

**SUBLEASE**

# Class A Office Space

Central Business District at Pembroke ■ Virginia Beach, VA 23462



town center  
LIVE IT UP

## 249 CENTRAL PARK AVENUE



*A prime location in The Town Center of Virginia Beach, Block 3 is in the hub of Virginia Beach's Central Business District, at Pembroke.*

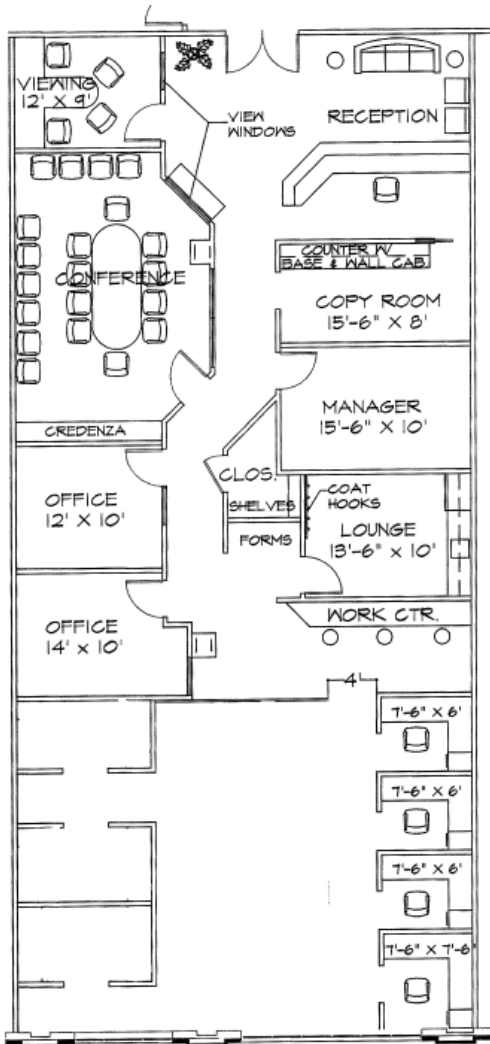


- **Building Size:** 94,730 rentable square feet
- **Available:** First Floor: 128 rentable square feet, with awning signage  
Second Floor: 3,500 rentable square feet  
*Sublease Expires 9/30/2011, landlord willing to extend lease term*
- **Rental Rate:** \$19.50 per rentable square foot, full Service
- **Amenities:** Conveniently situated within walking distance to upscale dining, banking, luxury apartments, retail shops, personal service providers and a private health club. Free, on-site covered parking in adjacent parking garage.
- **Location:** Located in Block 3 of The Town Center of Virginia Beach, above these fine retailers: Brooks Brothers, Cheesecake Factory, Gordon Biersch, Keagan's Irish Pub & Restaurant.

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REAL ESTATE, INC.

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# SITE LOCATION



Block 3 is one of 17 city blocks bounded by Virginia Beach Boulevard, Independence Boulevard, Columbus Street and Beasley Drive in Virginia Beach's Central Business District at Pembroke. The Town Center of Virginia Beach is centrally located and close to I-264 interstate access.

Management & Leasing

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