



FULL BUILDING HEADQUARTERS OPPORTUNITY

PEMBROKE I
281 INDEPENDENCE BLVD
VIRGINIA BEACH, VA 23462



**CUSHMAN &
WAKEFIELD**

THALHIMER

PEMBROKE I

PROPERTY DETAILS



CUSHMAN &
WAKEFIELD

THALHIMER

Total SF:	63,888 SF
Available:	1,000 SF - 63,888 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 (2 nd - 6 th floor) \$30.00 PSF, NNN (1 st floor)

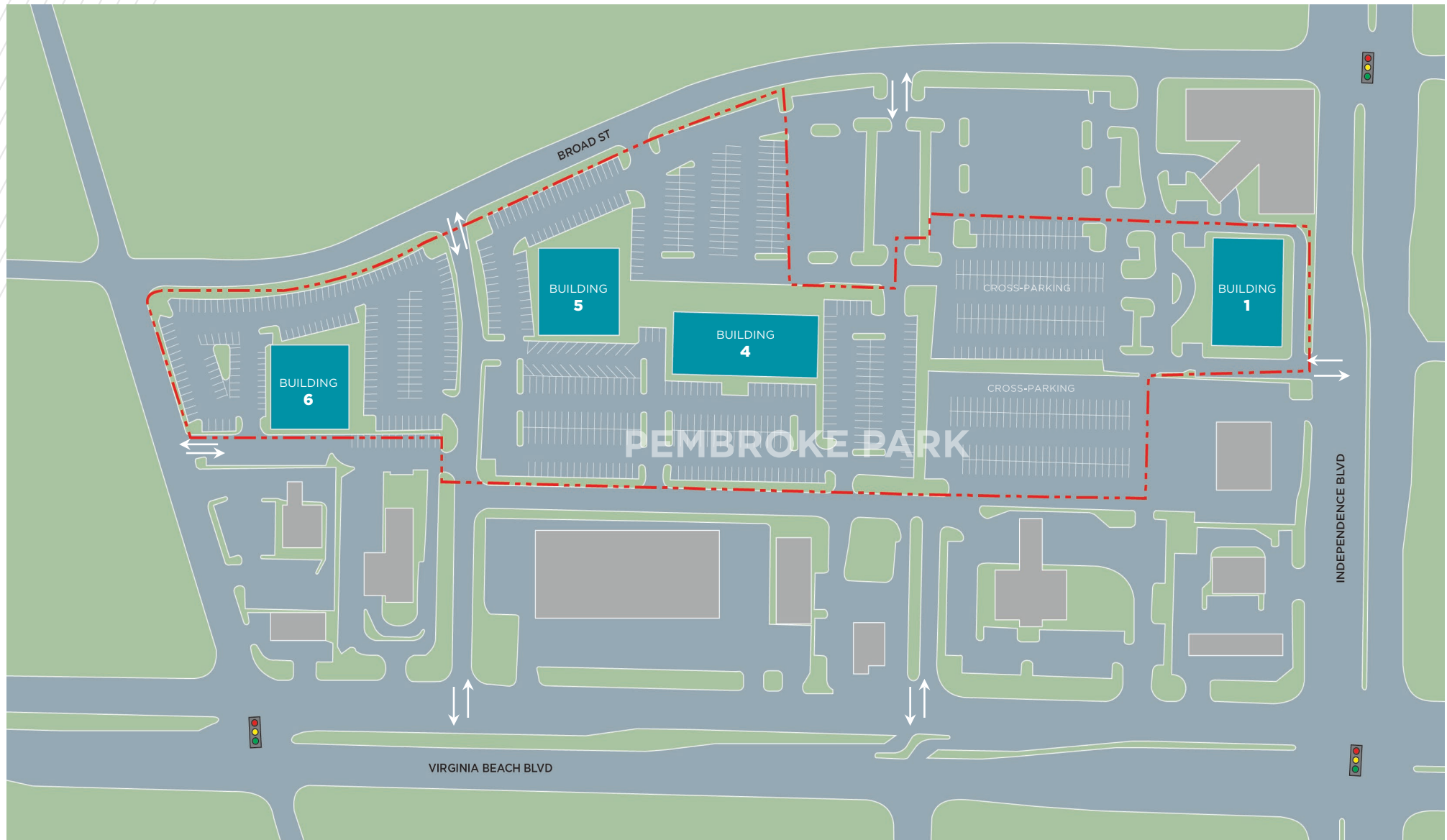


PEMBROKE I

PEMBROKE PARK SITE PLAN



THALHIMER



FIRST FLOOR

RETAIL | MEDICAL | OFFICE OPPORTUNITIES

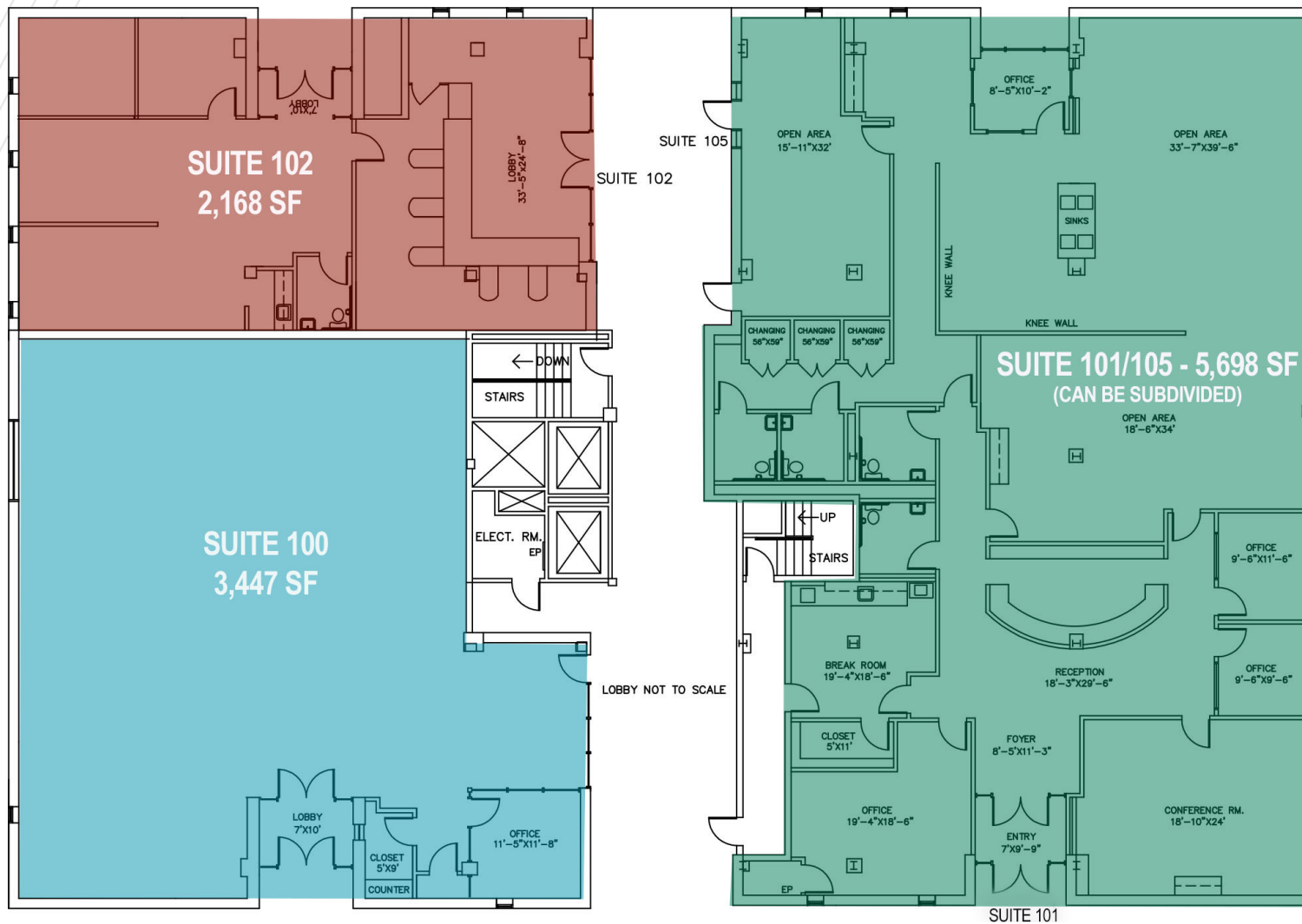
2,168 RSF - 11,313 RSF

MULTIPLE DIRECT ACCESS ENTRANCES

POTENTIAL DRIVE-THRU OPPORTUNITY



POTENTIAL DRIVE-THRU
OPPORTUNITY

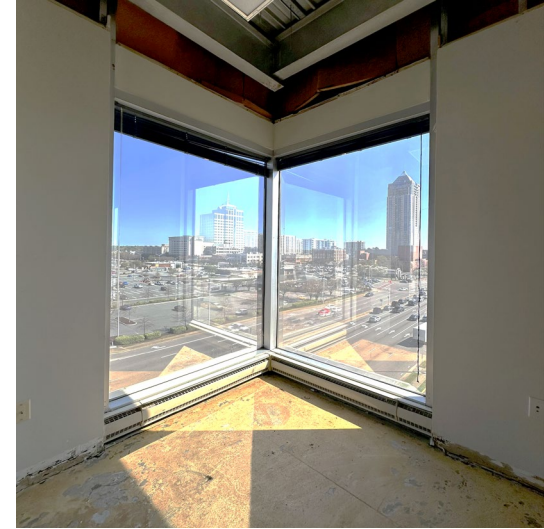
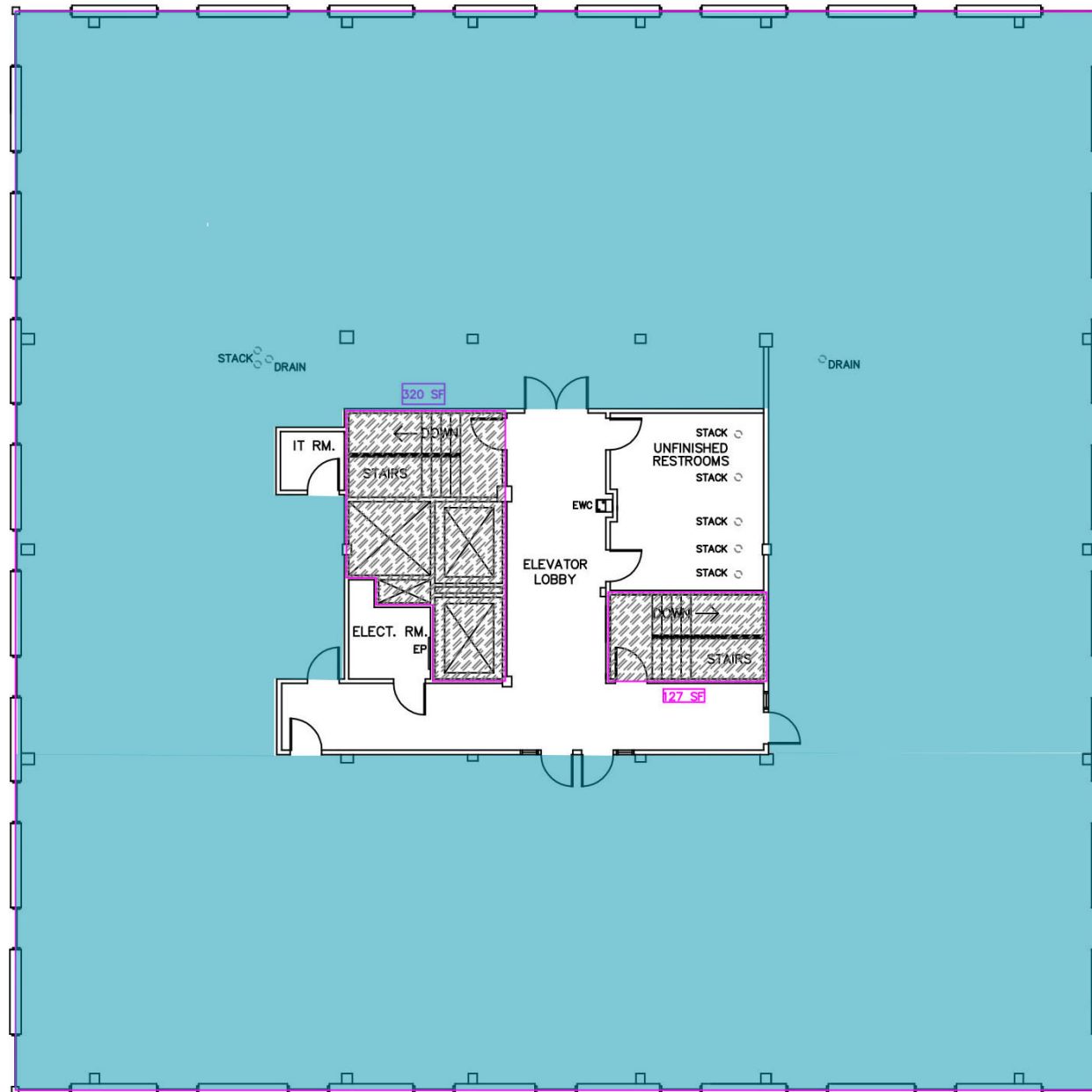


FULL FLOORS AVAILABLE - 10,073 SF



SECOND-SIXTH FLOOR SHELL CONDITION

FULL FLOORS AVAILABLE - 10,073 SF



REPRESENTATIVE BUILDOUT

STRENGTH OF THE MARKET

Virginia Beach Town Center



CUSHMAN &
WAKEFIELD

THALHIMER

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:

NICOLE CAMPBELL

Vice President
757 499 0783
nicole.campbell@thalhimer.com

ROB WRIGHT

Senior Vice President
757 499 2896
rob.wright@thalhimer.com

Town Center of Virginia Beach
222 Central Park Avenue, Suite 1500
Virginia Beach, VA 23462
757 499 2900 | thalhimer.com

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THALHIMER