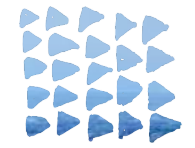


Office | ±8,418 sq. ft.



ATLANTIC PARK



For Lease

The Offices at Atlantic Park

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

Colliers

Leasing Contacts



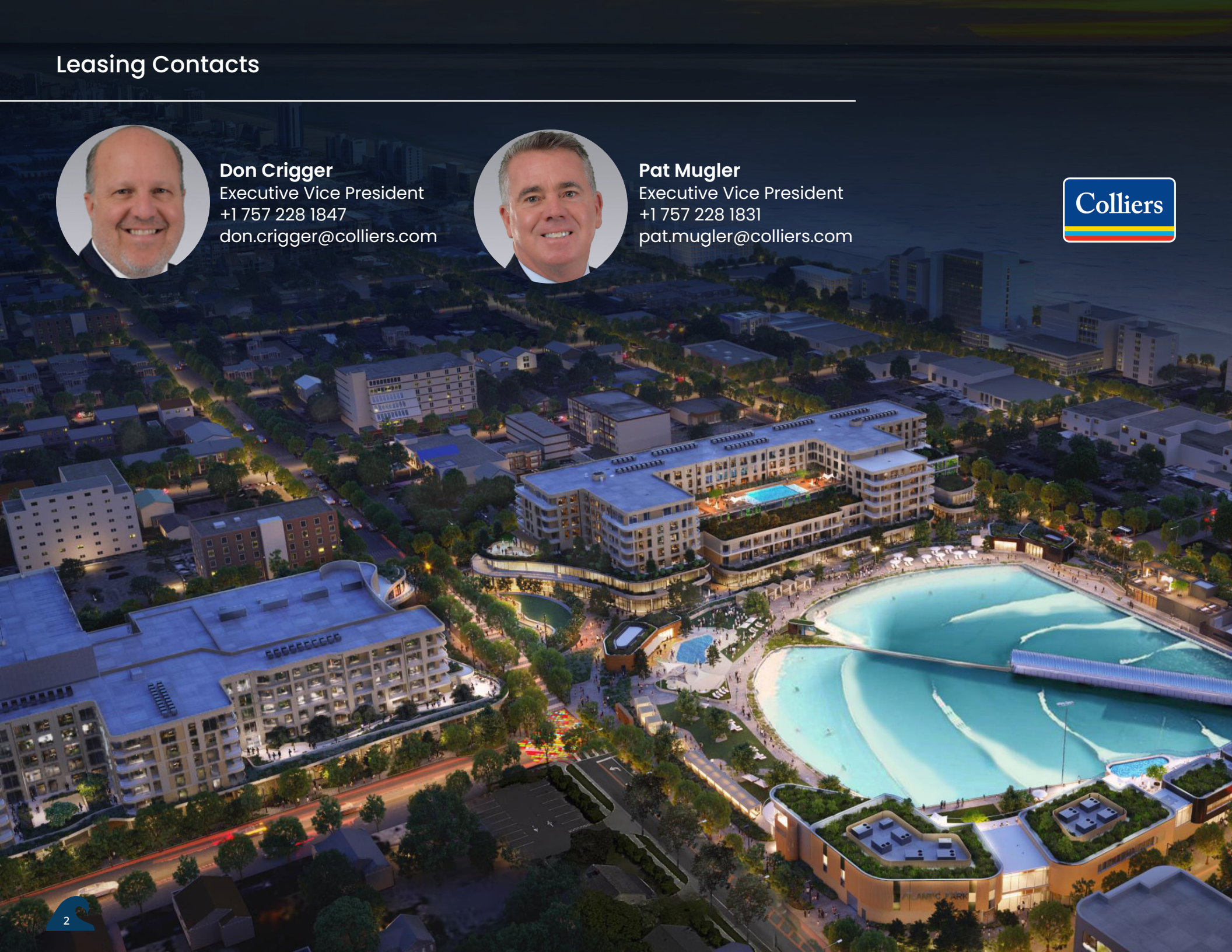
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About Atlantic Park



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

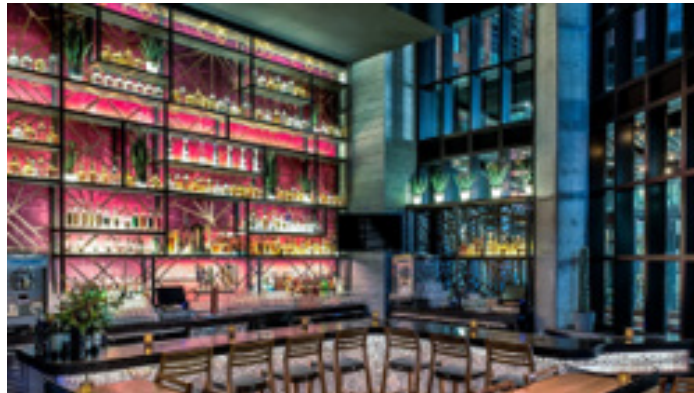
- Premier office opportunity within Virginia Beach's newest mixed-use destination
- Flexible suites from ±3,000–8,418 RSF
- One-of-a-kind setting overlooking the surf lagoon
- Surrounded by retail, dining, residential, and a major entertainment venue
- Strong fundamentals with structured parking + competitive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

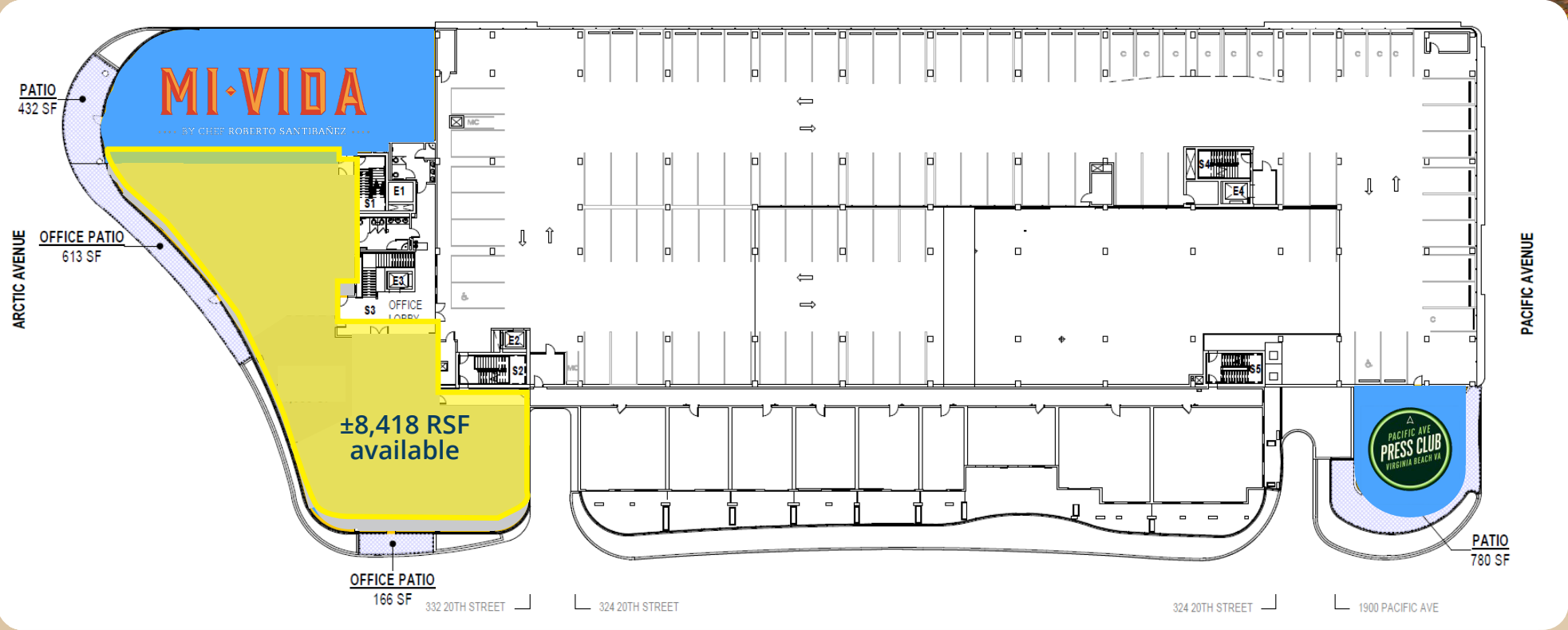
309
luxury residential units

Over
14.1 M
annual visitors

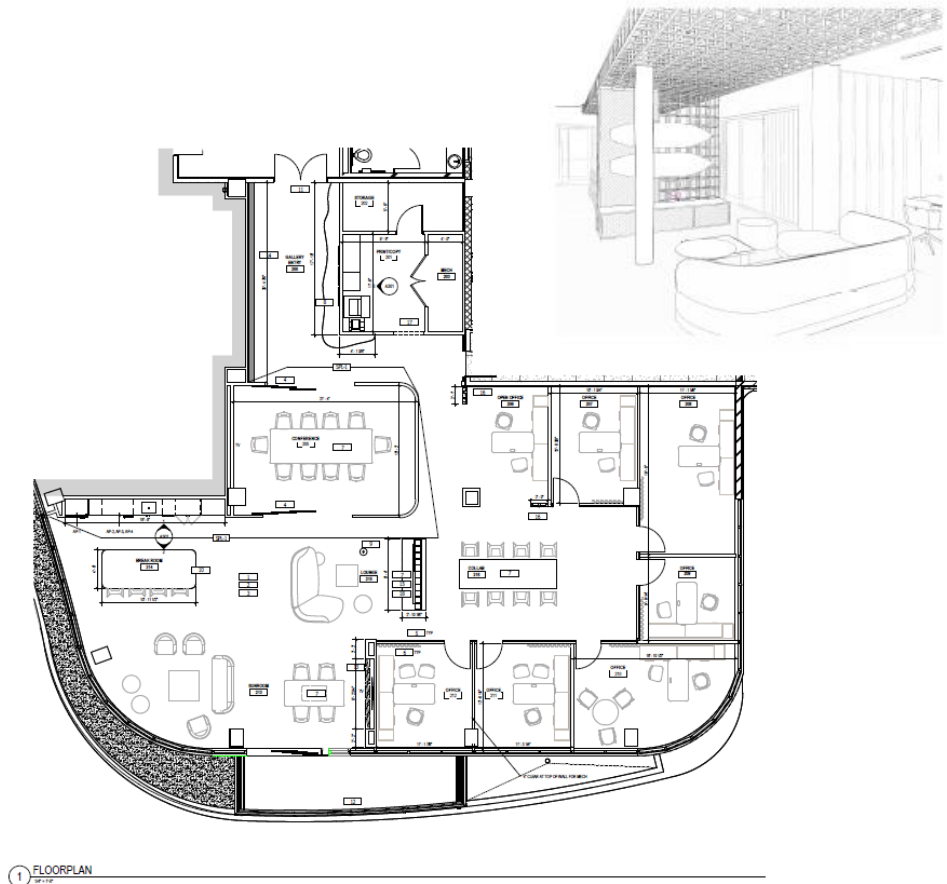
Over
10,000
hotel rooms
along the boardwalk,
including brands like
Hilton, Marriott, Autograph
Collection, and Moxy

Office Floor Plan

±8,418 RSF available
on the second floor



Example Layout

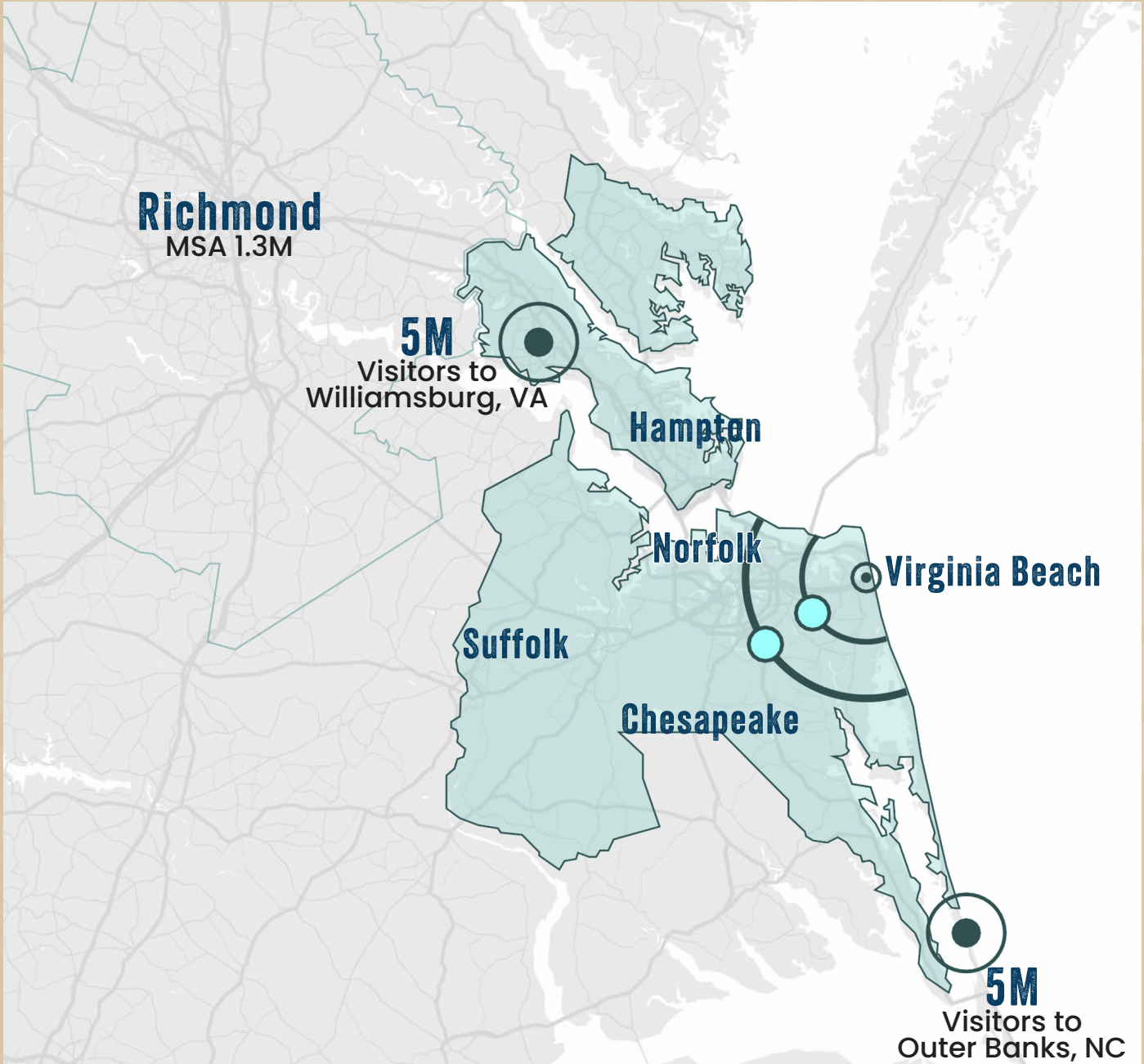


Flooring		Honed Polished Finish, Stained Concrete Floors	Throughout	
Paint	PT-01	Limewash, Portola Paints (Color TBD)	Throughout	
Counter	SUR-01	Dupont Corian, Corian Solid Surface (Color TBD)	Print Room	
Counter + Backsplash	SUR-02	Caesarstone Quartz (Color TBD)	Kitchen	
Island	SUR-03	Custom Quartz (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



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