



For Lease

\$21.50

PSF, Full Service

Contact us:

Pat Mugler

Executive Vice President
+1 757 228 1831
pat.mugler@colliers.com

Ricky Anderson

Executive Vice President
+1 757 217 1892
ricky.anderson@colliers.com

Brian Davidson

Vice President
+1 757 228 1809
brian.davidson@colliers.com

Colliers

150 West Main St, Suite 1100
Norfolk, VA 23510
P: +1 757 490 3300

One Guardian Fully Renovated Class A Office

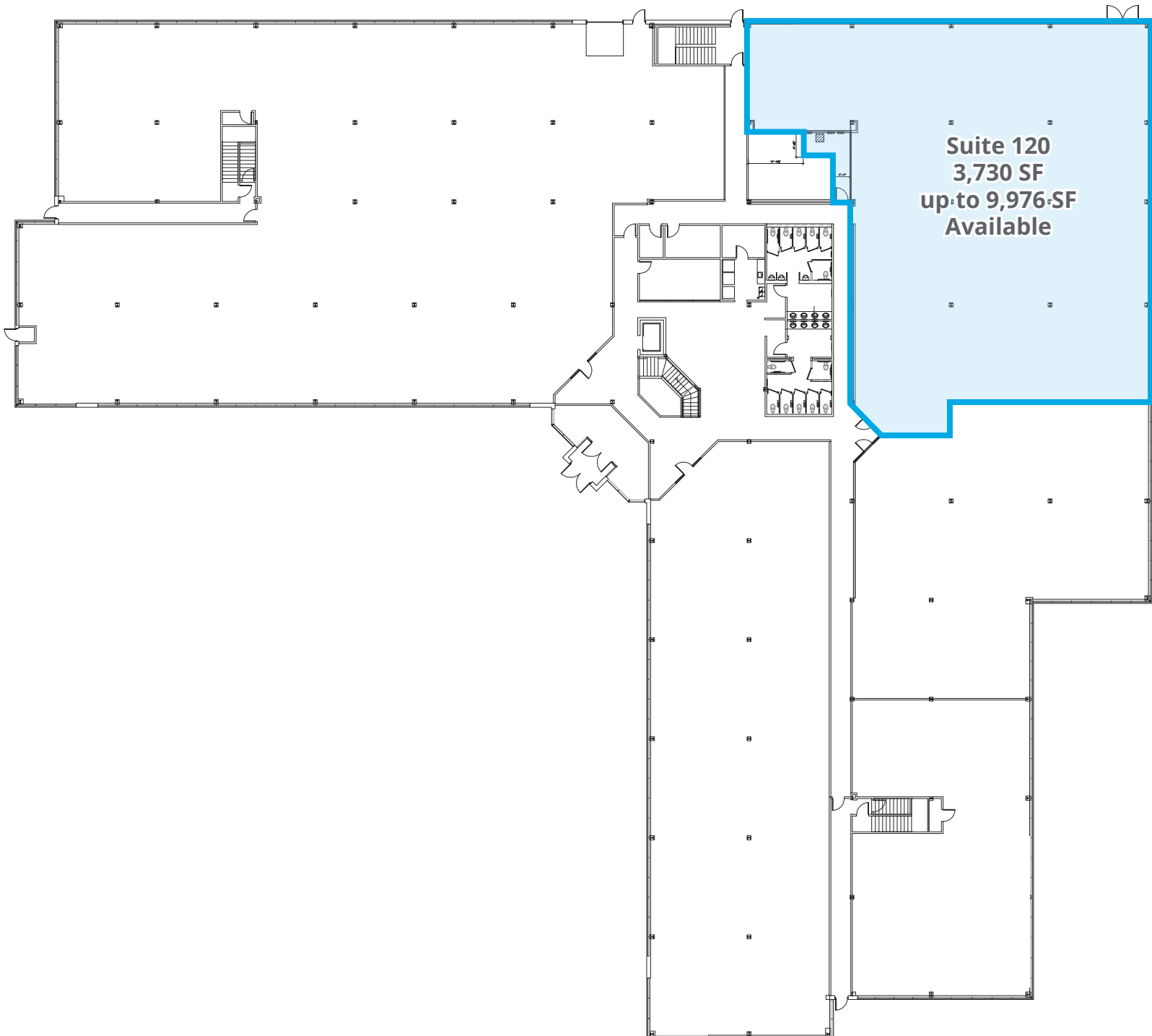
2829 Guardian Lane
Virginia Beach, VA

Features

- Available Space
 - Suite 120: 3,730 SF up to 9,976 SF
 - Suite 210 & 220: 3,321 SF up to 9,492
- Class A, two-story office building in the Lynnhaven submarket
- LEED Certified
- Approximately \$2 million in capital improvements
- Suites offer high visibility and great window lines
- Great parking ratio with easy access to I-264
- Modern lobby with building meeting room
- Monument signage available
- Rental Rate: \$21.50 RSF, Full Service

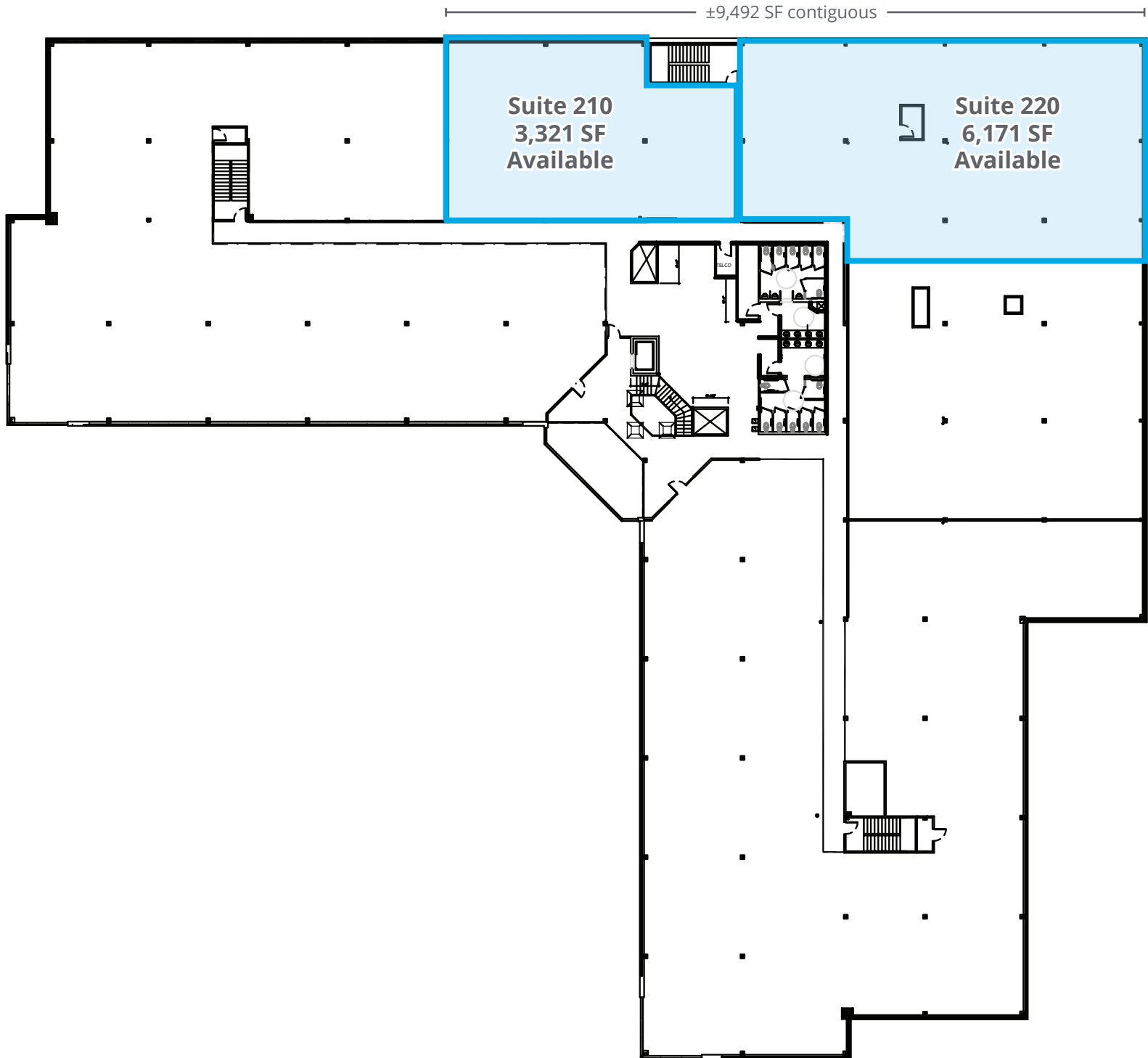
First Floor Plan

Suite 120
±3,730 SF up to ±9,976 SF available



Second Floor Plan

Suite 210 & 220
Up to ±9,492 SF available





Contact us:

Pat Mugler

Executive Vice President

+1 757 228 1831

pat.mugler@colliers.com

Ricky Anderson

Executive Vice President

+1 757 217 1892

ricky.anderson@colliers.com

Brian Davidson

Vice President

+1 757 228 1809

brian.davidson@colliers.com

Colliers

150 West Main St | Suite 1100

Norfolk, VA 23510

P: +1 757 490 3300

Colliers

This document/email has been prepared by Colliers for advertising and general information only. Colliers makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Colliers excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Colliers and /or its licensor(s). © 2025. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement.