



For Lease

\$21.50

PSF, Full Service

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Colliers

150 West Main St, Suite 1100
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One Guardian Fully Renovated Class A Office

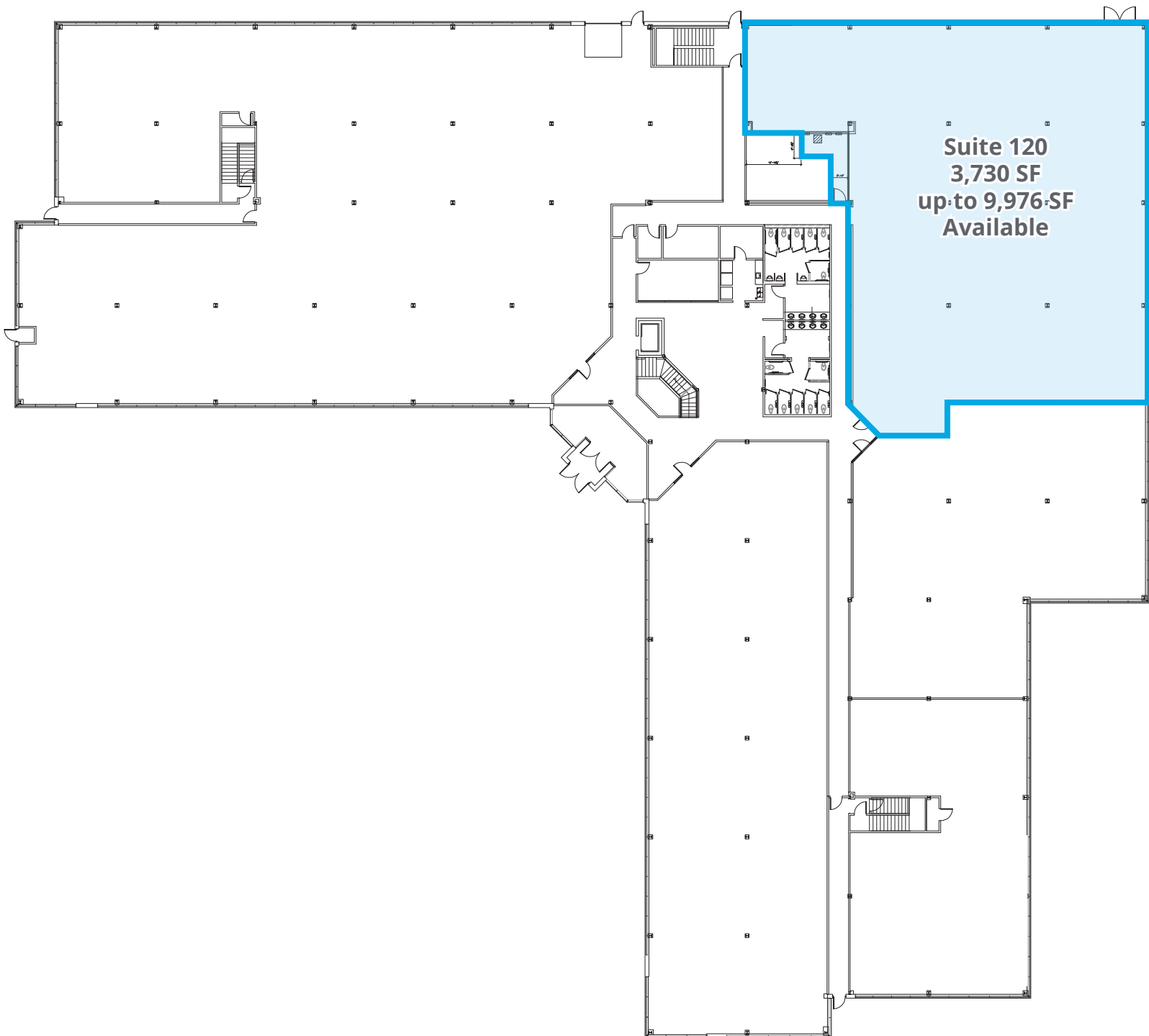
2829 Guardian Lane
Virginia Beach, VA

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

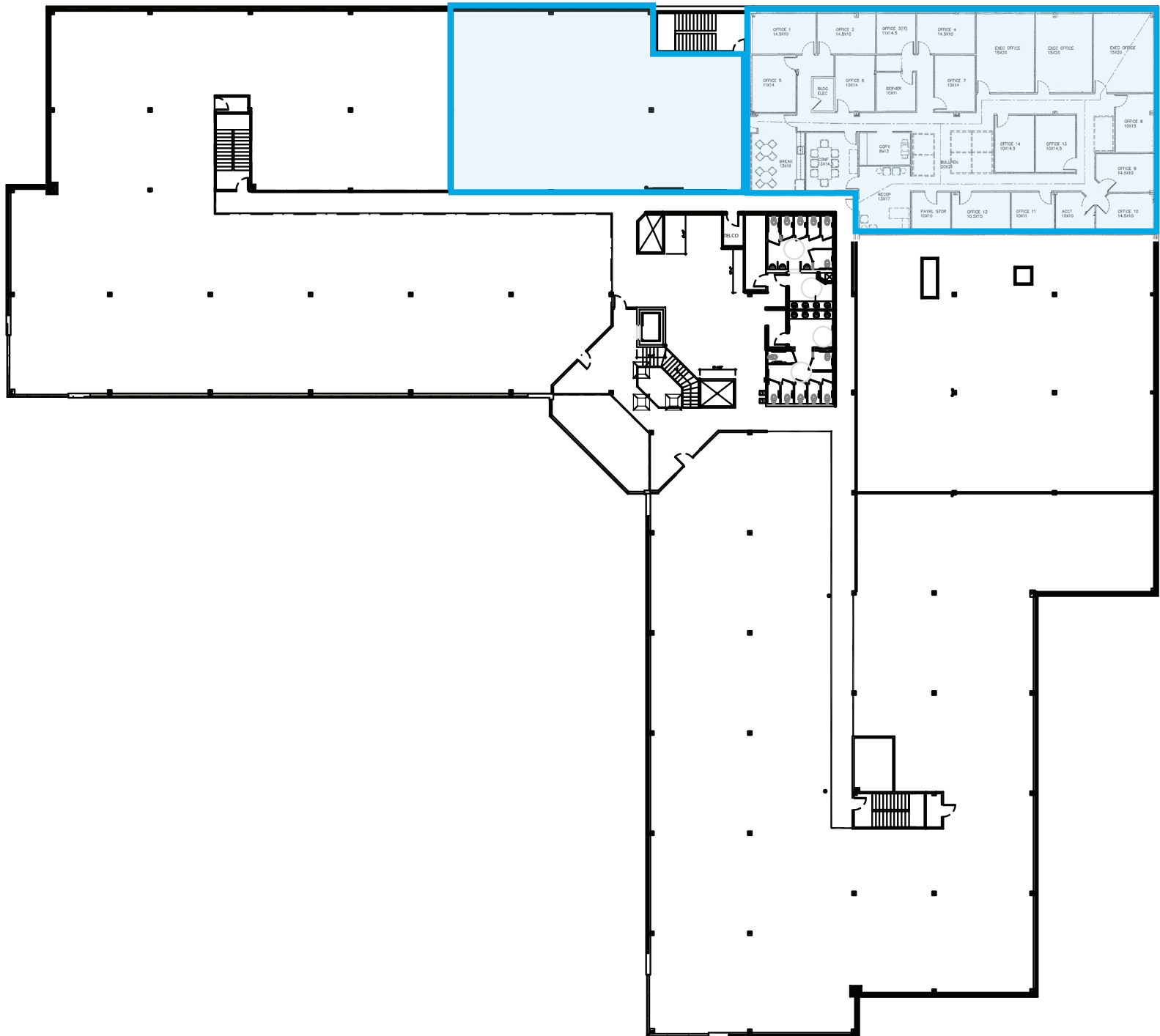
Suite 120
±3,730 SF up to ±9,976 SF available



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

Up to $\pm 9,492$ SF available

Suite 220: 6,171 SF





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