

Class A Office for Lease

222 Central Park Avenue ■ Virginia Beach, VA 23462



ARMADA HOFFLER TOWER



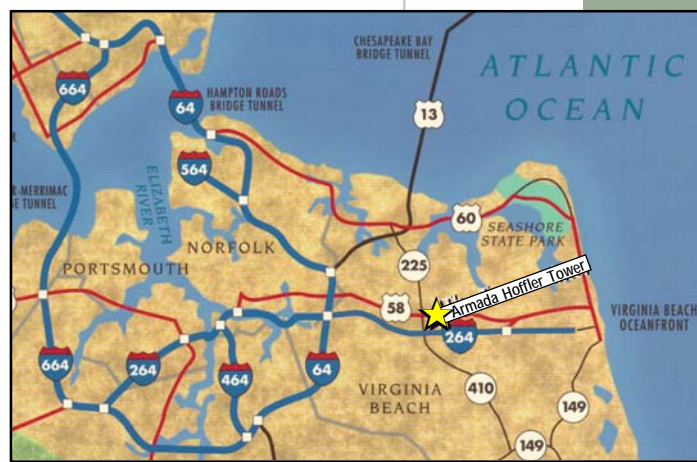
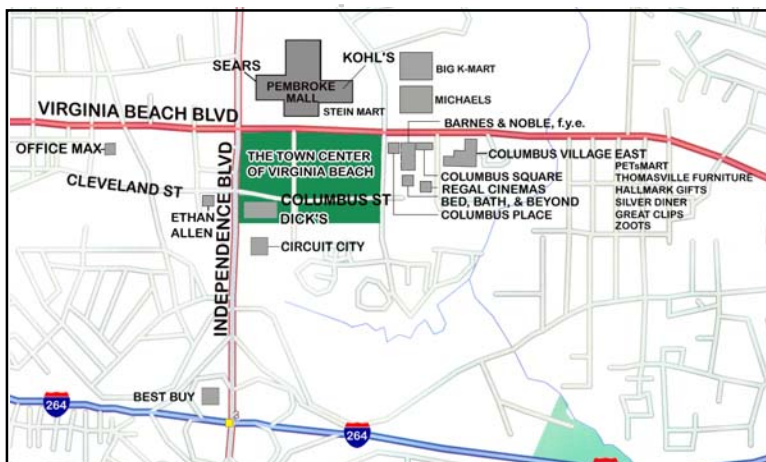
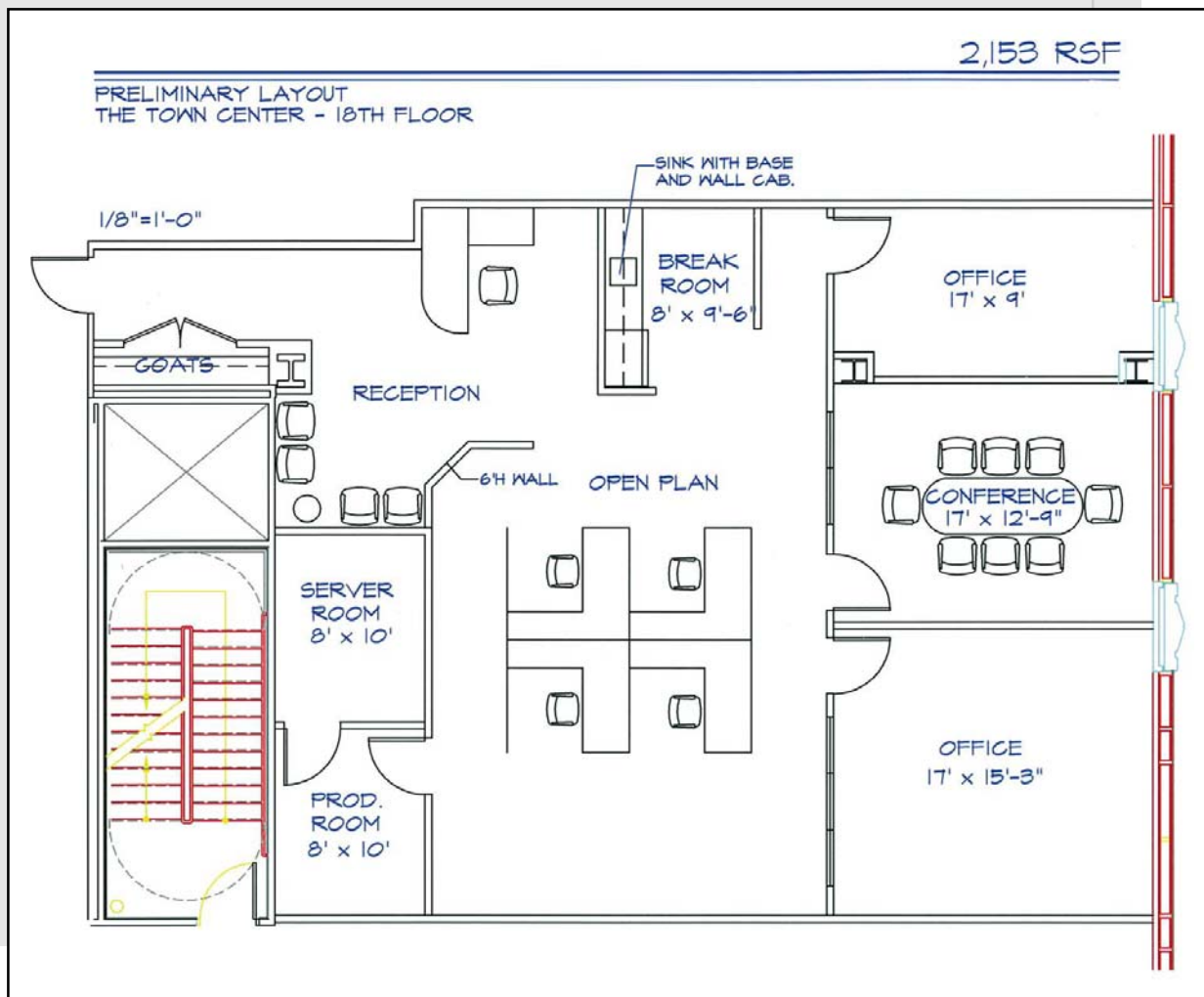
- **Premises:** 2,153 rentable square feet located on the 18th floor.
- **Available:** Immediately
- **Term:** 5 year minimum lease
- **Rent:** \$25.50 psf
- **Description:** Unique opportunity to lease first generation, shell space in the Armada Hoffer Tower
- **Amenities:** Free, on-site covered parking.
- **Location:** Located in 17 city blocks of the highly successful The Town Center of Virginia Beach. The mixed-use development includes restaurants such as Ruth's Chris Steak House, The Cheesecake Factory, P.F. Chang's China Bistro, California Pizza Kitchen; stores including Brooks Brothers, Johnston & Murphy, Barnes & Noble and Ann Taylor Loft; Town Center Fitness; The Sandler Center for the Performing Arts; The Westin Hotel and Residences -- the tallest building between Philadelphia and Charlotte.

The location of choice is The Town Center of Virginia Beach, the hub of Virginia Beach's Central Business District, at Pembroke.



Contact: Michael Divaris ■ Vivian Turok ■ Krista Costa
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FLOOR PLAN & LOCATION



Management & Leasing

de DIVARIS
REAL ESTATE, INC.

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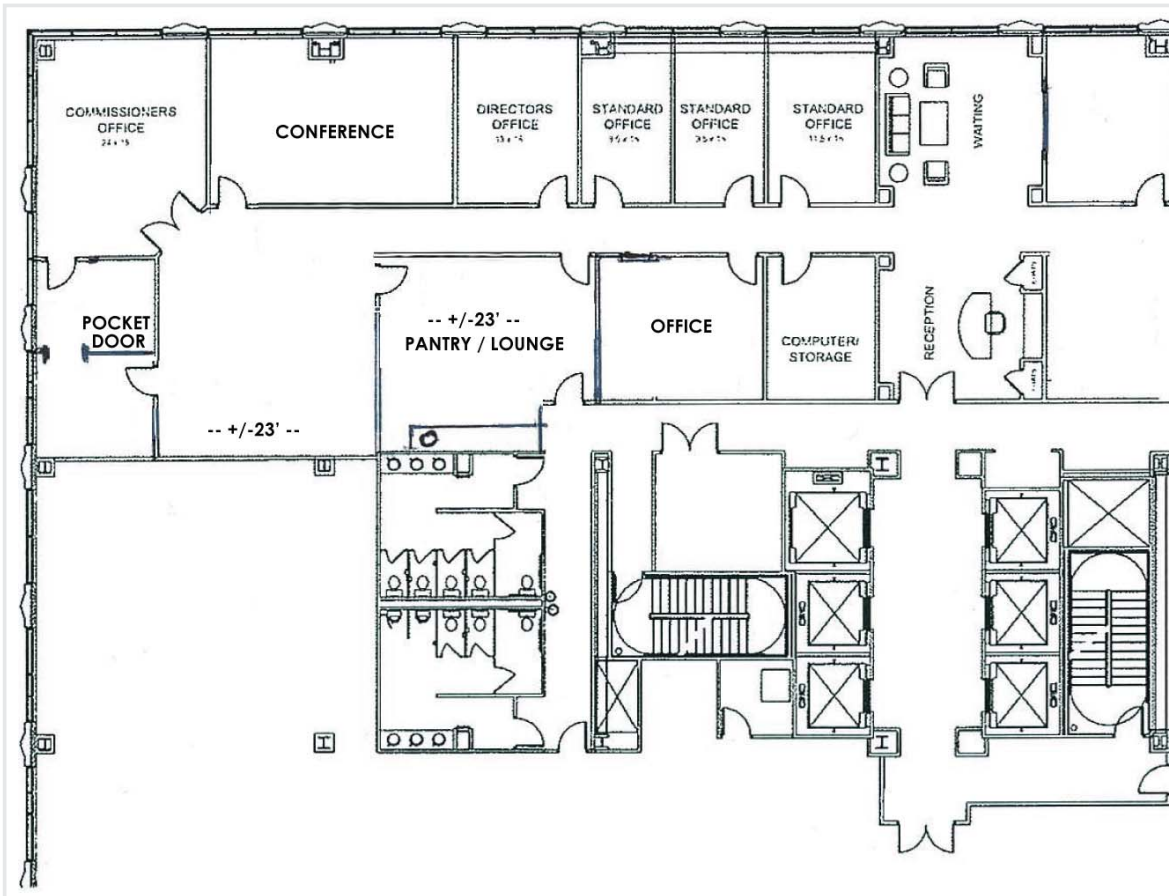
The location of choice is The Town Center of Virginia Beach, the hub of Virginia Beach's Central Business District, at Pembroke.

- **Building Description:** 21-story, Class A building, built in 2002
- **Premises:** 5,936 rentable square feet on the 11th floor.
- **Rent:** \$25.50 psf, full service
- **Description:** Upgraded professional suite located just off elevator lobby with double glass entry doors.
- **Location:** Located in 17 city blocks of the highly successful The Town Center of Virginia Beach. The mixed-use development includes restaurants such as Ruth's Chris Steak House, The Cheesecake Factory, P.F. Chang's China Bistro, California Pizza Kitchen; stores including Brooks Brothers, Johnston & Murphy, Barnes & Noble and Ann Taylor Loft; Town Center Fitness; The Sandler Center for the Performing Arts; The Westin Hotel and Residences -- the tallest building between Philadelphia and Charlotte.



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222 Central Park Avenue - 11th Floor - Approximately 5,936 sf

