



SENTARA BROCK CANCER CENTER

6251 E. VIRGINIA BEACH BOULEVARD | NORFOLK, VA 23502 | SENTARALEASING.COM

CONSTRUCTION COMPLETE

**FOR MORE INFORMATION,
PLEASE CONTACT:**

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Ben Leon

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PROPERTY HIGHLIGHTS

Lease Rate: \$23.15 PSF, NNN

- 43,326 LSF available within this Class A 251,183± SF cancer treatment center which serves over 700 people a day. The center is situated on the campus of Sentara Leigh Hospital, a 250-bed, full service hospital specializing in orthopedic, cardiac, advanced imaging, general surgical, gynecological, obstetrical and comprehensive breast care services.
- 600-vehicle parking deck.
- Strategic location with quick access to I-64 and I-264.
- In close proximity to multiple modes of public transportation that includes the [Newtown Road Light Rail Station](#) and [HRT Bus Route 22](#) and [HRT Bus Route 27](#).
- First class property management.
- Generous landlord contribution to tenant's construction costs.



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SENTARA BROCK CANCER CENTER SERVICES

This new patient-centered facility is a clinically advanced destination for hope and healing. A few of the services patients can expect are:

- A beautiful, calming environment that includes an outdoor Healing Garden, original art by local community artists, and quiet family workstations for caregivers as they assist their loved ones at appointments
- Comprehensive portfolio of clinical offerings to support a cancer patient in all aspects of their care, including Sentara's first outpatient supportive care clinic in the Hampton Roads Community
- Advanced diagnostic and imaging services including PET, MRI, CT, X-Ray, Bone Density, and the Sentara Leigh Comprehensive Breast Center
- Complementary alternative medicine therapies and services to provide a holistic approach to patient care including art therapy, support groups, massage, and more
- Retail partners such as Silhouette Mastectomy Boutique, a retail shop for wig services, headwear and mastectomy products; and the Smoothie Stop Café, offering delicious and healthy smoothies, cold-pressed juices, grab-and-go wraps, and salads
- An outpatient therapy center specializing in cancer and neuro therapies
- Luke Hillier Cancer Research Alliance, an innovative partnership between Sentara, EVMS, and Virginia Oncology Associates working to advance oncology research



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HAMPTON ROADS DEMOGRAPHICS (ESRI 2020)

Population:	1,410,381
Households:	525,085
Average Household Income:	\$84,947

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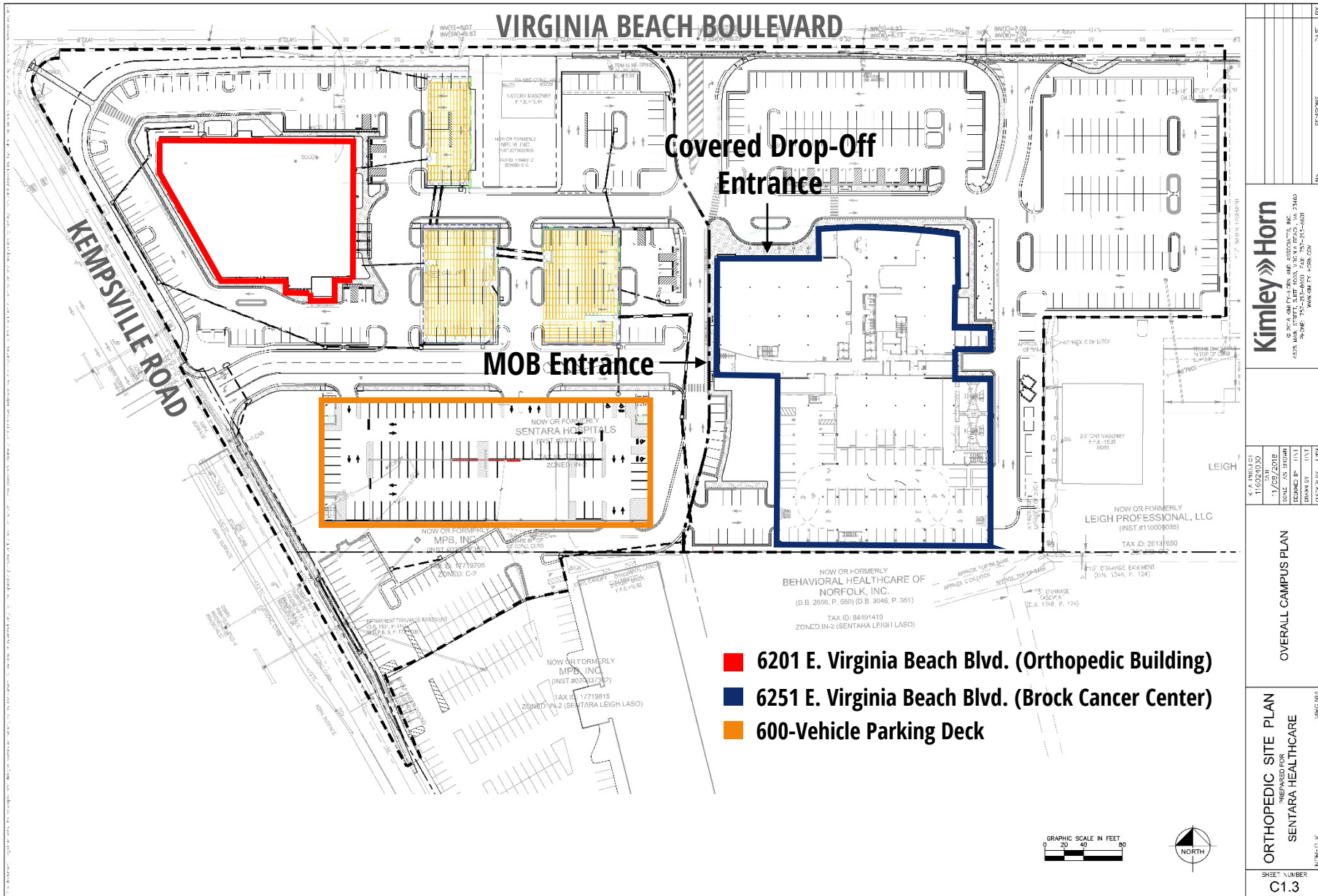
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- 6201 E. Virginia Beach Blvd. (Orthopedic Building)
- 6251 E. Virginia Beach Blvd. (Brock Cancer Center)
- 600-Vehicle Parking Deck

Kimley»Horn <small>© 2018 KIMLEY-HORN AND ASSOCIATES, INC. 4501 MARKET STREET, SUITE 2000, FARMERSBURGH, VA 23061 WWW.KH.COM</small>	NO. _____ REVISIONS _____ DATE _____ BY _____
	K.A. PROJECT NO. _____ DATE _____ SCALE: AS SHOWN DRAWING NO. _____ DRAWN BY _____ CHECKED BY _____
OVERALL CAMPUS PLAN	SHEET NUMBER C1.3

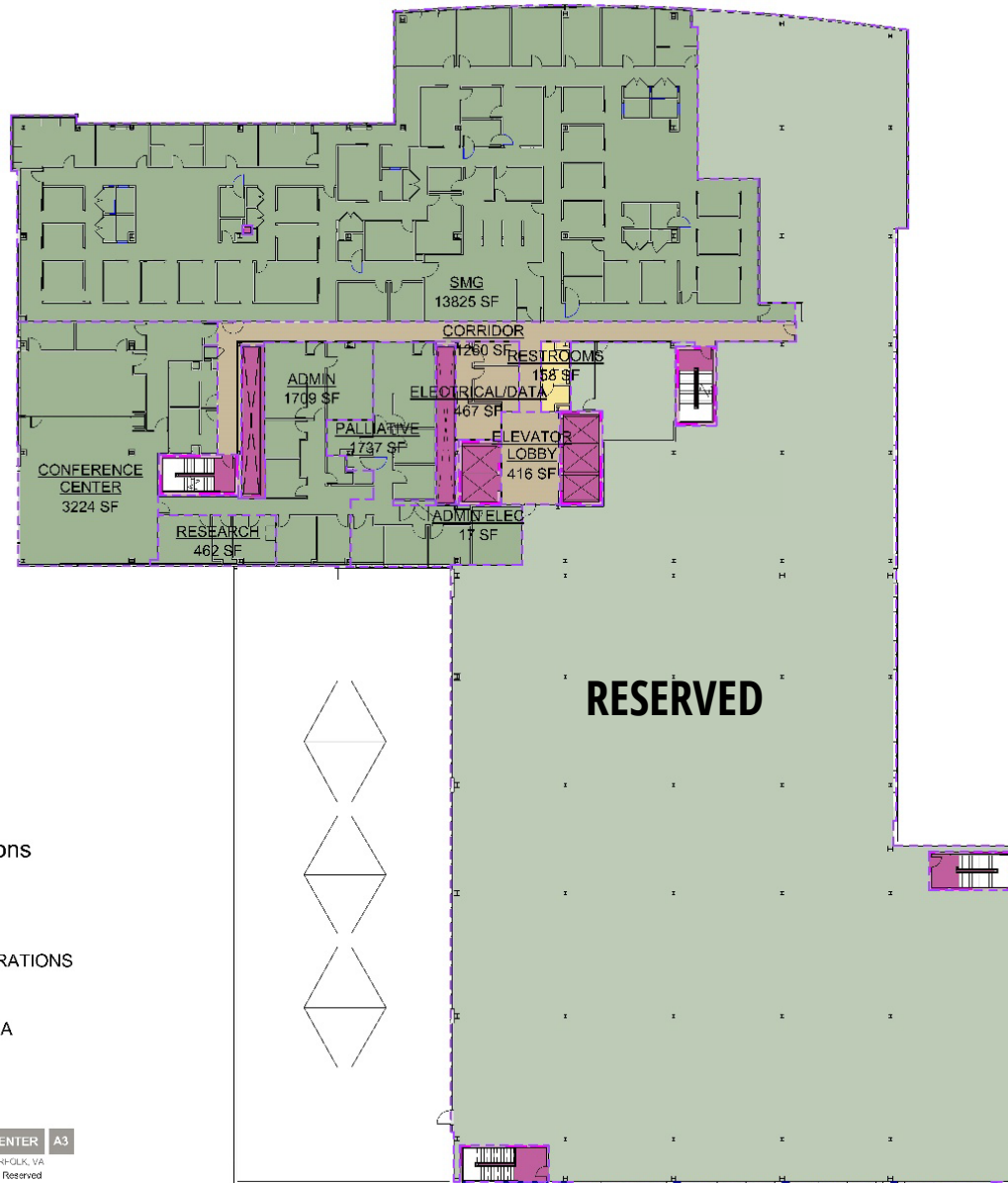
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THIRD FLOOR PLAN



- BOMA Space Designations**
- FLOOR AMENITY AREAS
 - FLOOR SERVICE AREAS
 - MAJOR VERTICAL PENETRATIONS
 - OCCUPANT AREA
 - RENTABLE BUILDING AREA



BOMA AREAS - THIRD FLOOR | SENTARA CANCER CENTER | A3
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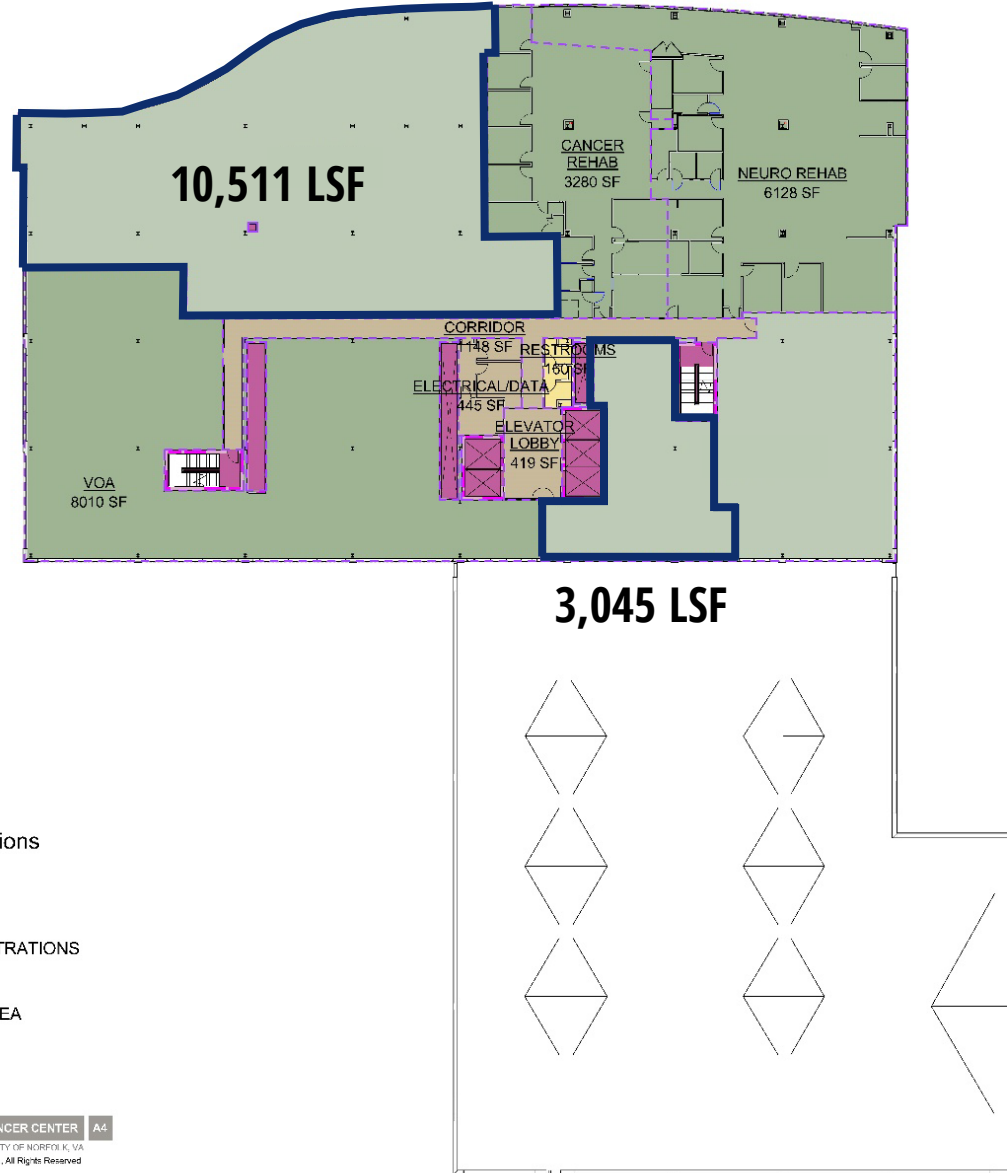
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FOURTH FLOOR PLAN



BOMA Space Designations

- FLOOR AMENITY AREAS
- FLOOR SERVICE AREAS
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BOMA AREAS - FOURTH FLOOR

SENTARA CANCER CENTER

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12/15/18

CITY OF NORFOLK, VA

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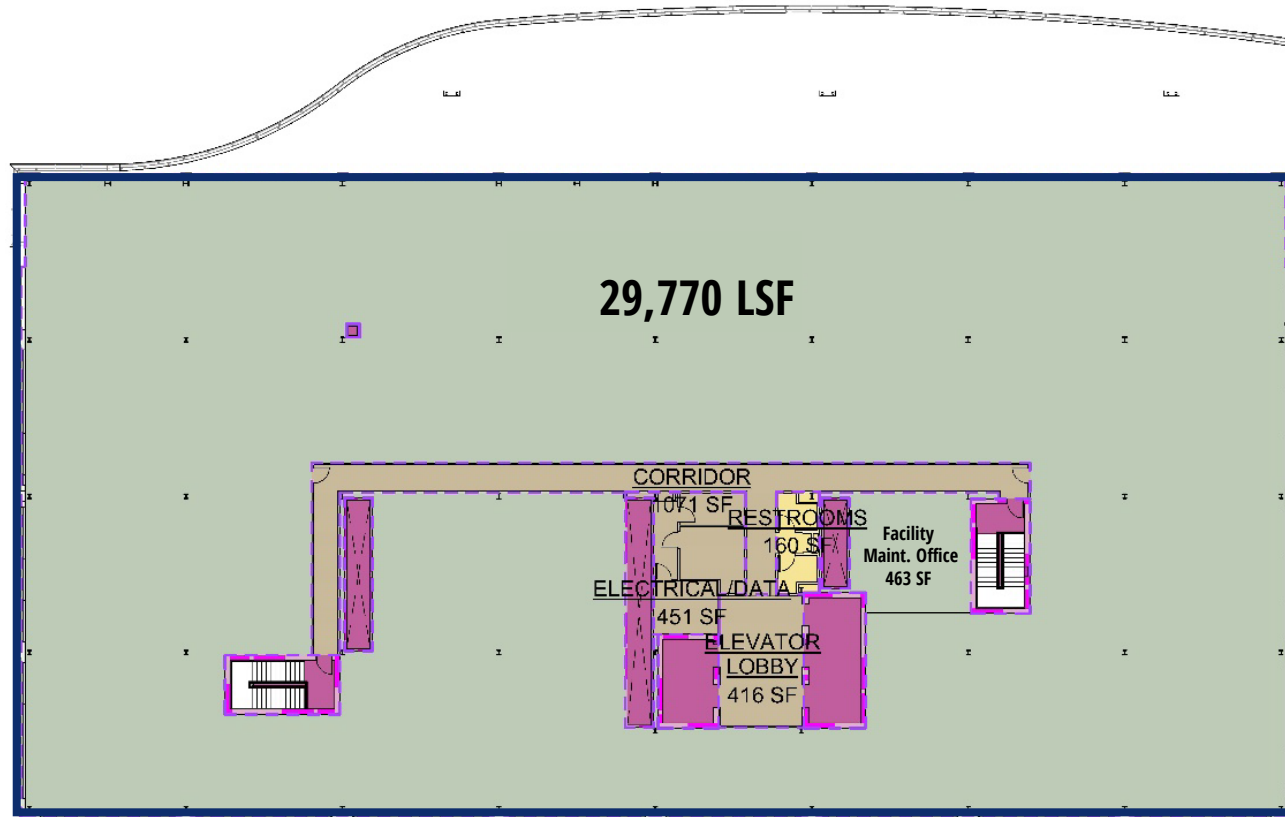
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FIFTH FLOOR PLAN



BOMA Space Designations

- FLOOR AMENITY AREAS
- FLOOR SERVICE AREAS
- MAJOR VERTICAL PENETRATIONS
- RENTABLE BUILDING AREA

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BOMA AREAS - FIFTH FLOOR
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POTENTIAL LAYOUT



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SCHEMATIC PLAN - OPTION 1

SENTARA CANCER CENTER 1

November 2, 2020

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