

# FLEX SPACE FOR LEASE

2,926 SF-11,704 SF

7440 Central Business Park Drive | Norfolk, VA 23513



**S.L. NUSBAUM**  
REALTY CO.



## MARTIN MURDEN

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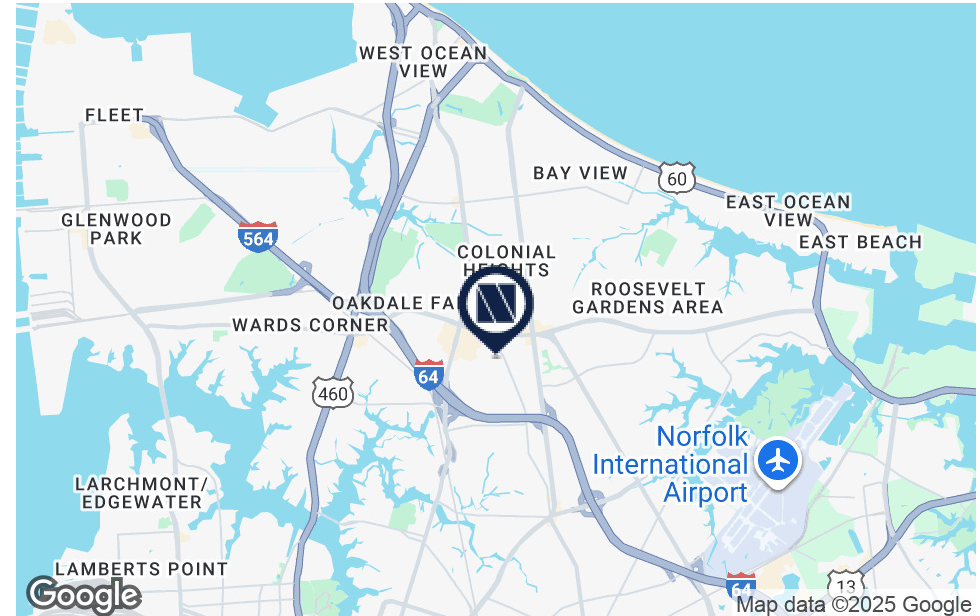


# EXECUTIVE SUMMARY

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## OFFERING SUMMARY

|                |   |
|----------------|---|
| Lease Rate:    | Contact Agent                               |
| Building Size: | ±11,704 SF                                  |
| Available SF:  | ±2,926 SF-11,704 SF                         |
| Lot Size:      | 1.02 Acres                                  |
| Year Built:    | 2008  |
| Clear Height:  | 12' (Warehouse)                             |
| Parking:       | 28 Spaces                                   |
| Zoning:        | BC-O<br>(Business & Commerce Park - Office) |

[Click Here For BC-O Permitted Uses](#)

## PROPERTY OVERVIEW

This ±11,704 SF, Class A office/warehouse building presents an great opportunity for a user seeking a strategic location within a premier business commerce park. The property offers immediate access to I-64 and is conveniently positioned near Norfolk Naval Station, Norfolk International Airport, and a wide range of national retailers. The flexible floor plan can be tailored to meet specific tenant requirements, providing versatility for a variety of business operations.

## PROPERTY HIGHLIGHTS

- **Flexible Office/Warehouse Configuration:** 11,704 SF building with approximately 70% office and 30% warehouse; easily reconfigurable and divisible into four bays with separate entrances.
- **High-Quality Construction & Finishes:** Built in 2008, the property has recently undergone office renovations featuring high-end finishes, extensive glass, and modern infrastructure.
- **Functional Warehouse Space:** Includes four grade-level roll-up doors (two operational), 12' clear height, natural gas heating, and insulated overhead doors.
- **Strategic Location & Zoning Advantages:** Situated on 1.02 acres near Norfolk Naval Station and I-64 access; zoned BC-O for office/light industrial use and located within an Enterprise Zone offering potential incentives.

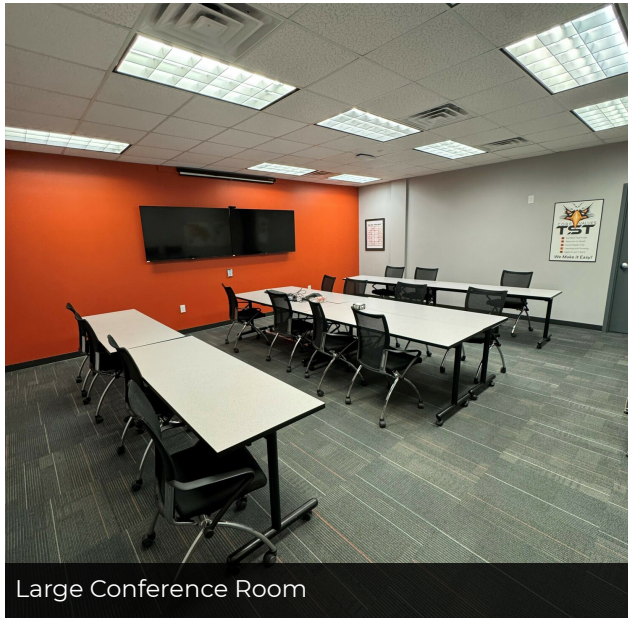


# INTERIOR PHOTOS

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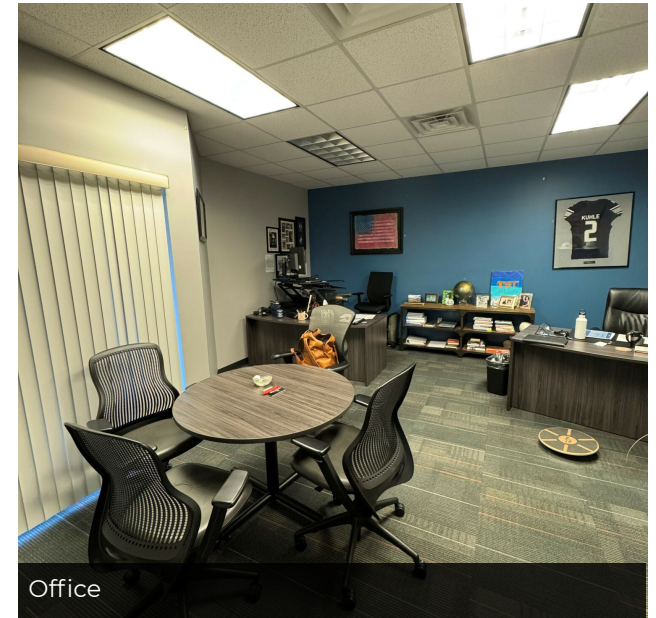
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Large Conference Room



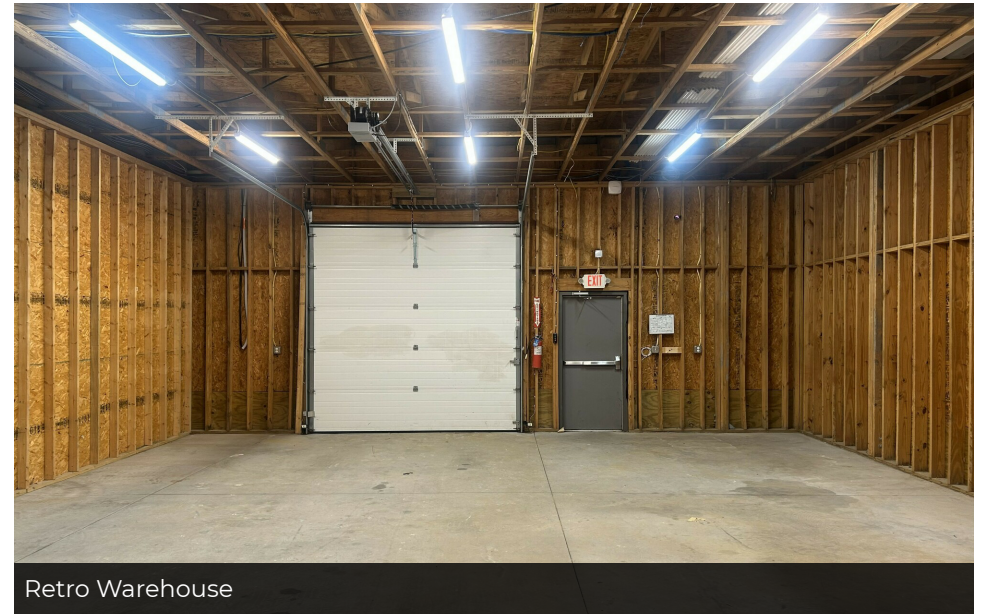
Small Conference Room



Office



Warehouse/Gym



Retro Warehouse

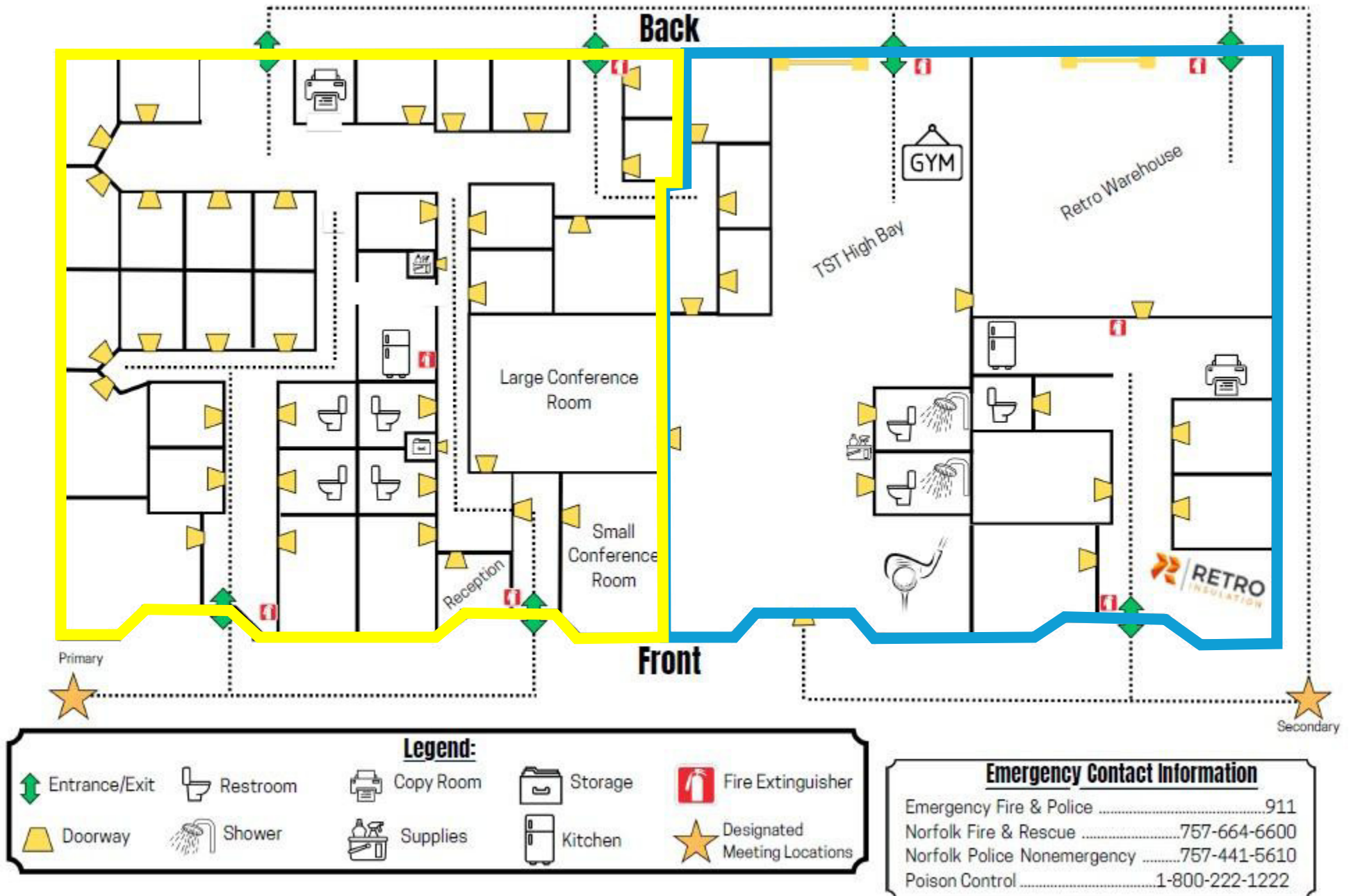


# LAYOUT OPTION 1

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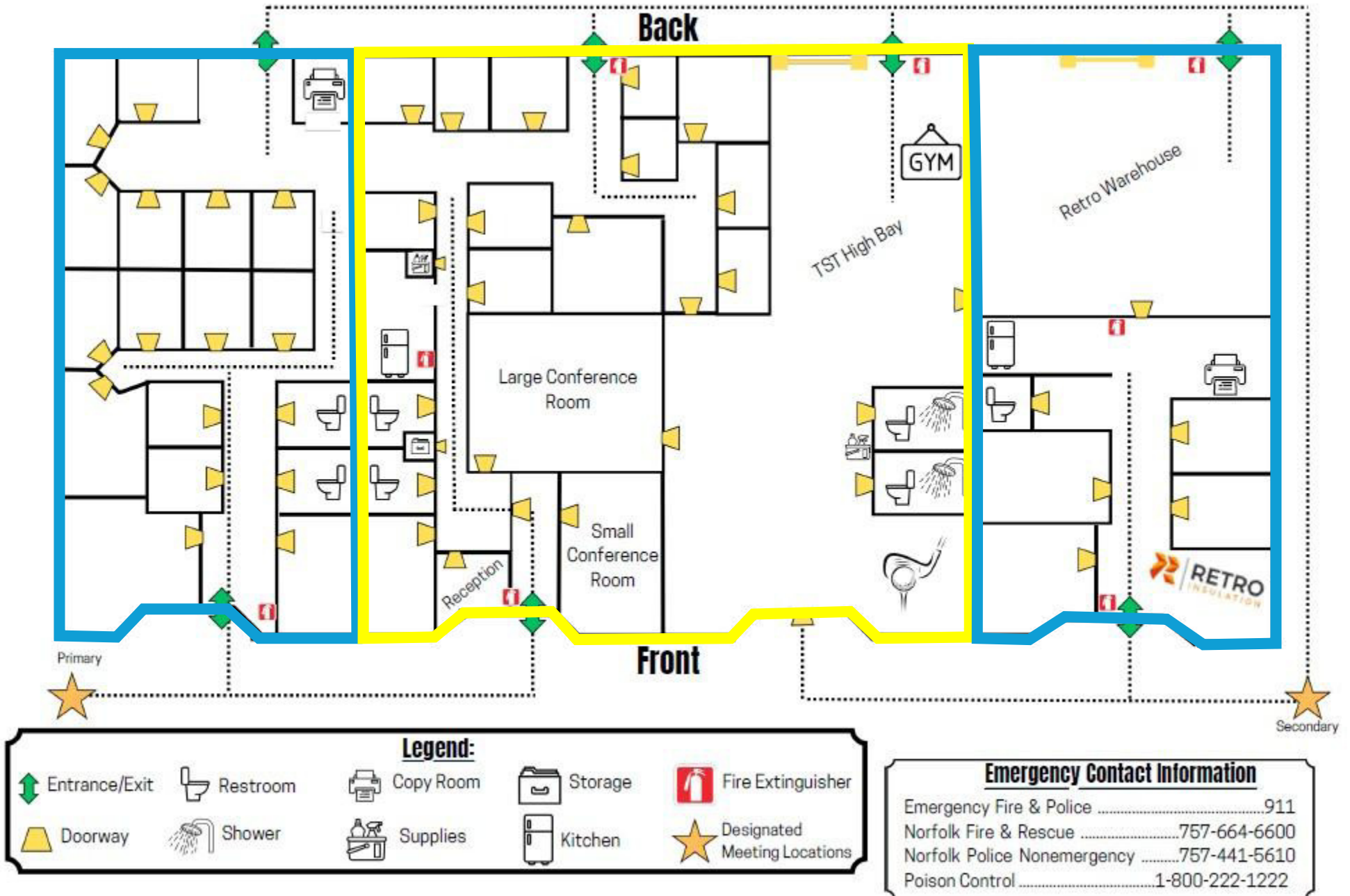


# LAYOUT OPTION 2

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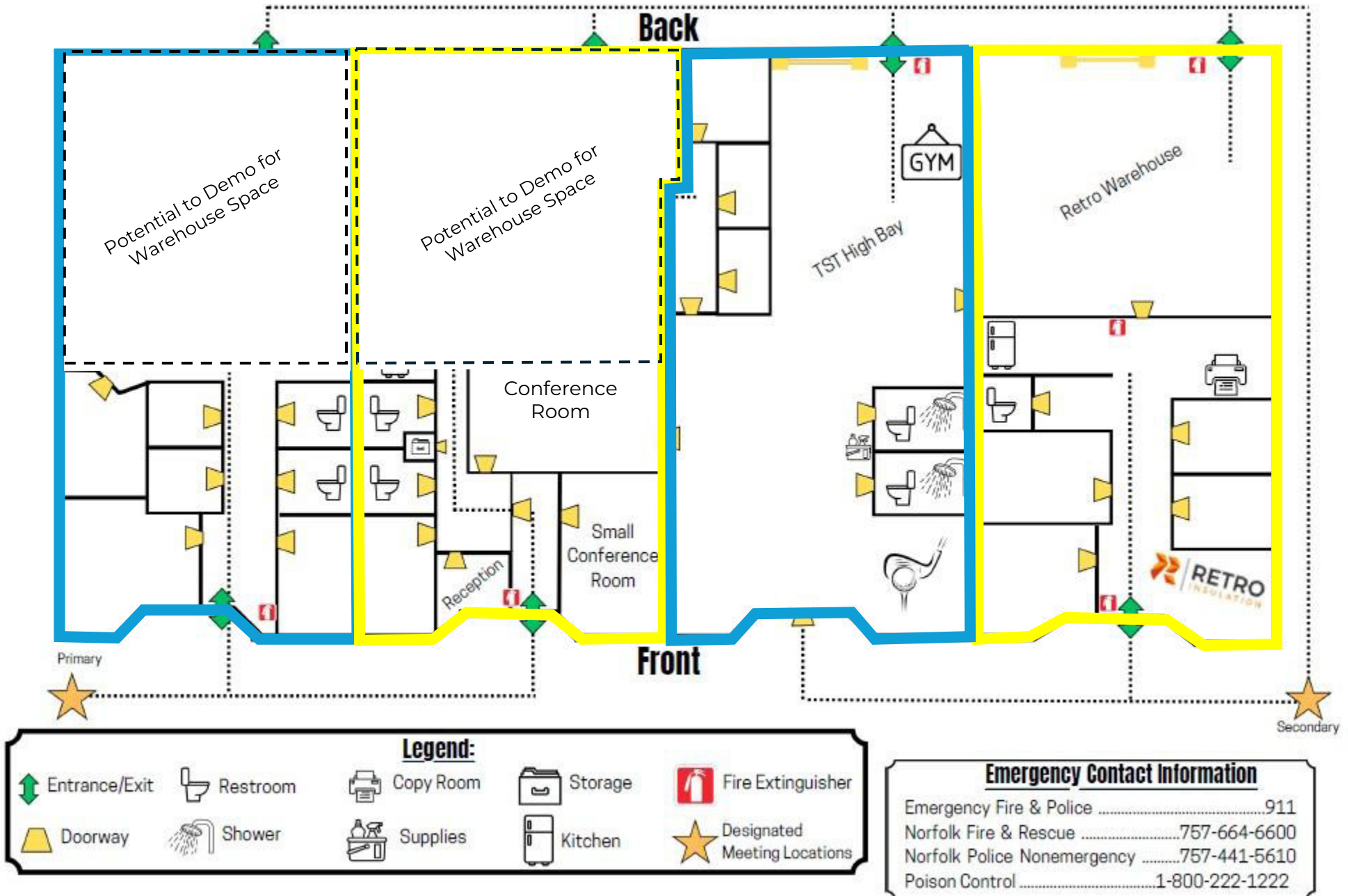


# LAYOUT OPTION 3

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# LOCATION MAP

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# DEMOGRAPHICS MAP & REPORT

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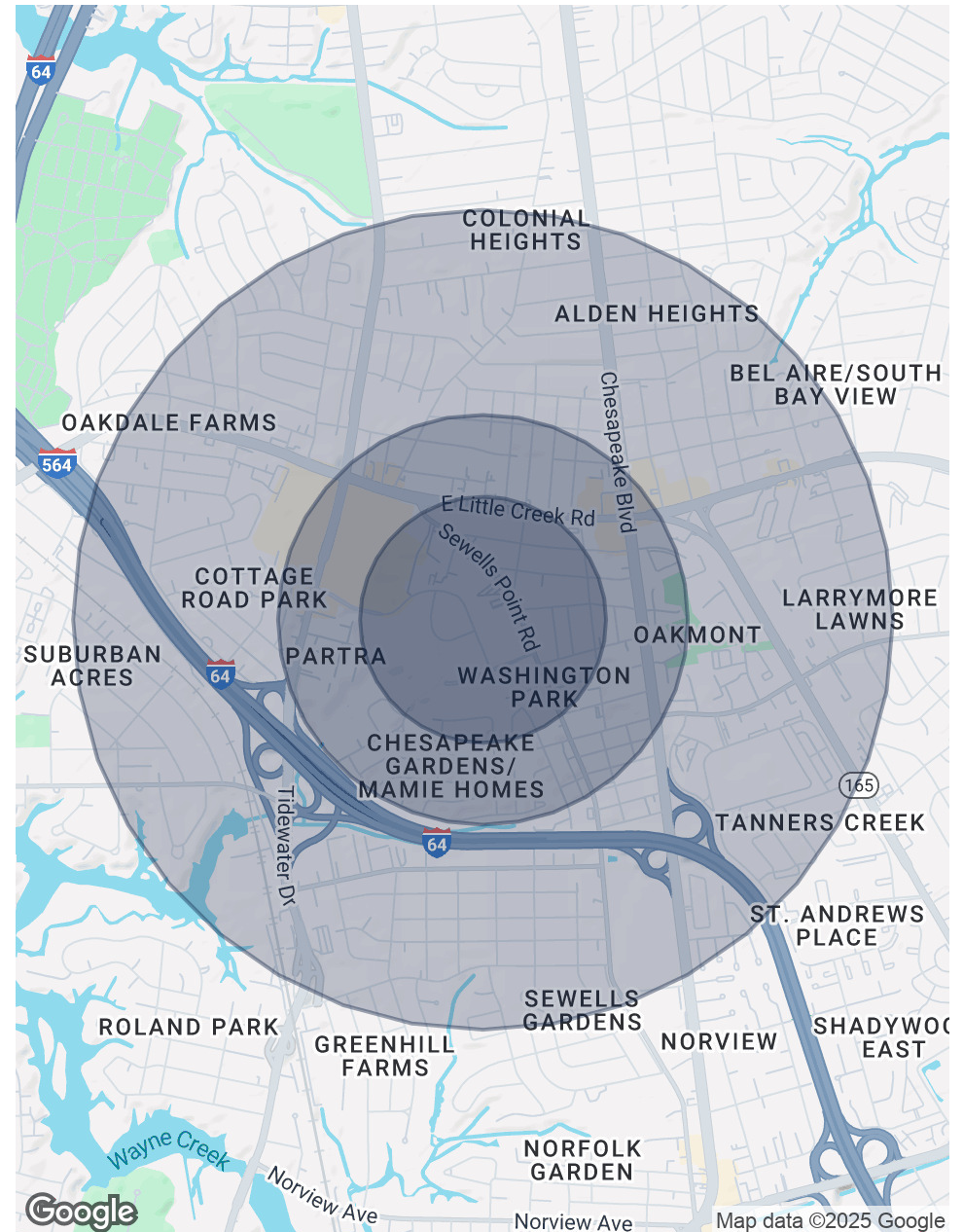
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| POPULATION           | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 754       | 3,897     | 16,059 |
| Average Age          | 39        | 38        | 38     |
| Average Age (Male)   | 37        | 37        | 37     |
| Average Age (Female) | 41        | 40        | 39     |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 330       | 1,646     | 6,752     |
| # Of Persons Per HH | 2.3       | 2.4       | 2.4       |
| Average HH Income   | \$86,922  | \$79,225  | \$79,304  |
| Average House Value | \$224,347 | \$269,167 | \$282,537 |

Demographics data derived from AlphaMap





# CONTACT INFORMATION

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