

A photograph of the Pembroke V Building, a modern multi-story office building with a white, geometric, faceted facade. The building features numerous rectangular windows. A central glass-enclosed entrance is visible. In the foreground, a parking lot contains several cars, including a bright blue SUV and a dark sedan. To the right, another modern office building with a glass facade is partially visible. The sky is overcast with grey clouds.

PEMBROKE V BUILDING

293 INDEPENDENCE BLVD

VIRGINIA BEACH, VA 23462



THALHIMER

PEMBROKE V

293 Independence Boulevard
Virginia Beach, VA 23462

Property Features

Address:	293 Independence Blvd, Virginia Beach, VA 23452
Total SF Acres:	50,980 SF ±2.25 Acres
Available:	1,251 SF - 4,176 SF
Year Built:	1971
Zoning:	CBC
Stories:	Five (5)
Parking:	200 surface spaces (3.92 per 1,000 SF)
TELCOM:	Cox / Verizon
Gas:	Virginia Natural Gas
Elevator:	Two (2)
Electric Water & Sewer:	Dominion Power City of Virginia Beach
Lease Rate:	\$22.00 PSF, Full Service

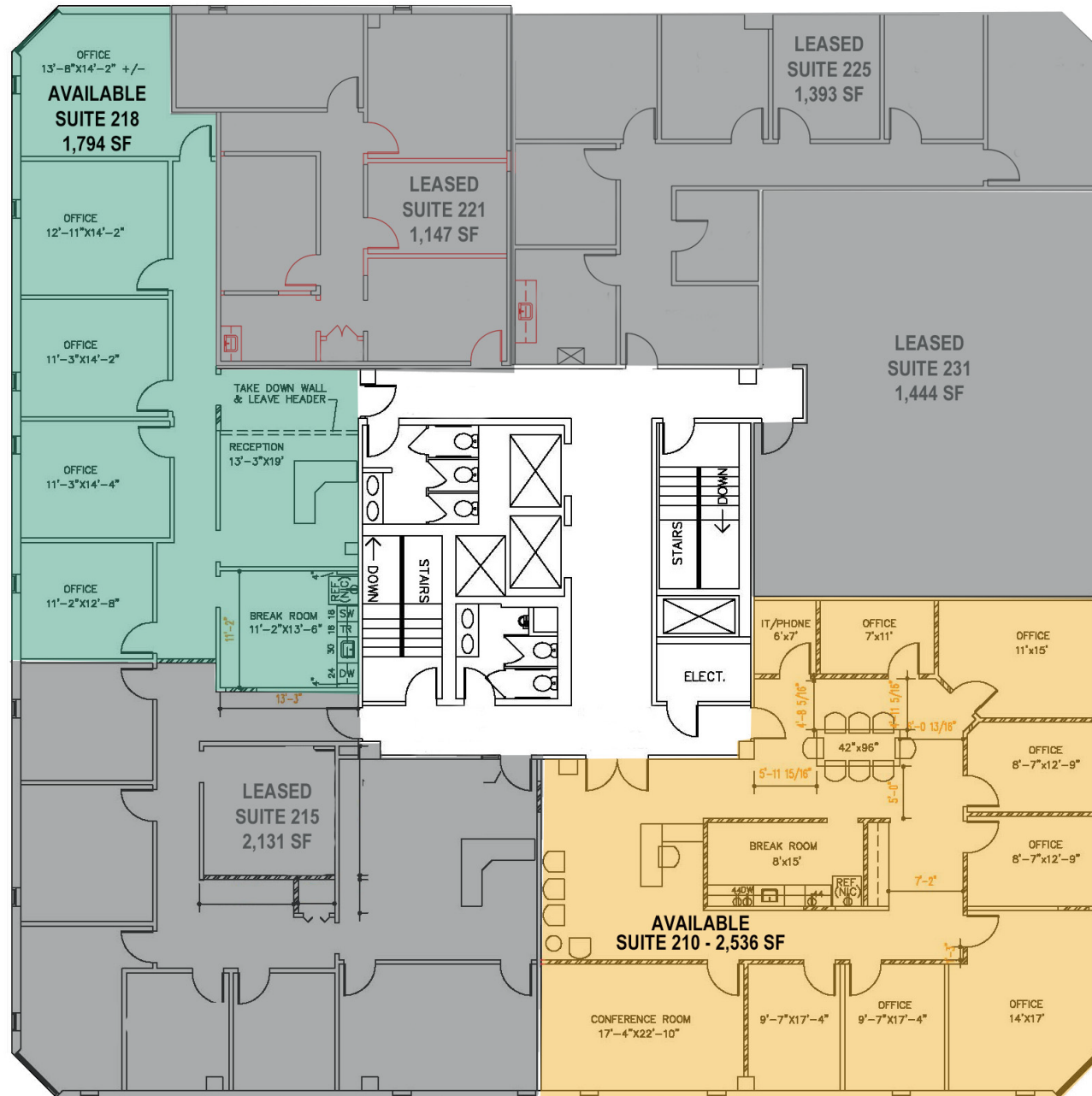
Spaces Available

Suite 210	2,536 SF
Suite 218	1,794 SF
Suite 324	1,251 SF
Suite 400	2,179 SF
Suite 420	1,801 SF
Suite 525	4,176 SF



Virginia Beach, VA 23462

SUITE 218
1,794 SF

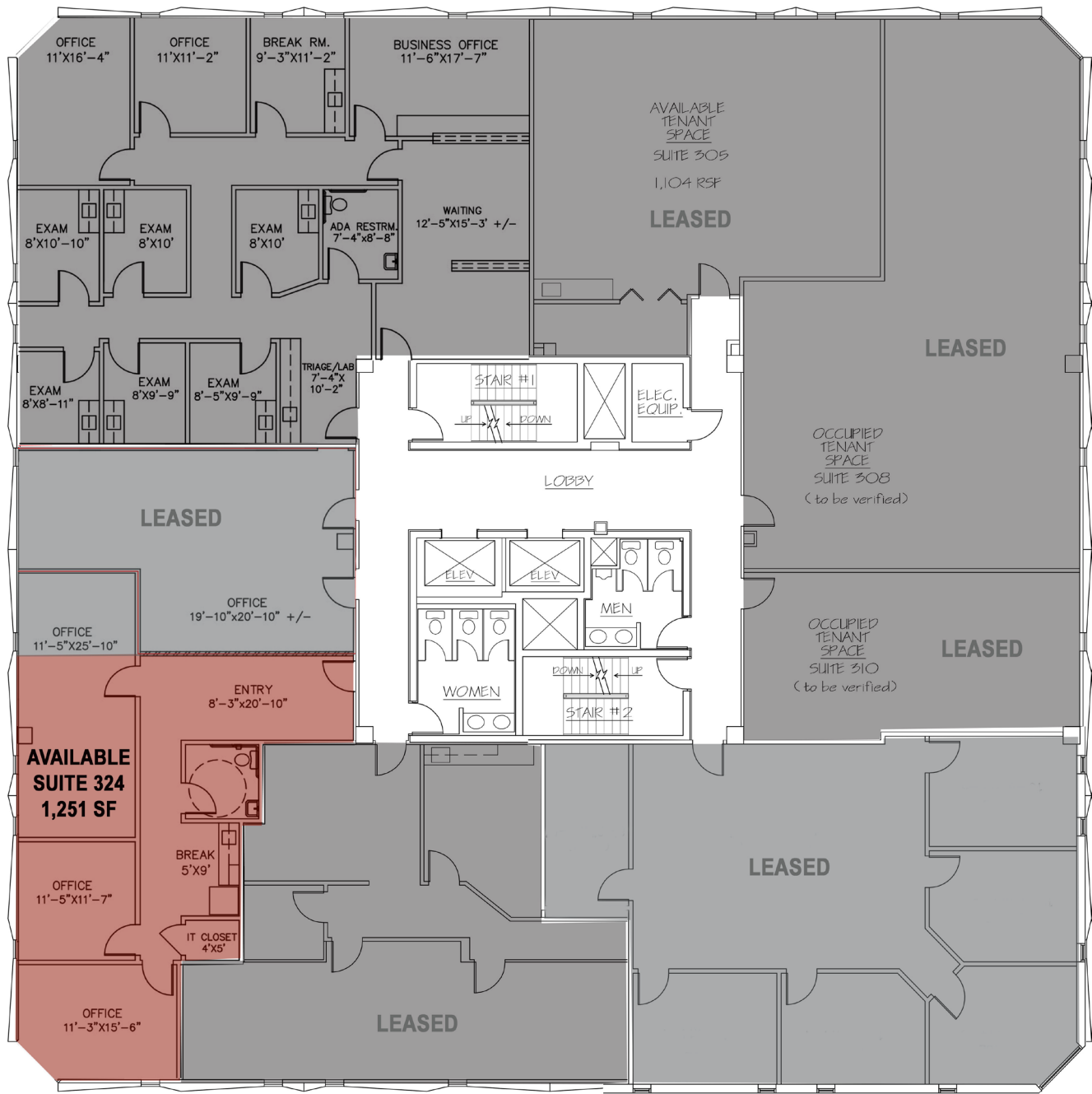


PEMBROKE V

293 Independence Boulevard

Virginia Beach, VA 23462

SUITE 324
1,251 SF



Virginia Beach, VA 23462

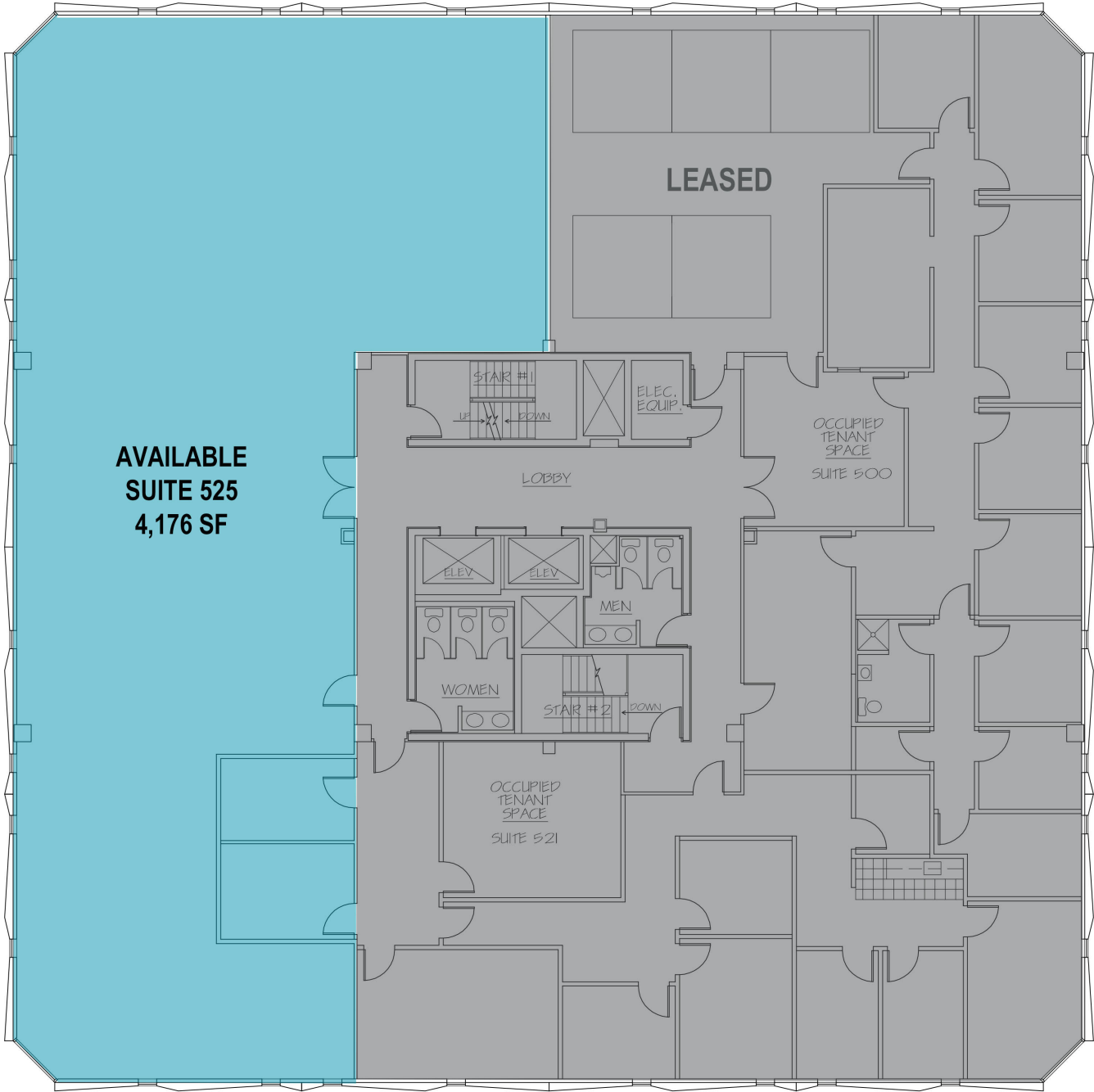
SUITE 420
1,801 SF



PEMBROKE V

293 Independence Boulevard
Virginia Beach, VA 23462

SUITE 525
4,176 SF



PEMBROKE V

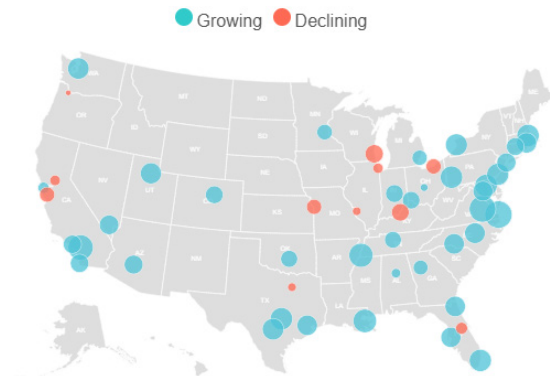
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Virginia Beach Overview

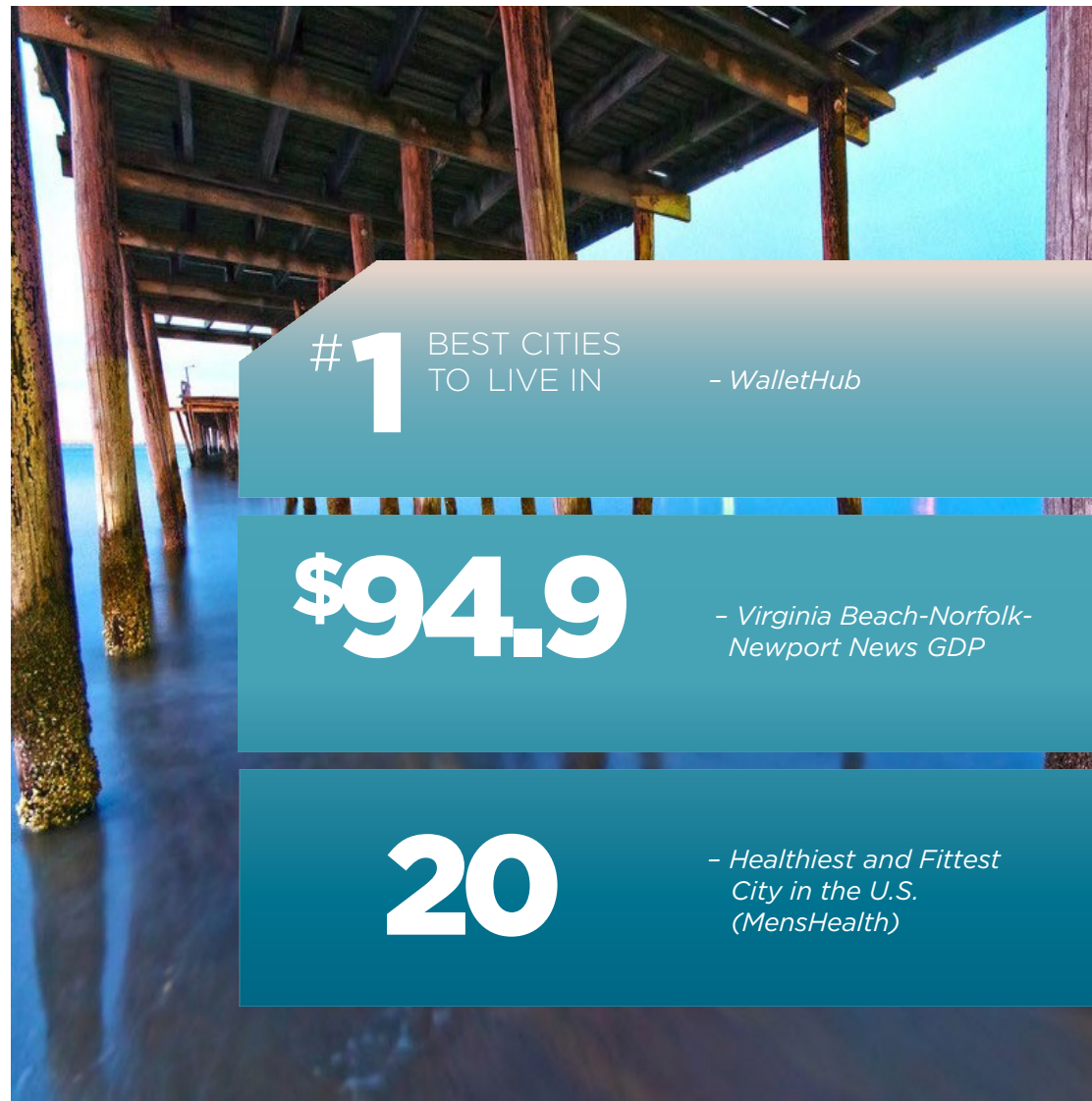
Virginia Beach is the largest city in Hampton Roads. Although it is mainly known for its boardwalk and oceanfront, the city offers much more than just the beach, including the Sportsplex, parks, museums, a variety of restaurants and shops, and a live music venue. Many people are also drawn to the city for the military and the Oceana Naval Air Station. Virginia Beach is an excellent mix between city life, because there is always something to do, and the suburbs, because it's an ideal location to raise a family.

Cities Where Millennials Are Moving



RANK	URBAN AREA	MILLENNIAL CHANGE 2010-2015 (%)	MILLENNIAL CHANGE 2010-2015 (#)
1	Virginia Beach-Norfolk-Newport News, VA	16.4%	7,034

Source: RCLCO



#1 BEST CITIES TO LIVE IN

- WalletHub

\$94.9

- Virginia Beach-Norfolk-Newport News GDP

20

- Healthiest and Fittest City in the U.S. (MensHealth)



FOR MORE INFORMATION, CONTACT:

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