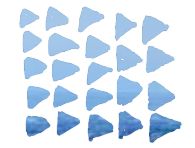


Office | ±8,418 sq. ft.



ATLANTIC PARK



For Lease

The Offices at Atlantic Park

336 20th Street, Suites 223-225, Virginia Beach, VA 23451

Colliers

Leasing Contacts



Don Crigger

Executive Vice President
+1 757 228 1847
don.crigger@colliers.com



Pat Mugler

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



About Atlantic Park



Location

- 336 20th Street, Suites 223–225, Virginia Beach, VA 23451
- Located within **Atlantic Park**, a dynamic multi-use entertainment district
- Features lush landscaping, a new public boardwalk, and a major entertainment venue
- Home to a unique urban surf park and Wave Park
- Integrated with residential offerings and a vibrant retail environment



History

- Modern redevelopment of the former Virginia Beach Dome site
- Dome operated for decades before being demolished in the 1990s
- Property remained a surface parking lot for over 20 years
- Mid-2010s: City began redevelopment efforts for the underused oceanfront land
- 2017–2019: Public-private partnership formed with Venture Realty Group
- Vision: Create a large mixed-use district to revitalize the area economically and culturally



Opportunity

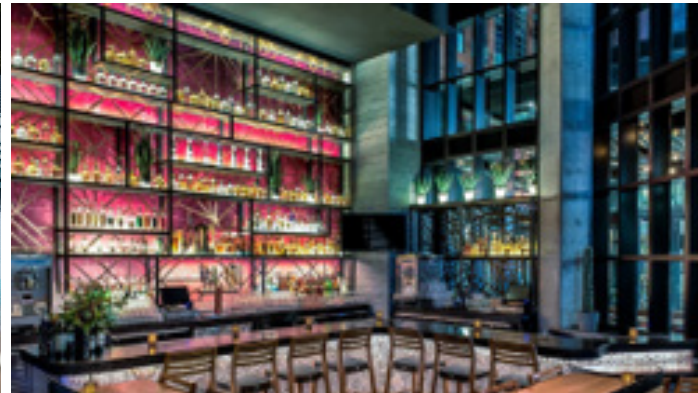
- Premier office opportunity within Virginia Beach's newest mixed-use destination
- Flexible suites from ±3,000–8,418 RSF
- One-of-a-kind setting overlooking the surf lagoon
- Surrounded by retail, dining, residential, and a major entertainment venue
- Strong fundamentals with structured parking + competitive lease terms

Executive Summary

Colliers is pleased to offer ±8,418 rentable square feet of office space at Atlantic Park, a premier mixed-use development located at the Virginia Beach Oceanfront.

Atlantic Park is a premier mixed-use development located at the Virginia Beach Oceanfront, integrating office, retail, residential, and entertainment uses within a highly walkable environment. Situated at 336 20th Street, the property benefits from its location within a well-activated district anchored by a surf park, entertainment venue, and over 100,000 square feet of retail and dining.

The project is surrounded by a strong mix of residential density and year-round tourism drivers, providing consistent activity and visibility. This offering presents a unique opportunity for tenants seeking high-quality space within one of Virginia Beach’s most dynamic and rapidly evolving districts.



Property Highlights

±3,000 – 8,418 RSF available

Second-floor office with surf lagoon views

\$45.00 RSF gross lease rate

\$100/RSF TI allowance

1,450-space structured parking garage

Prominent signage opportunities

Available within 90 days

7–10 year lease term

24/7 tenant access

Site Plan



Over
150,000
Square Feet of
retail & restaurants

1,450
parking spaces

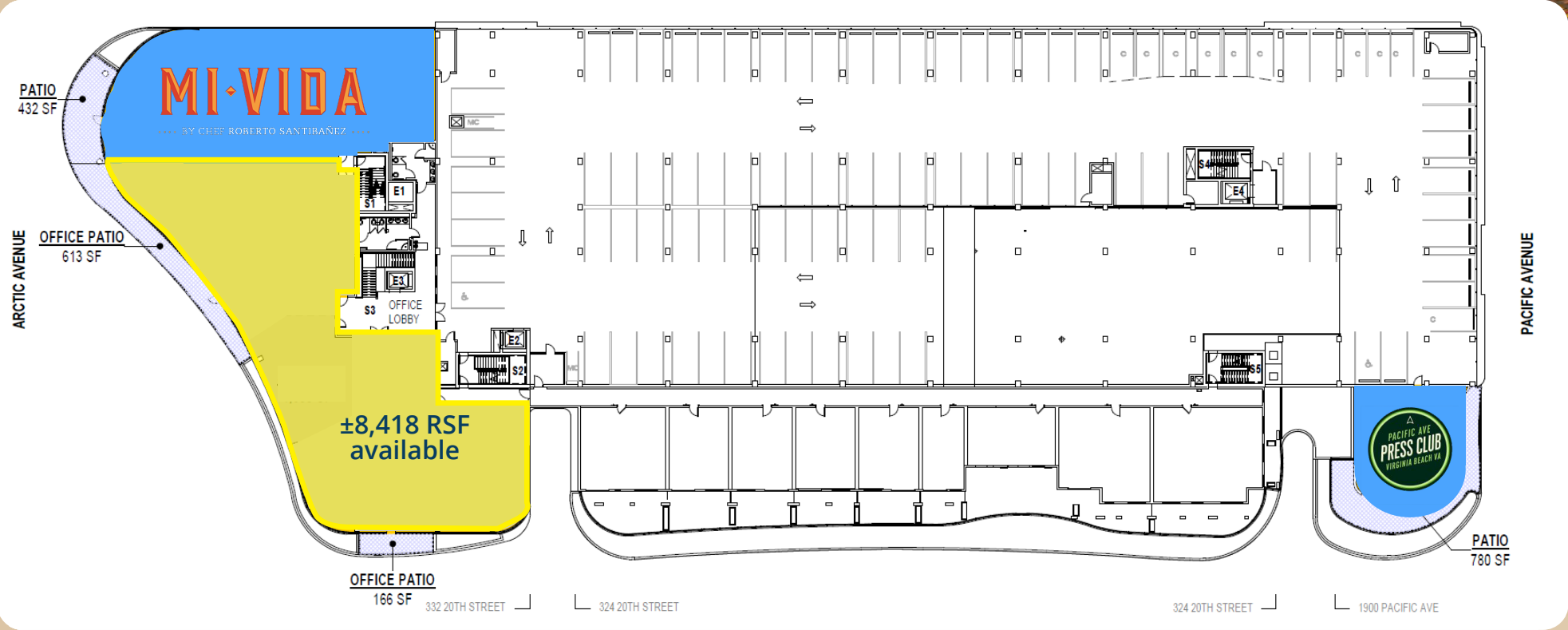
309
luxury residential units

Over
14.1 M
annual visitors

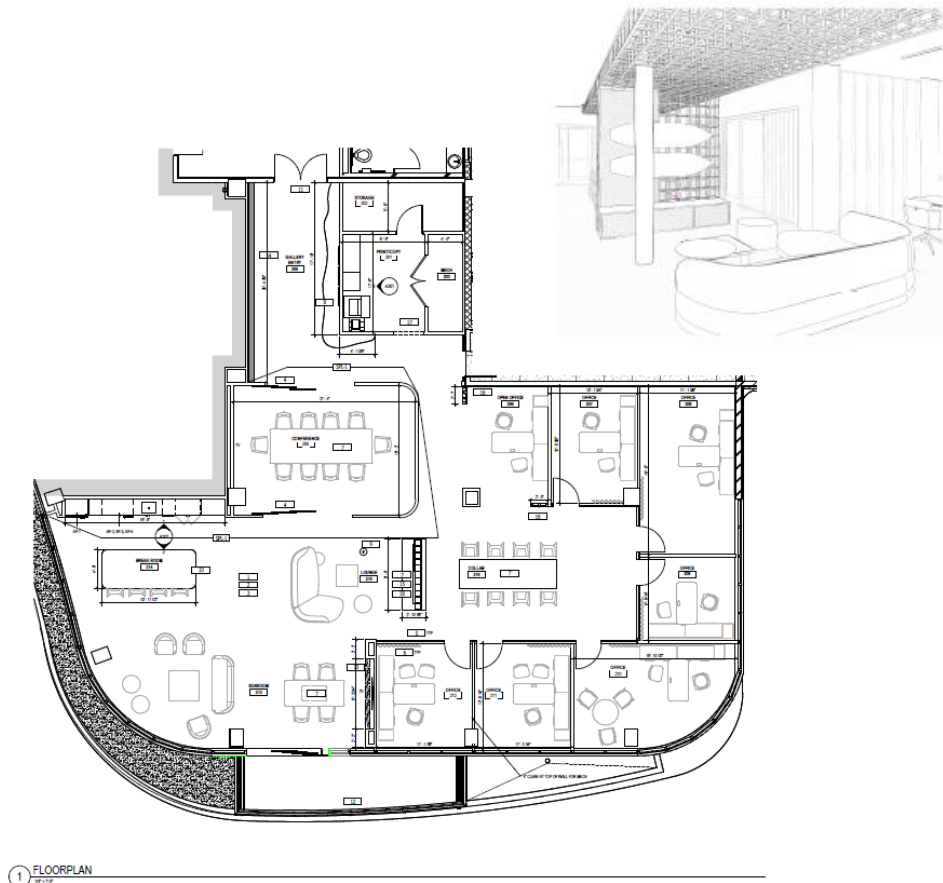
Over
10,000
hotel rooms
along the boardwalk,
including brands like
Hilton, Marriott, Autograph
Collection, and Moxy

Office Floor Plan

±8,418 RSF available
on the second floor



Example Layout

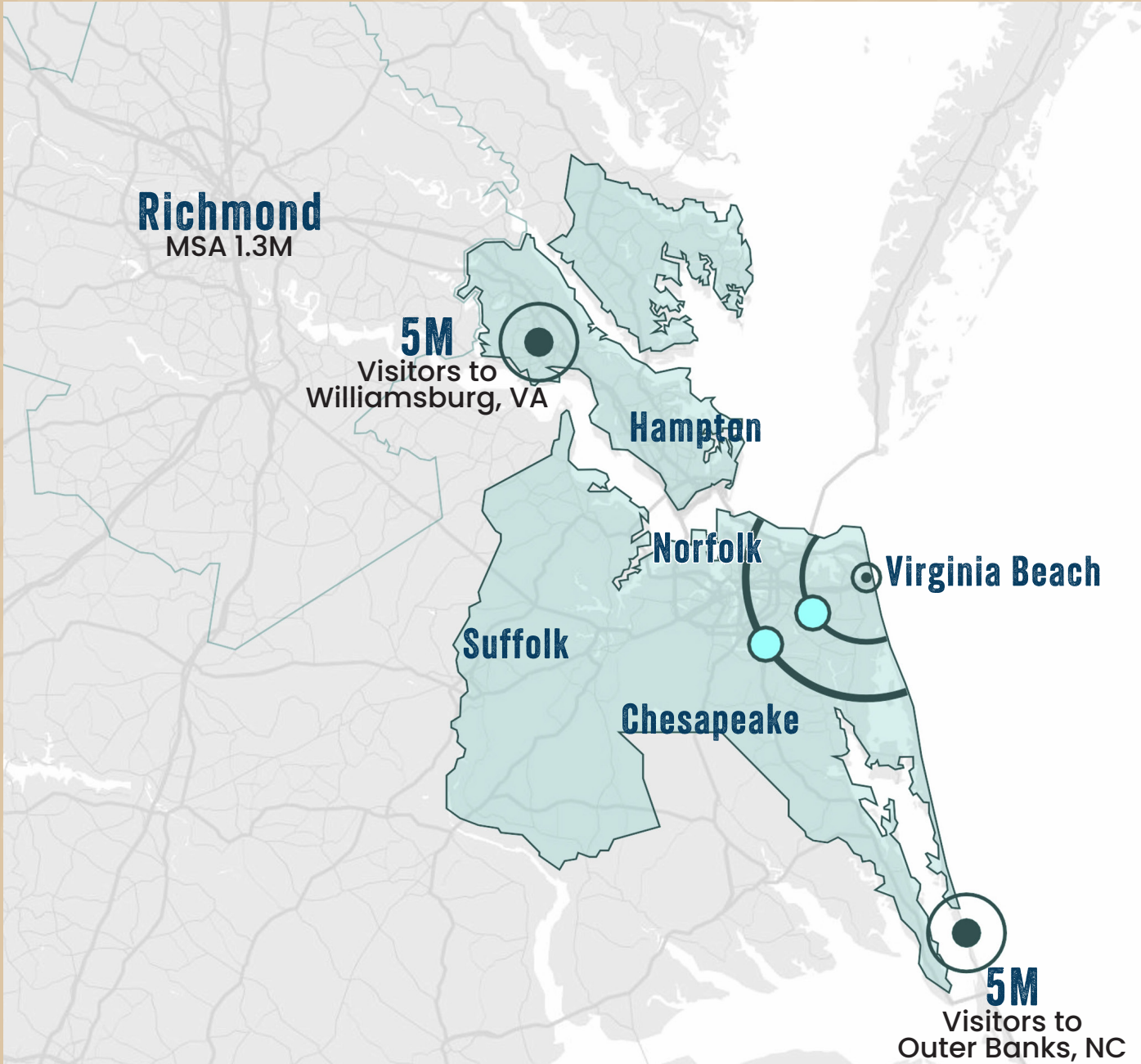


Flooring		Honed Polished Finish, Stained Concrete Floors	Throughout	
Paint	PT-01	Limewash, Portola Paints (Color TBD)	Throughout	
Counter	SUR-01	Dupont Corian, Corian Solid Surface (Color TBD)	Print Room	
Counter + Backsplash	SUR-02	Caesarstone Quartz (Color TBD)	Kitchen	
Island	SUR-03	Custom Quartz (Color TBD)	Kitchen	
Cabinets	PLAM-01	Formica High Pressure Laminate	Print Room	
Cabinets	WD-01	White Oak, Quartersawn (Color to match stain of SPL-1)	Kitchen	
Slat Wall	SPL-1	Frasch Stratawood Lite	Kitchen + Surrounding Conference Room	
Panel	SPL-2	Moz Aluminum Metal Sheet (Color TBD)	Sunroom TV	

Market Aerial



Demographics



460,000[±]
City Population

1.8 Million
MSA Population

14.1 Million
Annual Visitors

23 Million
5hr Drive Population

\$86,425
Average HH Income



ATLANTIC PARK



The Offices at Atlantic Park

336 20th Street, Suites 223-225, Virginia Beach, VA 23451



ATLANTIC PARK

Leasing Contacts

Don Crigger

Executive Vice President
+1 757 228 1847
don.crigger@colliers.com

Pat Mugler

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



Colliers Virginia
150 West Main Street | Suite 1100
Norfolk, VA 23510
+1 757 490 3300

This document 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). © 2026. All rights reserved. This communication is not intended to cause or induce breach of an existing listing agreement. Colliers International Virginia, LLC