

FULL BUILDING HEADQUARTERS OPPORTUNITY

PEMBROKE I
281 INDEPENDENCE BLVD
VIRGINIA BEACH, VA 23462

CUSHMAN & WAKEFIELD | THALHIMER

PEMBROKE I

PROPERTY DETAILS

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Total SF:	63,888 SF
Available:	1,000 SF – 53,815 SF
Year Built:	1971 | Renovated 2025
Zoning:	CBC (Central Business Core)
Stories:	Six (6)
Parking:	4/1,000 SF
Signage:	Full building signage available
Drive-Thru:	Potential drive-thru opportunity
Water/Sewer/ Electric:	City of Virginia Beach/ Dominion Power
Lease Rate:	$23.50 PSF, Full Service (2nd – 6th floor) $30.00 PSF, NNN (1st floor)

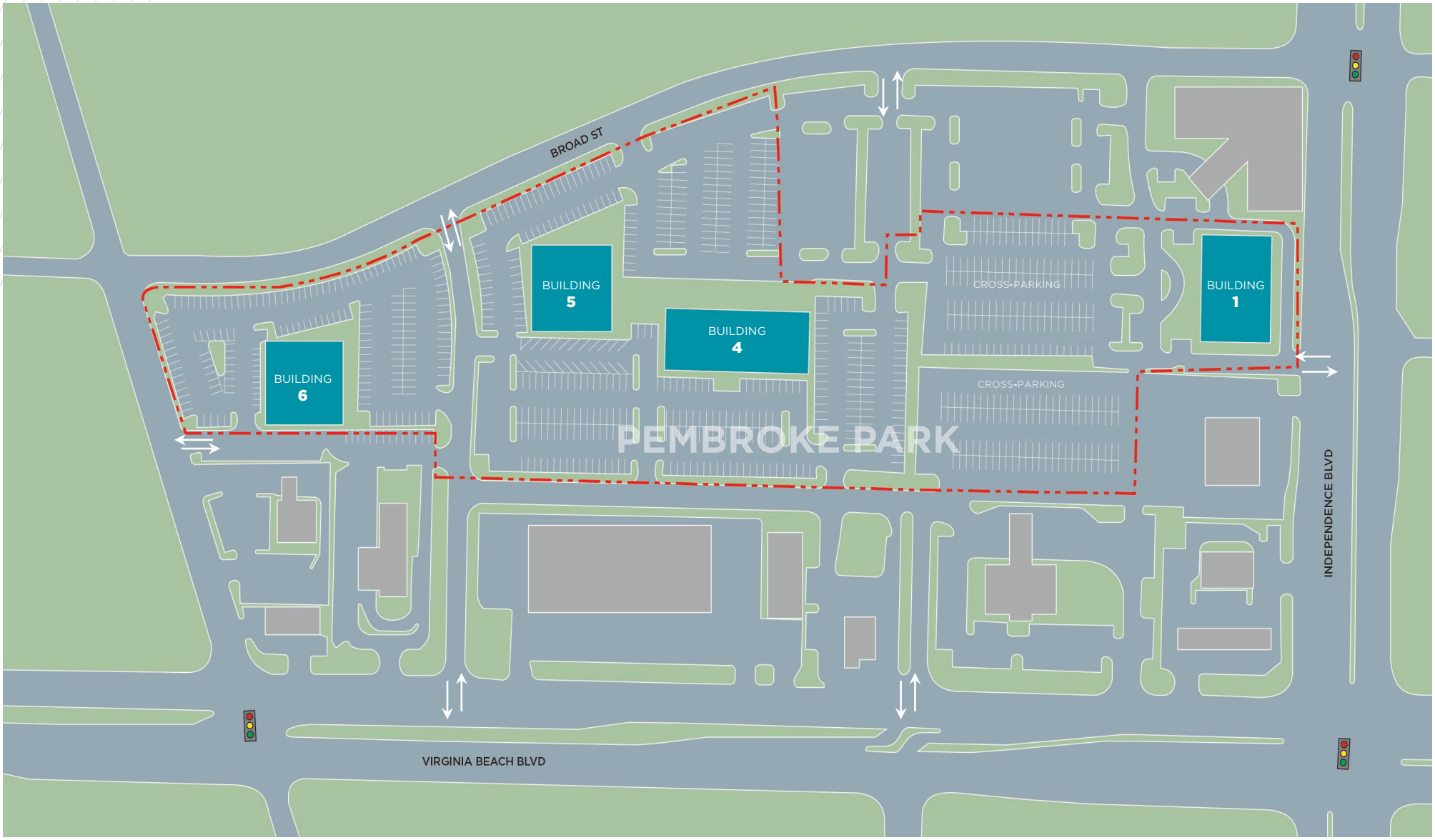




PEMBROKE I

PEMBROKE PARK SITE PLAN

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FIRST FLOOR

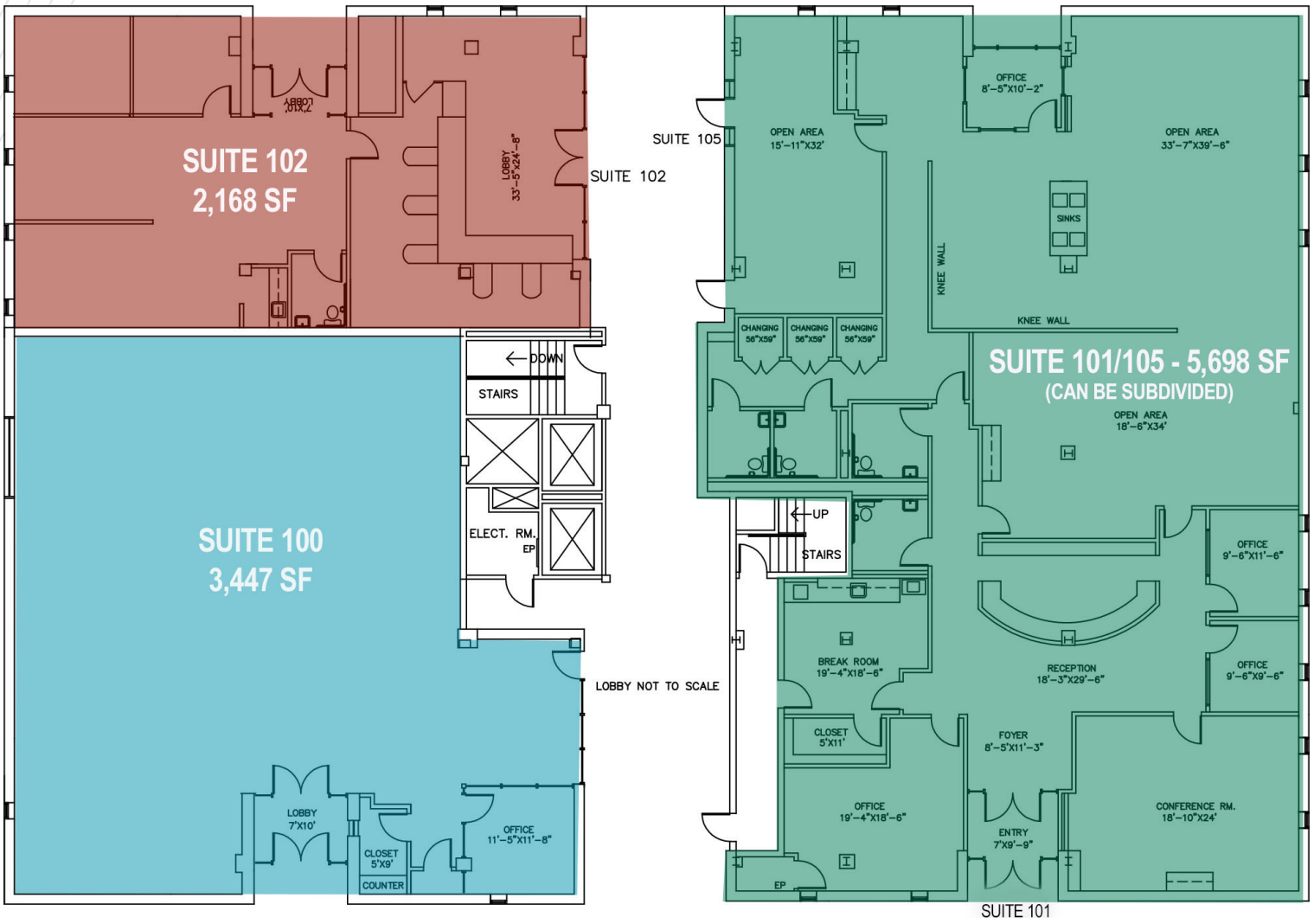
RETAIL | MEDICAL | OFFICE OPPORTUNITIES

2,168 RSF – 11,313 RSF

MULTIPLE DIRECT ACCESS ENTRANCES

POTENTIAL DRIVE-THRU OPPORTUNITY



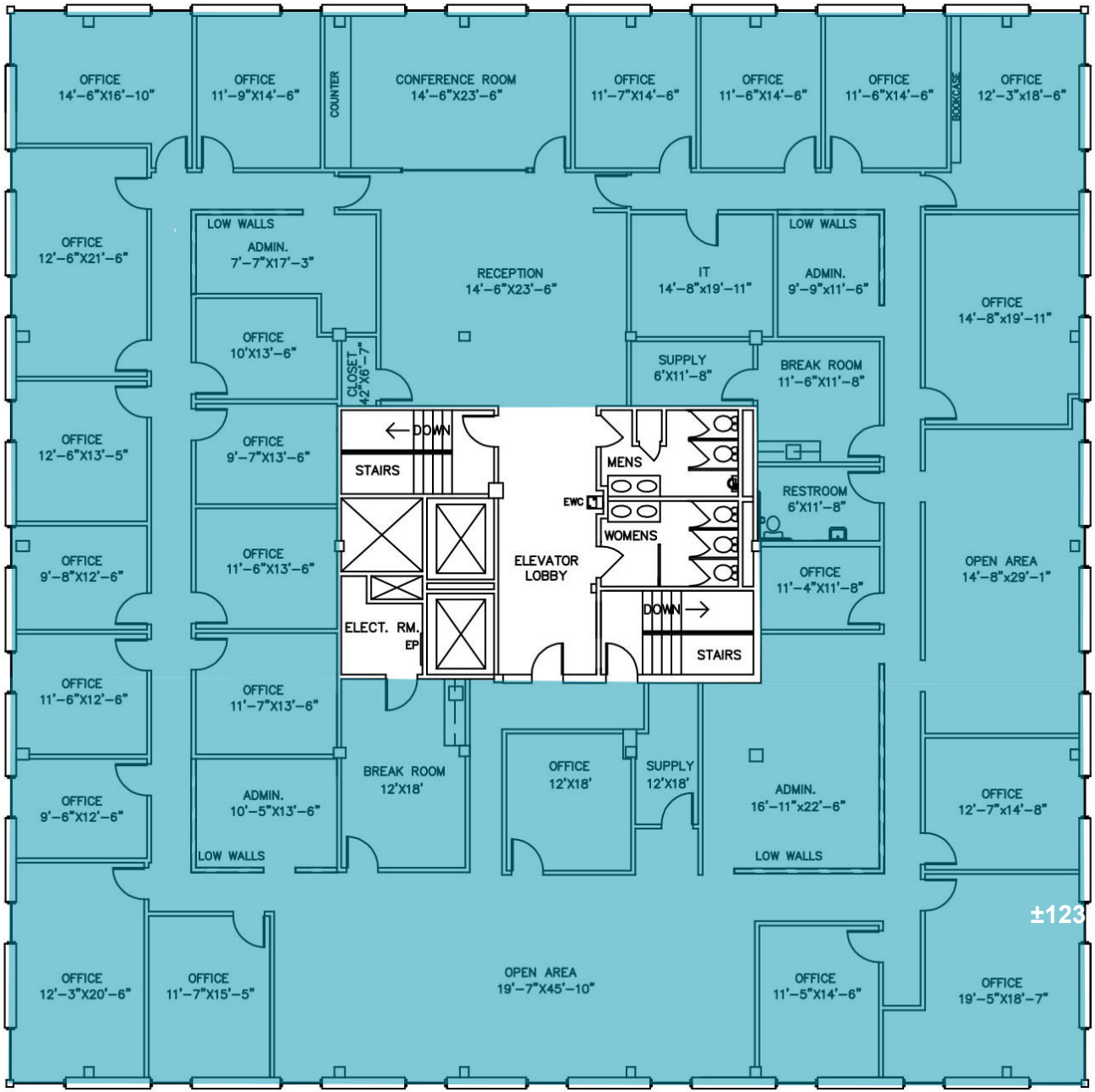






SECOND-SIXTH FLOOR REPRESENTATIVE BUILDOUT

FULL FLOORS AVAILABLE - 10,073 SF



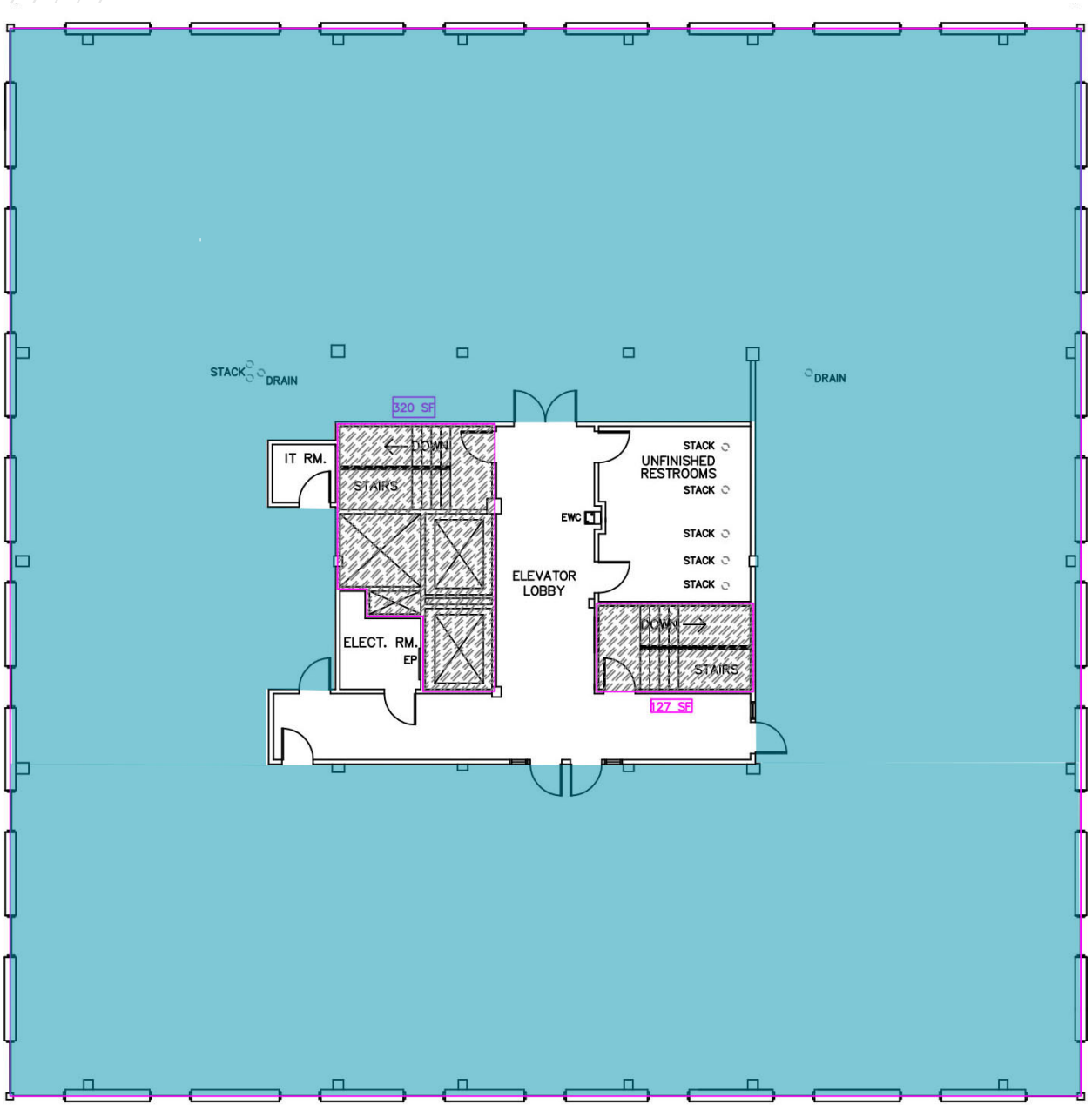






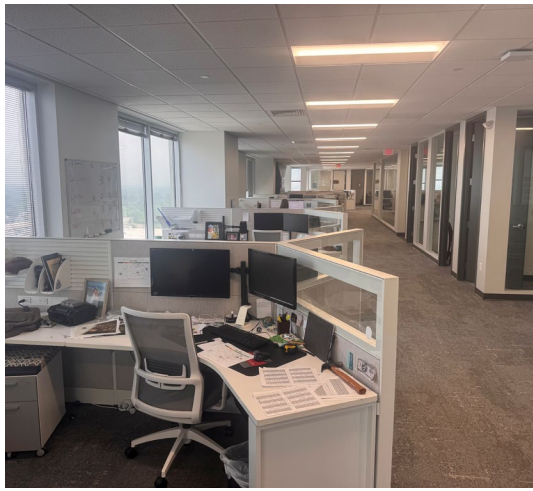
SECOND-SIXTH FLOOR SHELL CONDITION

FULL FLOORS AVAILABLE - 10,073 SF









REPRESENTATIVE BUILDOUT

STRENGTH OF THE MARKET

Virginia Beach Town Center

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Pembroke Park is located in the urban core of the state's largest city



Pembroke Square is undergoing a $200 million dollar redevelopment project that will include a new hotel, apartments and senior housing to the mixed-use project. The 50-Acre site will add to the ongoing momentum and verticality of the Virginia Beach Town Center submarket

EXACTLY HALFWAY BETWEEN DOWNTOWN NORFOLK AND VIRGINIA BEACH OCEANFRONT

78% OF THE CITY'S RESIDENTS LIVE WITHIN A FIVE- MILE RADIUS OF THE VIRGINIA BEACH CBD

PART OF THE PEMBROKE STRATEGIC GROWTH AREA AND TRANSIT-ORIENTED DEVELOPMENT PLAN

FIRST AND ONLY MARKET ENTRY POINT FOR RETAILERS SUCH AS WEGMANS, ANTHROPOLOGIE, REI, FREE PEOPLE, WEST ELM, LULULEMON AND NIKE



FOR MORE INFORMATION, CONTACT:

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