

ONE COLUMBUS CENTER

AT THE TOWN CENTER OF VIRGINIA BEACH

283 Constitution Drive, Virginia Beach VA 23462



- ❑ **Building Description:**
11-story, Class A high-rise brick and marble building
- ❑ **Building Size:**
129,465 rentable square feet
- ❑ **Available:**
First Floor - 1,958 rentable square feet
- ❑ **Rental Rate:**
\$24.50 prsf, 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.



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

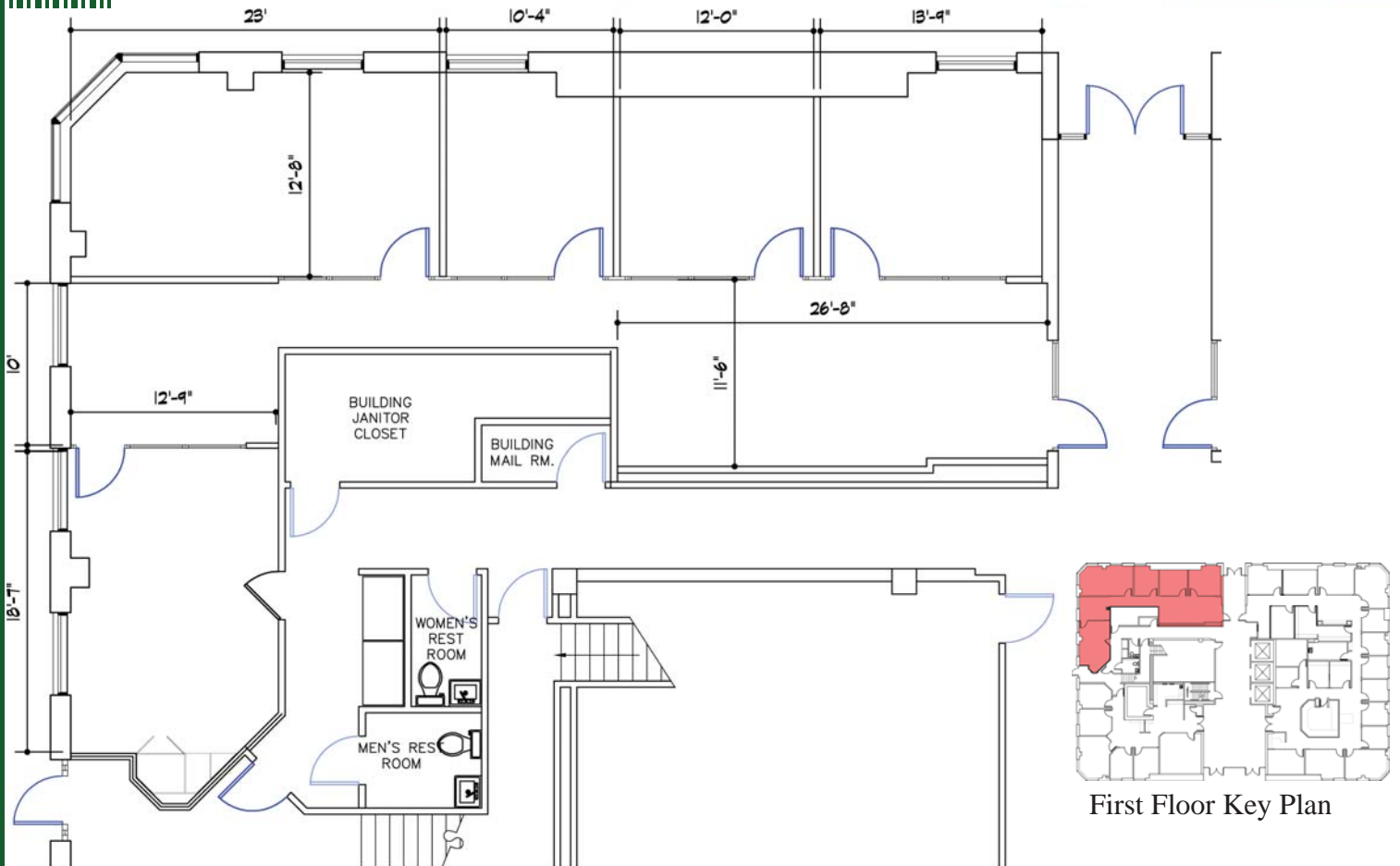
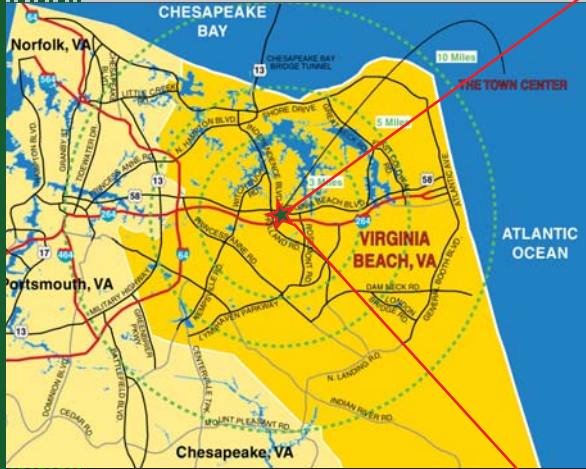
FOR INFORMATION, CONTACT:

Michael Divaris ● Vivian Turok ● Krista Costa

TEL: 757-497-2113 ● FAX: 757-497-1338 ● www.divaris.com



Location



- *One Columbus Center is accessible from Independence Blvd and Virginia Beach Blvd.*
- *Only one mile to I-264 and the I-64 interchange.*



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 One Columbus Center, Suite 700 ● Virginia Beach, VA 23462 ● www.divaris.com

Class A Office for Lease

Virginia Beach, Virginia 23462



ARMADA HOFFLER TOWER



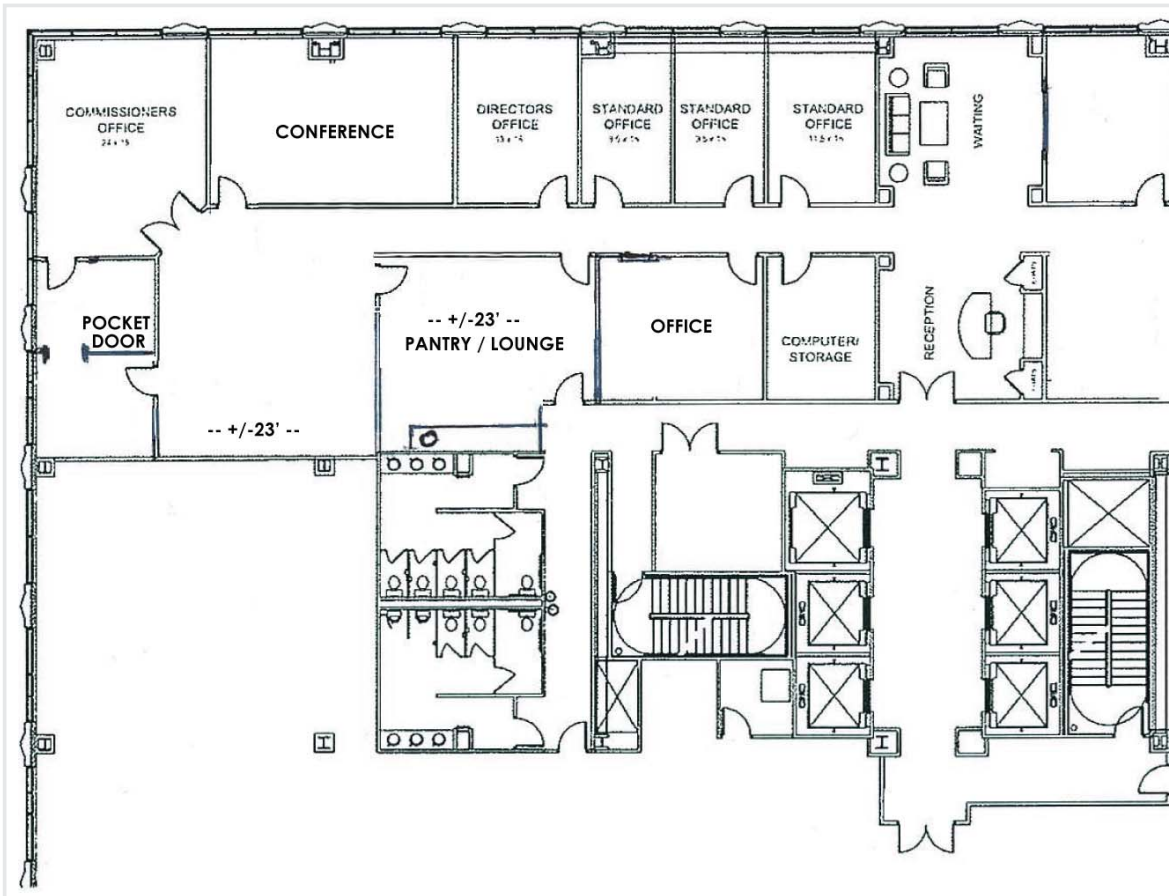
The location of choice is The Town Center of Virginia Beach, the hub of Virginia Beach's Central Business District, at Pembroke.

- **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.

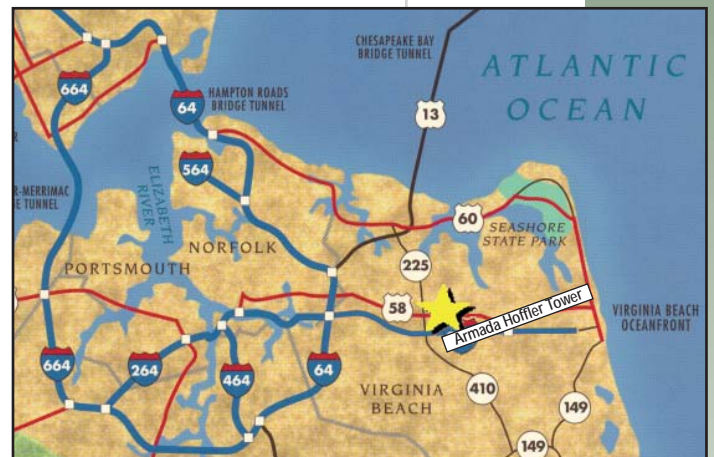
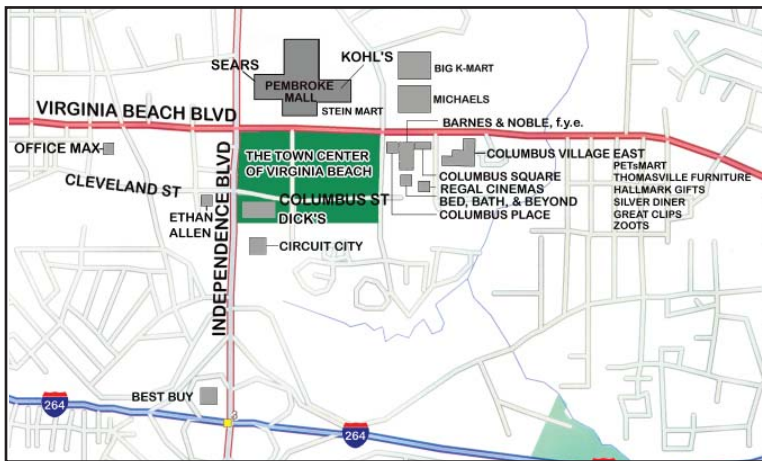


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FLOOR PLAN & LOCATION



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



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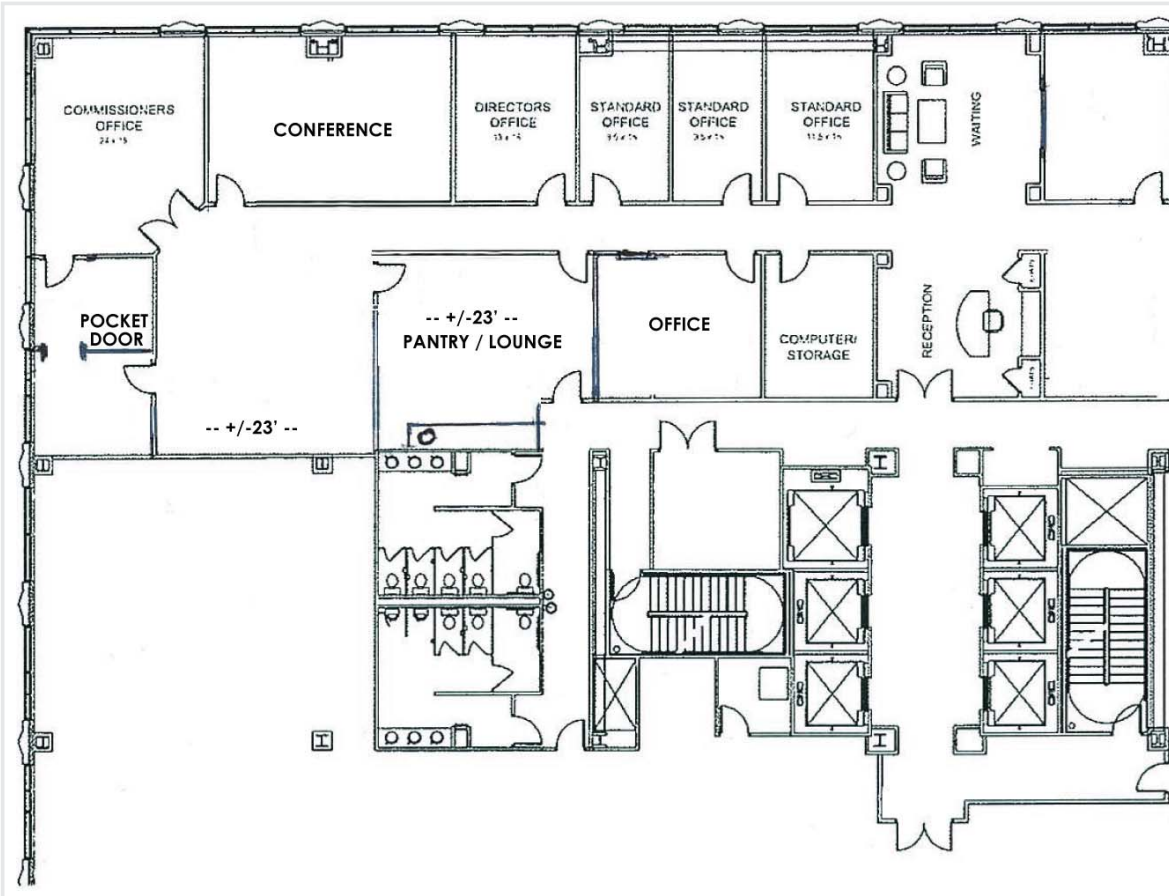
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