

# OFFICE FOR LEASE

## 10,000 SF - VIRGINIA BEACH OCEANFRONT



**1909 CYPRESS AVENUE**  
**VIRGINIA BEACH, VA 23451**

*LOCATED IN VIBE DISTRICT & NEAR THE NEW ATLANTIC PARK*



1909 CYPRESS AVENUE, VIRGINIA BEACH, VA 23451

# PROPERTY HIGHLIGHTS

Two-story 10,000 SF office building (Parcel 2A-2)

Located in the popular VIBE District and near the new Atlantic Park

Parking - 26-29 spaces

Secured, fenced-in yard area in rear of approximately 2,500 SF

Lease Rate - \$19.95 PSF, NNN

Easy access to I-264

Within walking distance of retail, eateries and the Virginia Beach Oceanfront



	1 Mile	3 Mile	5 Mile
2025 Estimated Population	17,525	44,867	84,567
2025 Median Household Income	\$92,366	\$114,509	\$117,684
Daytime Population	17,397	47,443	99,395

## TOP VIRGINIA BEACH EMPLOYERS



Virginia Beach's military and agribusiness sectors contribute to the City's economy. It also contains a large retail component. Major companies headquartered in Virginia Beach include Lillian Vernon and Stihl (North American headquarters). Other major employers include GEICO, Amerigroup, and Navy Exchange Service Command.

Virginia Beach is home to several United States Military bases. These include the United States Navy's NAS Oceana and FTC Dam Neck, and the United States Army's Fort Story located at Cape Henry.

source: [yesvirginiabeach.com](http://yesvirginiabeach.com)





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CUSHMAN &  
WAKEFIELD

THALHIMER

# PROPERTY PHOTOS



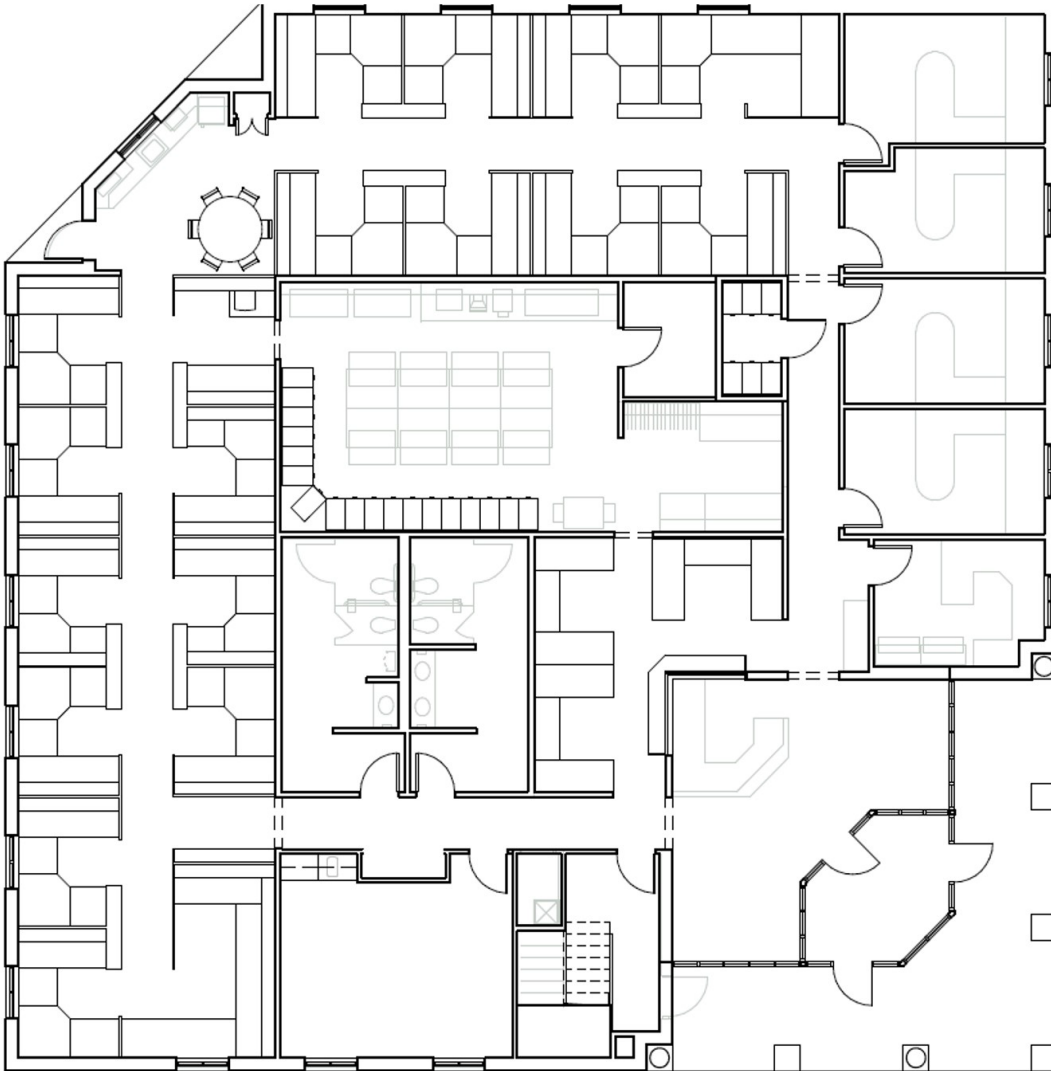
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# FLOOR PLANS

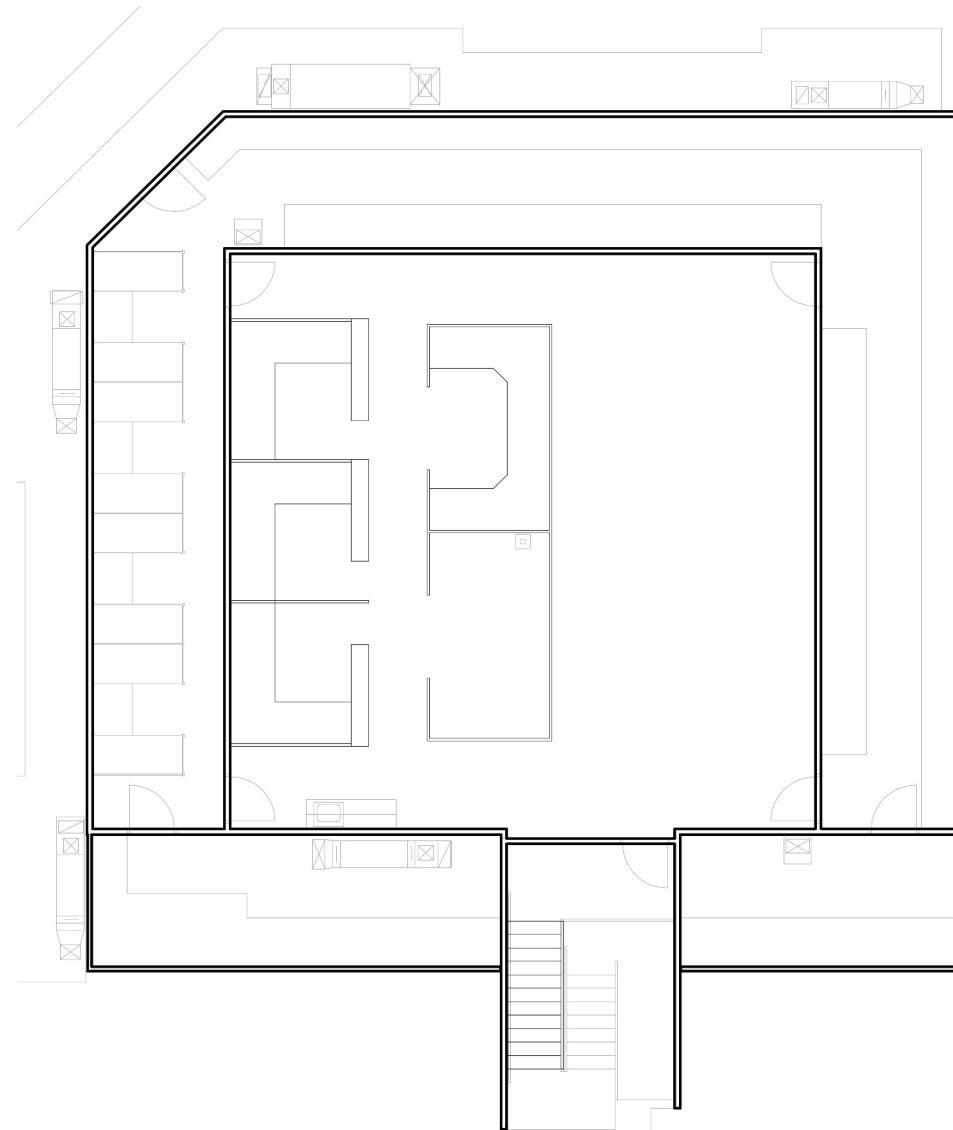


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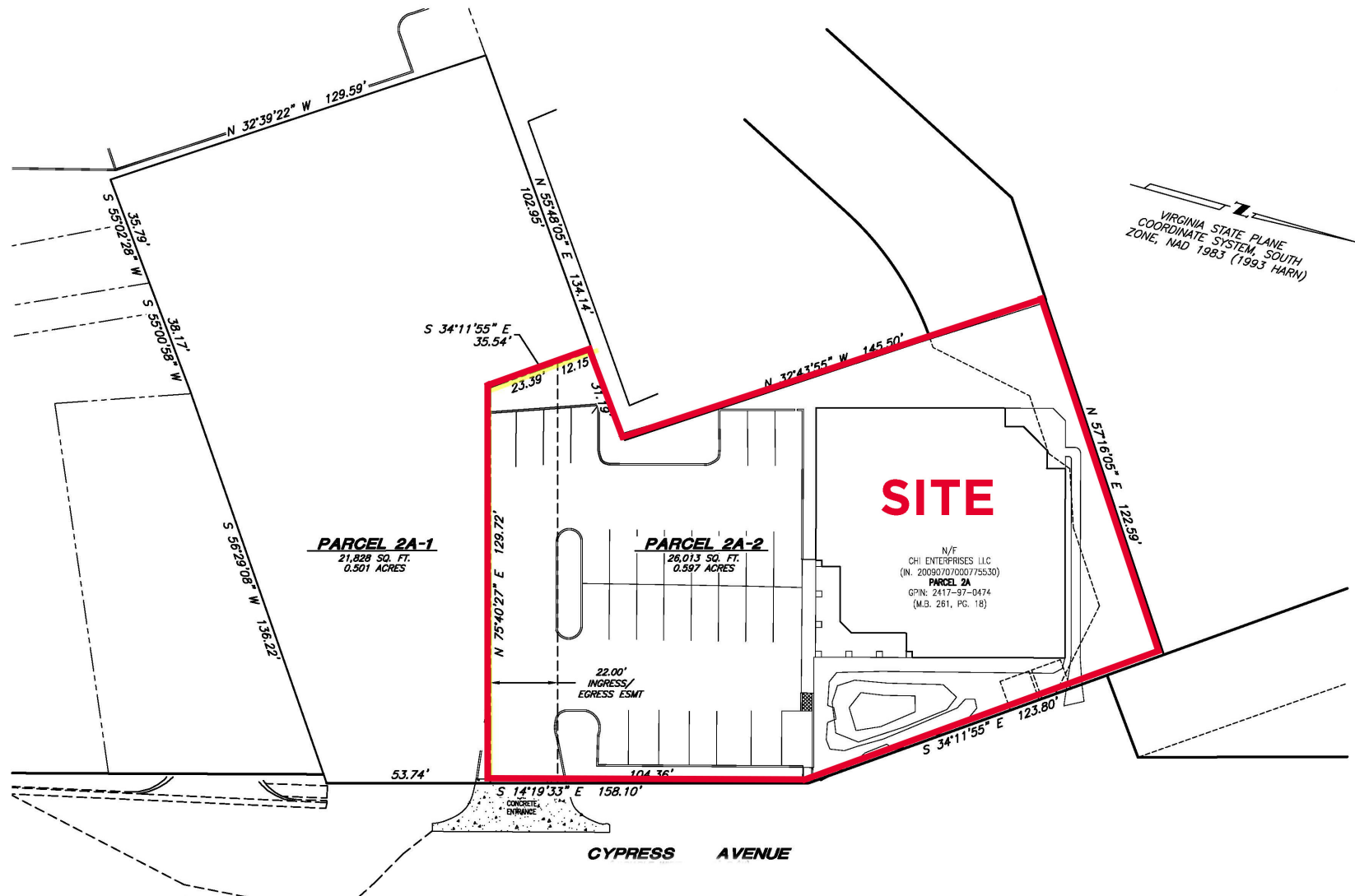


FIRST FLOOR



SECOND FLOOR

# PROPERTY SURVEY





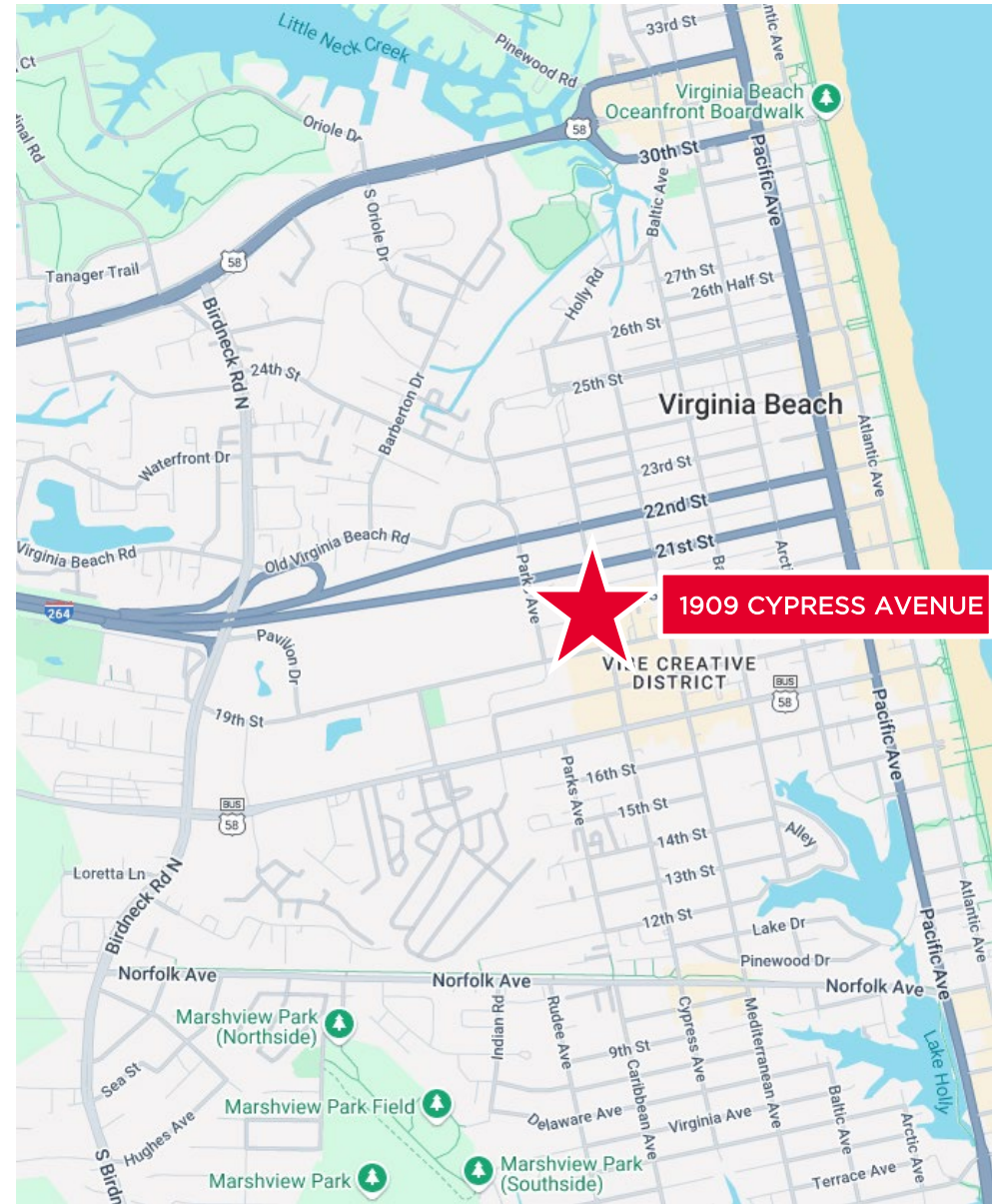
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# PROPERTY AERIAL/MAP



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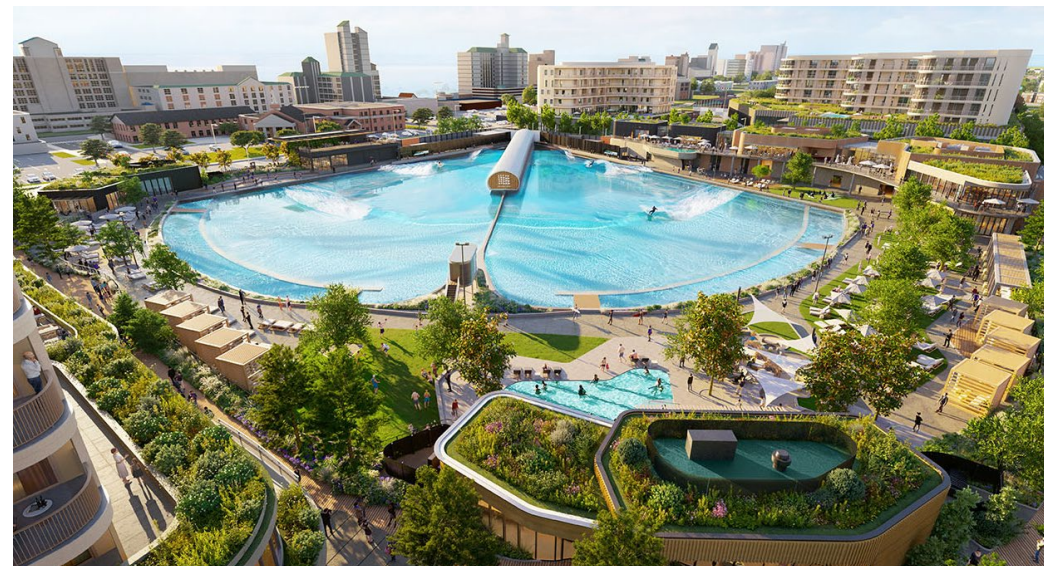




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# ATLANTIC PARK PROJECT

Atlantic Park is a year-round district that is home to a state-of-the-art live entertainment and events venue, creative office space, urban-style residences, and a curated mix of unique shopping and dining. It is anchored by the only human-made wave park in the world.







# VIRGINIA BEACH

With miles of coastline and entertainment, Virginia Beach is one of the best places for families, couples, and individuals to visit. It's the perfect mix of relaxation and adventure, where nature, history, art and a vibrant foodie scene come together.



## *History*

Native people occupied this land prior to European settlement, which sat on the banks of the Lynnhaven River.



## *Demographics*

Virginia Beach is home to a population of 458,000 people, which 96.6% are citizens.



## *Education*

Virginia Beach has one of the nation's best public-school systems. VBCPS is a fully accredited school division.



## *Tourism*

Voted one of the happiest destinations in the country with pristine beaches, incredible food and rich local culture.



## BUSINESS IN VIRGINIA BEACH

Virginia Beach has a reputation as a great city for business. In addition to the incredible lifestyle expected from one of America's favorite vacation destinations, Virginia Beach also boasts a skilled, educated workforce, strategic location, low tax rates, and a dynamic, diverse economy. Virginia Beach's proximity to the world's largest naval base and Pentagon – makes it an excellent candidate for companies associated with the Department of Defense or Homeland Security contract firms. Low tax rates and a water-oriented lifestyle are also attractive to employees of engineering and management firms, business or professional service companies, corporate regional offices, information management centers, computer, and data-processing services—or just about any company that wants to attract people who enjoy living as much as they enjoy working. A diversified economy based on a blend of professional office manufacturers and advanced technologies helps keep Virginia Beach a recognized international business location.





## CONTACT INFORMATION

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