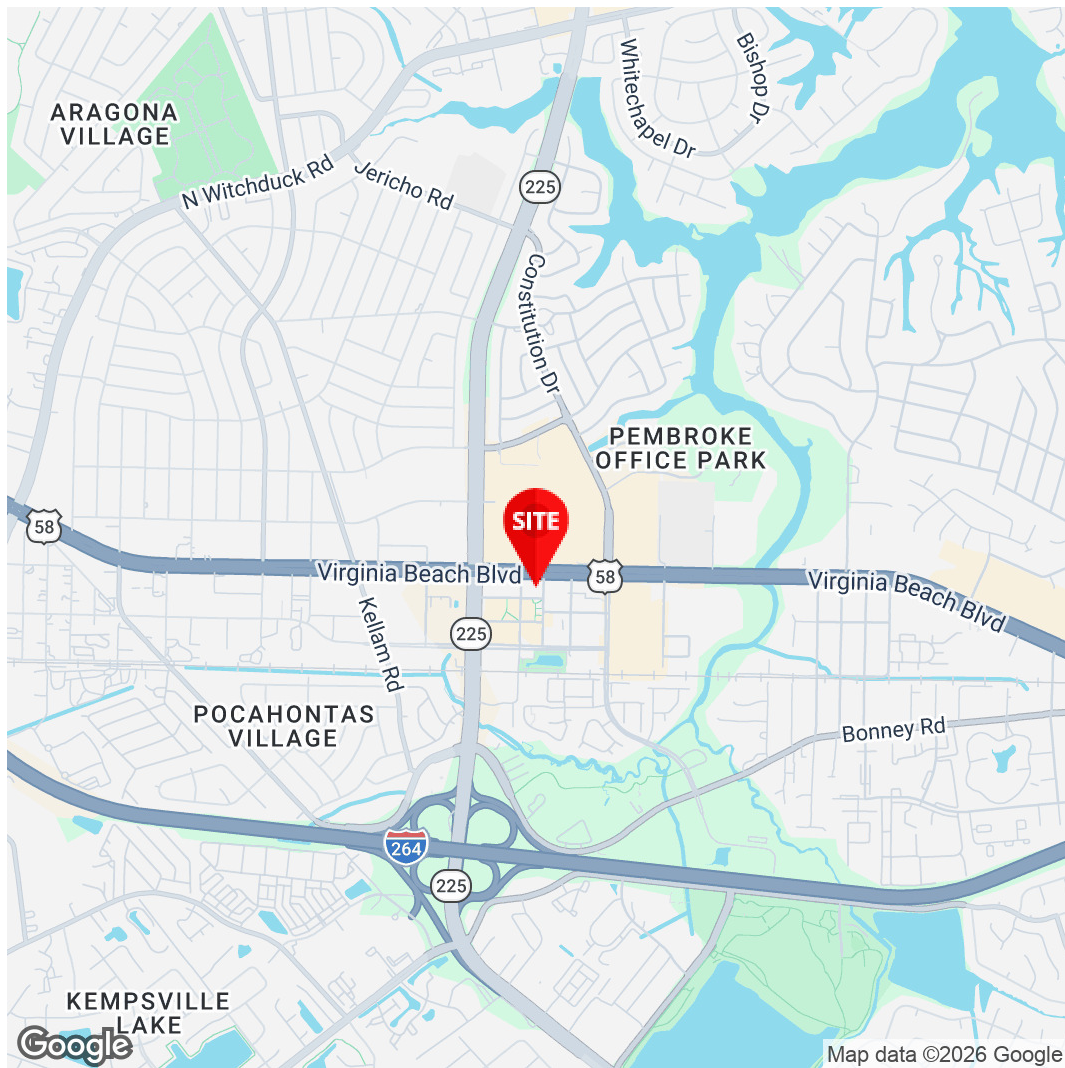


Town Center Offices



Other Surrounding Businesses





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