

FOR LEASE

VIBE CREATIVE DISTRICT

Pavilion Center 1

2101 Parks Avenue | Virginia Beach, VA 23451



COMMONWEALTH
COMMERCIAL
Comprehensive Property Solutions



OFFERING SUMMARY

Total Building Size: 87,000± RSF
Rental Rate: \$30.00/RSF, Full Service
Annual Escalations: Three percent (3.0%)
Min Term: Five (5) years
Parking Ratio: 3.0/1,000

AVAILABLE SUITES

Suite 300: 3,667 RSF (Available Q4 2026)

PROPERTY FEATURES

- › 87,000± SF, Class A office building located at the base of I-264 in the exclusive “Vibe District” of the oceanfront submarket.
- › Gateway location with immediate access to I-264 from the parking lot.
- › 24-hour key card entry.
- › On-site business banking, brokerage services and financial planning available.
- › Classic design, lobby and exterior art, and a prestigious tenant roster.
- › Rooftop deck available for corporate functions and viewing the beach events.
- › Main lobby is the site of numerous fine art exhibits and receptions.
- › Free surface parking.

For more information:

GRESH WALL

Managing Director

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MARKET OVERVIEW

VIRGINIA BEACH SNAPSHOT

VIRGINIA BEACH STANDS AS THE LARGEST CITY IN VIRGINIA AND A CORNERSTONE OF THE HAMPTON ROADS REGION.

Renowned for its thriving tourism industry, strong military presence, and diverse economic base, Virginia Beach consistently tops lists for quality of life, affordability, and healthcare. With miles of pristine coastline along the Atlantic Ocean and Chesapeake Bay, the city attracts millions of visitors annually, fueling a robust hospitality sector. Beyond tourism, Virginia Beach benefits from its strategic location and pro-business climate, making it a hub for corporate headquarters, advanced manufacturing, and defense-related industries. The presence of Naval Air Station Oceana, one of the Navy's largest East Coast installations, underscores the city's deep ties to national security and military operations.

The city's dynamic economy is complemented by its high quality of life, with excellent schools, a skilled workforce, and abundant recreational opportunities. Ranked #3 in the U.S. for parks and walkability, outdoor enthusiasts and residents alike enjoy a range of attractions, from the iconic Virginia Beach boardwalk to First Landing State Park*. With ongoing commercial development, infrastructure investments, and a commitment to innovation, Virginia Beach continues to position itself as a premier destination for businesses in the Mid-Atlantic region.

VIRGINIA BEACH'S ECONOMIC INDICATORS ARE STRONG:

Strong workforce, business-friendly environment, and low cost of living make Virginia Beach attractive to businesses.

Major Industries: **Tourism, Defense, Advanced Manufacturing, Healthcare, Corporate Headquarters**

Gross Domestic Product: **\$27.34 B***

Job Growth (2024): **2.8%***

Unemployment Rates +	VAB	USA
2023	2.9%	3.5%
2024	2.8%	3.5%

*From <https://www.forbes.com/places/va/virginia-beach/>

+From https://www.bls.gov/regions/mid-atlantic/summary/blssummary_virginiabeach.pdf

*From <https://www.travelandleisure.com/virginia-beach-among-best-places-to-live-in-america-2024-8703237>



VIRGINIA BEACH'S LOW COST OF LIVING & VIBRANT WORKFORCE CREATE ABUNDANT OPPORTUNITIES FOR BUSINESSES TO FLOURISH:

Population: **460,000***

Median Household Income: **\$65,682***

Average Hourly Wage+	VAB	USA
All Occupations	\$27.12	\$29.76
Management Analysts	\$47.32	\$50.32
Ship Engineers	\$43.13	\$48.55
Logisticians	\$37.21	\$39.05
Sailors and marine oilers	\$23.44	\$25.65

Median Home Price: **\$415,500***

Cost of Living: **4% below nat'l avg***

VIRGINIA BEACH'S CULTURAL AND SOCIAL ASSETS ARE ABUNDANT:

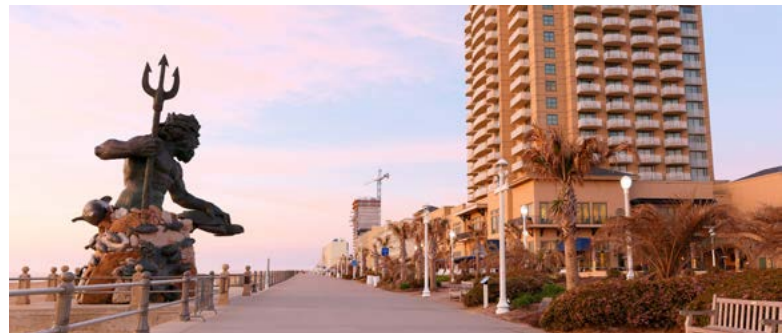
High education levels attract and produce a vibrant workforce

High School Attainment	91.5%
College Attainment	32.1%
Graduate Degrees	12.5%
Top Higher Education	Old Dominion University, Christopher Newport University, Hampton University, Norfolk State University, Virginia Wesleyan University, Regent University

CULTURAL ATTRACTIONS ENRICH THE QUALITY OF LIFE FOR EVERYONE:

Top Museums: **Hampton Roads Naval Museum, MacArthur Memorial, Nauticus, Chrysler Museum of Art, Hermitage Museum and Gardens**

Top Theaters: **The NorVa, Virginia State Company at The Wells Theatre, Attucks Theatre**





Neptune Park

Starbucks, Beach Boss, salon 31, CVS pharmacy, tropical CAFE, PAPA JOHN'S, sunsations, BURGER KING, db, TACO BELL, CACTUS Jack's, Gojuice, CP SHUCKERS, Atlantic Plats, morphy's, CHICHOS, Johnny Arzobas, 7 ELEVEN, CHA SNACKS

HILLTOP NORTH, SOUTH & EAST
 THE FRESH MARKET, Starbucks, TASTE, ETHAN ALLEN, b/c, YOUR PIE, saladworks, WELLS FARGO, BAKERS CRUST, FIVE GUYS, The Melting Pot, gelati celesti, Atlantic Union Bank, the Y, CVS pharmacy

HILLTOP MARKET PLACE
 Panera, CHIPOTLE, KFC, Total Wine & MORE, Orangetheory FITNESS, Chick-fil-A, Moe's, Arby's, PANDA EXPRESS, Michaels, TRUIST, crumbl



VIRGINIA BEACH CONVENTION CENTER
LIVE THE GOOD

