



S.L. NUSBAUM
REALTY CO.

FOR LEASE

440 MONTICELLO



CLASS A OFFICE SUITES CENTRALLY LOCATED IN DOWNTOWN NORFOLK
440 MONTICELLO AVENUE | NORFOLK, VA 23510

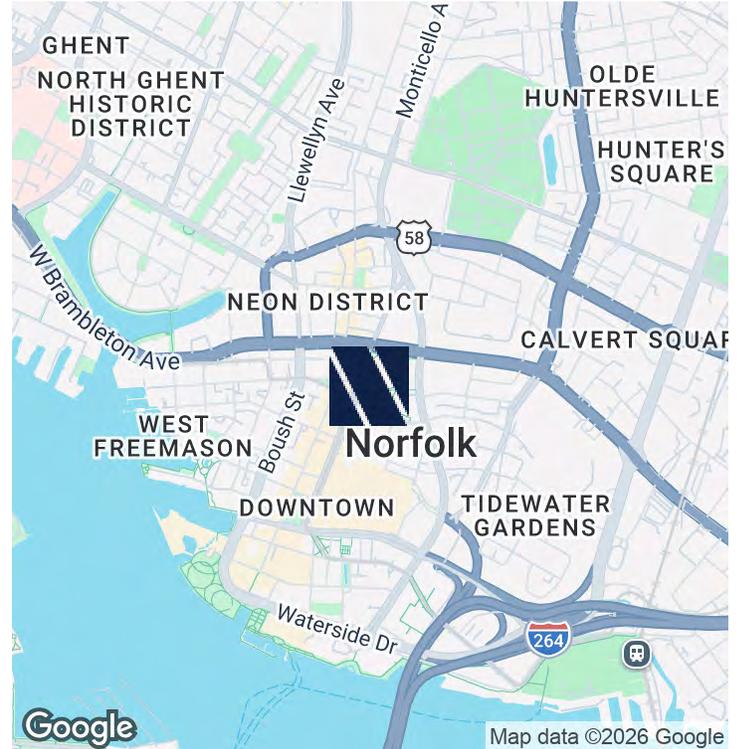
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PROPERTY SUMMARY

440 MONTICELLO AVENUE
NORFOLK, VA 23510



PROPERTY HIGHLIGHTS

- Newest office tower in Downtown Norfolk
- Walking distance to MacArthur Center Mall, Neon District, Chrysler Hall, SCOPE, and numerous restaurants and apartments
- Immediate access to I-264 and I-464
- Most efficient parking garage in Downtown Norfolk with limited columns making travel easy for tenants and visitors
- Building serviced by two separate electrical power circuits for automatic power supply in an outage
- Building conference facility with seating up to 50 available to all office tenants
- LEED Gold Certified by the U.S. Green Building Council
- Complimentary private shuttle service for all tenants
- 15th Floor is Plug and Play

[Click Here to View Property Video](#)

PROPERTY DESCRIPTION

440 Monticello, a mixed-use development built in 2010, is located in downtown Norfolk in the five acre block bounded by Monticello Avenue, Freemason Street, Charlotte Street, and Bank Street. The LEED Gold Certified office tower is located at the northwest corner of the development at the intersection of Monticello Avenue and Charlotte Street.

OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (Full Service)
Available SF:	105,571 SF
Office Tower:	22 stories, 255,000 SF
Core Factor:	19%
Retail:	50,000 SF on Monticello
Parking:	1,859 Spaces in Two Garages
Residential:	121 Luxury Apartments

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PROPERTY DETAILS

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SPACES	LEASE RATE	SPACE SIZE
11th Floor	\$25.00 SF/yr	24,500 SF
Suite 1225	\$25.00 SF/yr	7,412 SF
Suite 1250	\$25.00 SF/yr	10,754 SF
14th Floor	\$25.00 SF/yr	24,500 SF
15th Floor	\$25.00 SF/yr	24,500 SF
16th Floor	\$25.00 SF/yr	1,398 SF
19th Floor	\$25.00 SF/yr	10,747 SF
20th Floor	\$25.00 SF/yr	1,760 SF

OFFICE TENANTS

- S.L. Nusbaum Realty Co.
- FORVIS
- Willcox & Savage, P.C.
- Wealthway Financial Advisors
- Burgess & Niple
- UBS Financial Services Inc.
- RecoveryTrek
- PBMares

RETAIL TENANTS

- Buffalo Wild Wings
- The Twisted Crab
- Sushi King
- Cork & Kettle Wine and Tea Bar
- 7-Eleven
- Avenue Kitchen & Cocktails
- Saffron Indian Bistro
- Amale Tre Focacceria

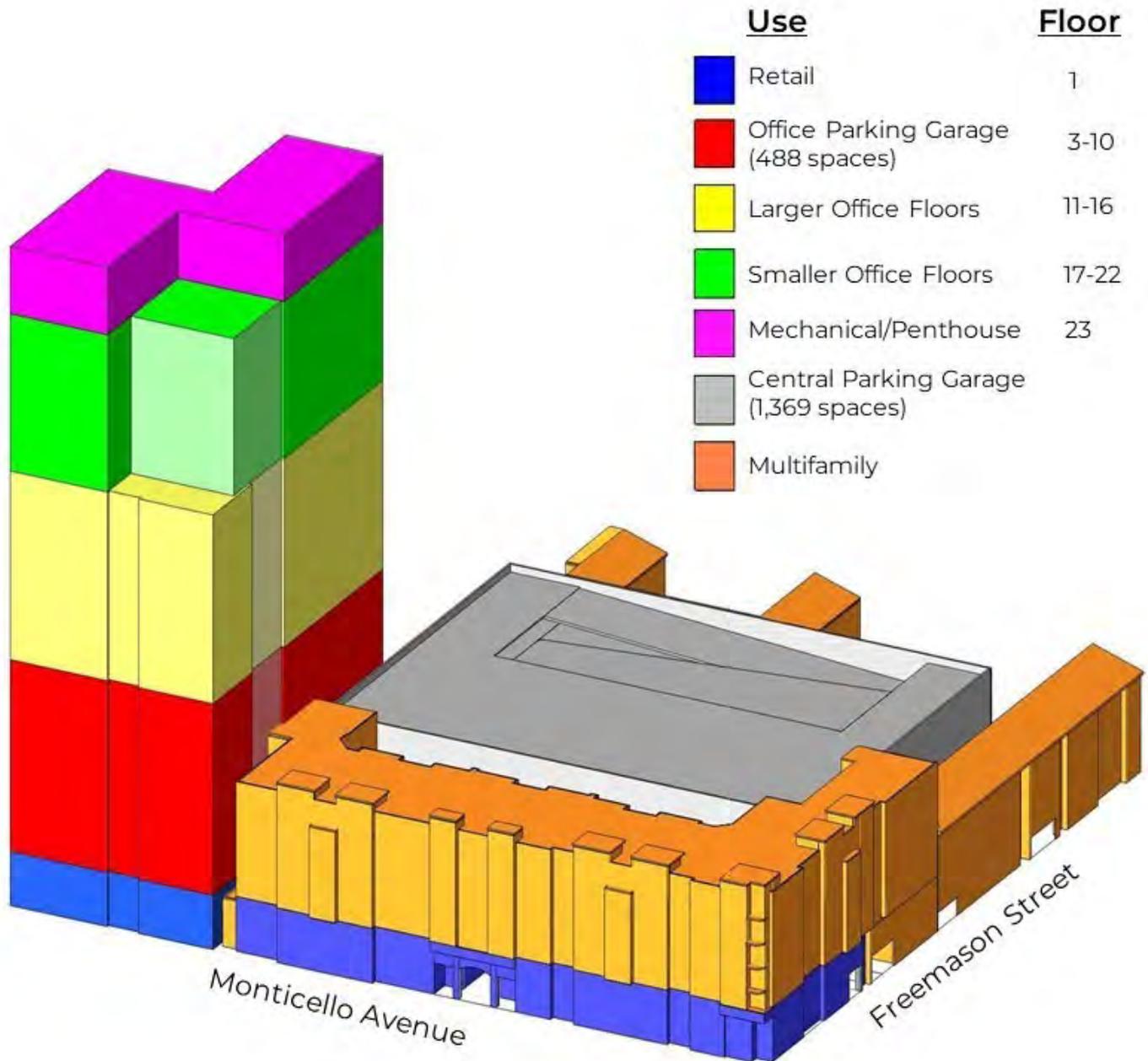
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STACKING PLAN

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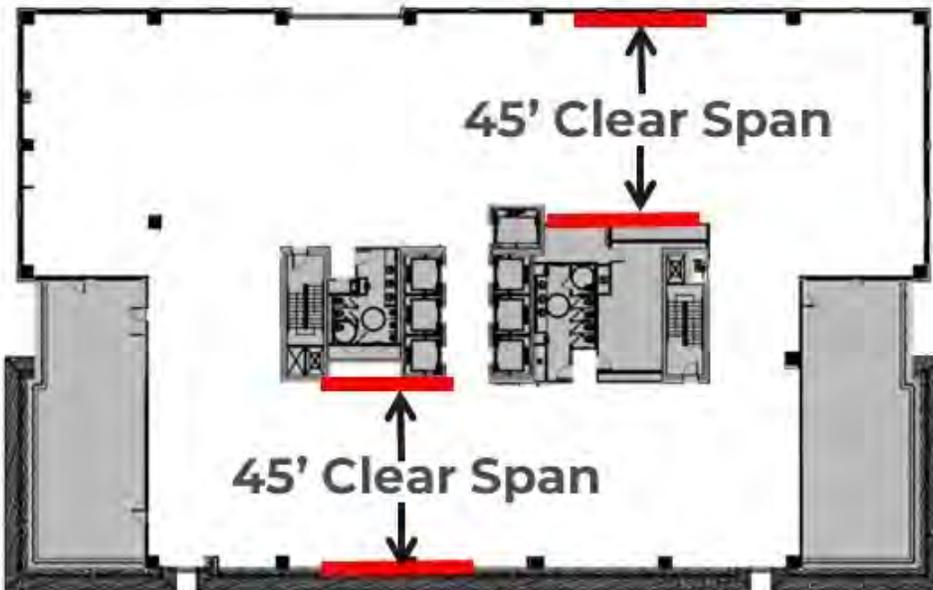


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FLOORPLATES

440 MONTICELLO AVENUE
NORFOLK, VA 23510

Floors 11 – 16
24,500 SF Floorplate
(123' x 200')



Floors 17 – 22
21,000 SF Floorplate
6 corner offices

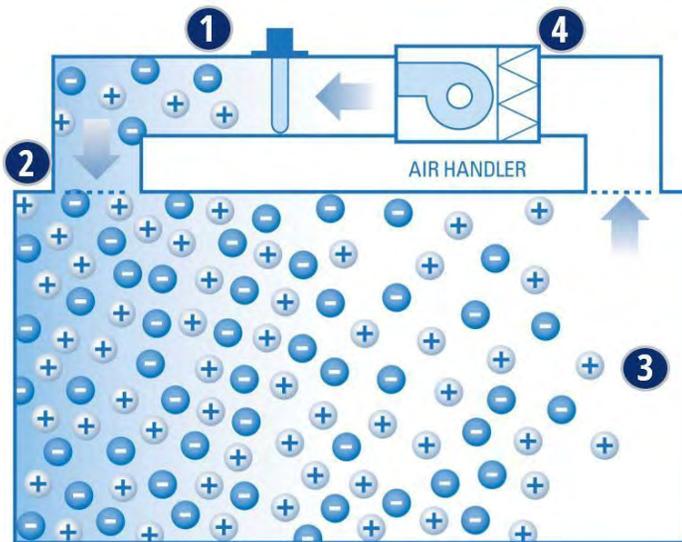
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TEXT HEADLINE

The Wells Fargo Center provides a safe environment with which to conduct our business. The central air handling units on floors 11 - 22 each supply a combination of recirculated building return air and code-required outside air to all occupied spaces, exchanging the air multiple times per hour, during all occupied hours. The units are also equipped with CDC recommended MERV-13 filters.

To further protect occupant health and building resiliency, Needlepoint Bipolar Ionization devices have now been integrated into each of the air handling units throughout all tenant spaces and the building common area. The technology utilizes specialized tubes that take oxygen molecules from the air and convert them into charged atoms that then cluster around microparticles, surrounding and deactivating harmful substances like airborne mold, bacteria, allergens, and viruses. They also attach to expelled breath droplets and dust particles that can transport viruses, enlarging them so they're more easily caught in filters. It is an active process that provides continuous disinfection. The technology has proven effective against SARS and has become a constant in our designs of public school buildings across the state of Virginia.



FILTRATION PROCESS

1. Specialized tubes take oxygen molecules from the air and convert them into charged atoms.
2. The charged atoms cluster around microparticles.
3. The atoms deactivate harmful substances like airborne mold, bacteria, allergens, and viruses.
4. The atoms also attach to expelled breath droplets and dust particles that can transport viruses, enlarging them so they're more easily caught in filters.

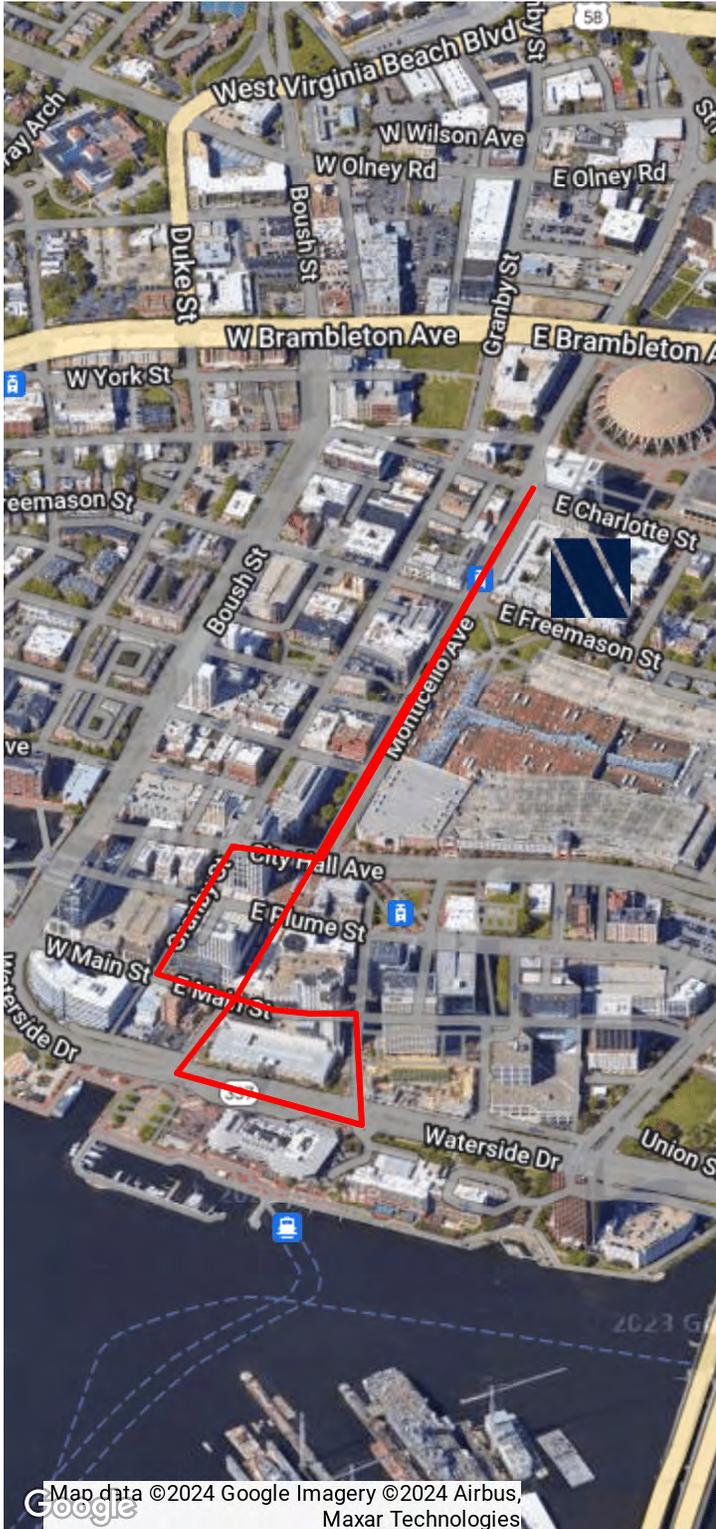
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SHUTTLE SERVICE

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THE WELLS FARGO CENTER SHUTTLE

The Wells Fargo Center offers a complimentary private shuttle service that provides rides to and from locations along sections of Monticello Avenue, City Hall Avenue, Granby Street, and Waterside Drive

This service is offered Monday through Friday exclusively for our office tower tenants.



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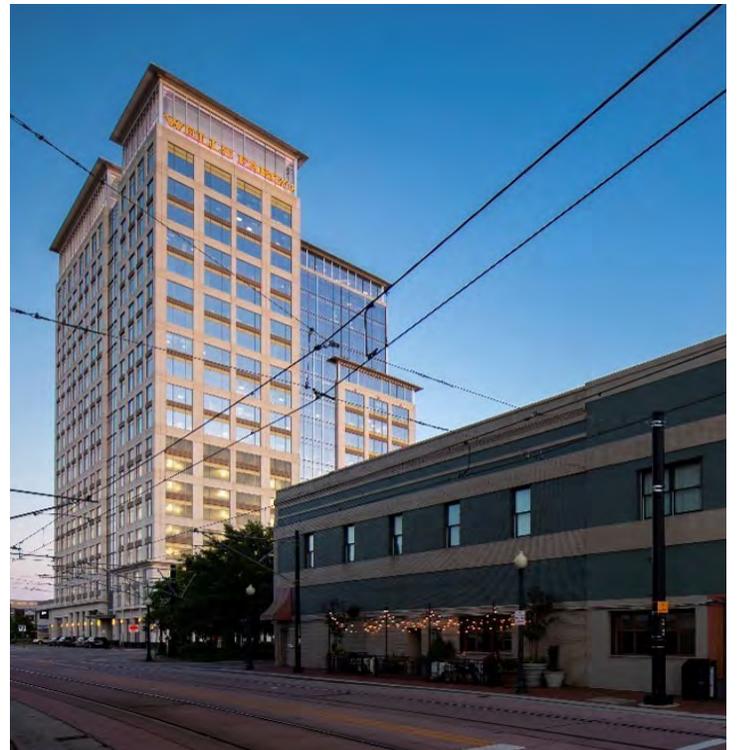
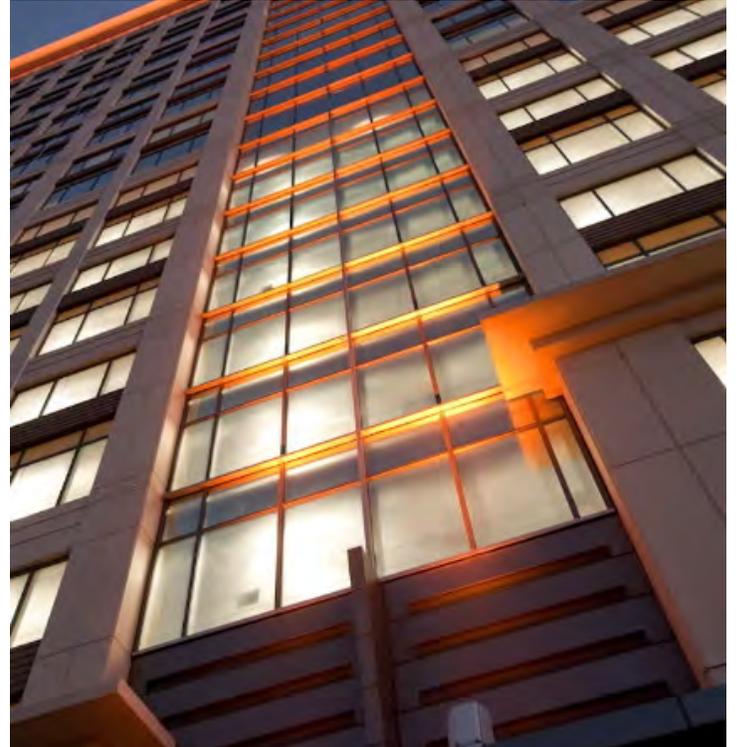
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PHOTOS

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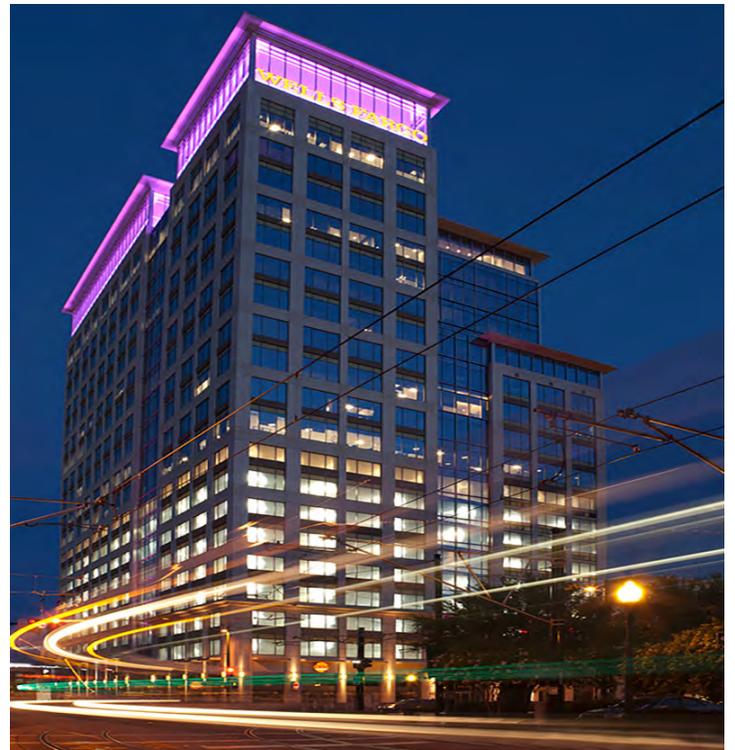
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14TH FLOOR PHOTOS

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15TH FLOOR PHOTOS

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16TH FLOOR PHOTOS

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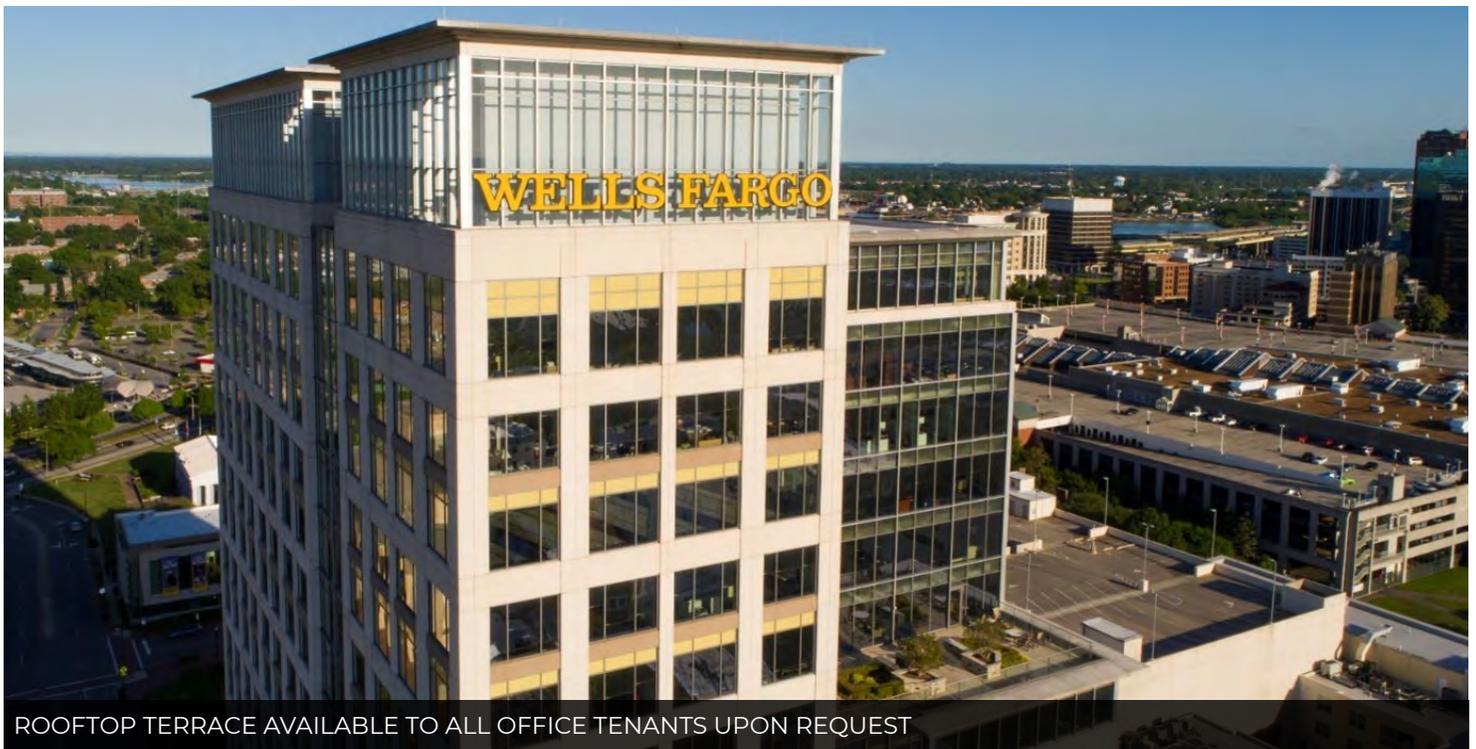
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AERIAL VIEW

440 MONTICELLO AVENUE
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AERIAL VIEW OF BUILDING FROM NORTHWEST



ROOFTOP TERRACE AVAILABLE TO ALL OFFICE TENANTS UPON REQUEST

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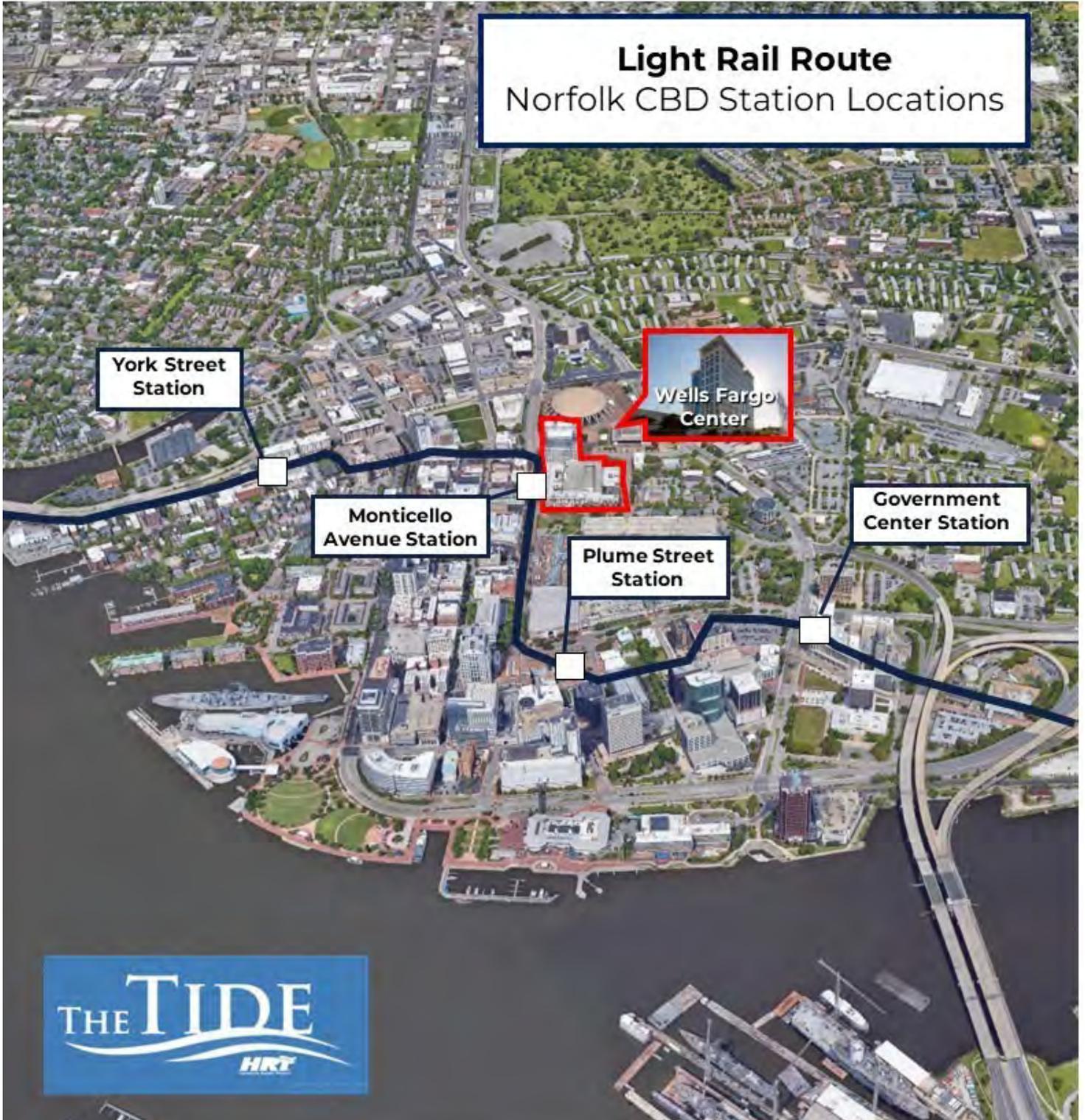


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LIGHT RAIL ROUTE

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Light Rail Route Norfolk CBD Station Locations



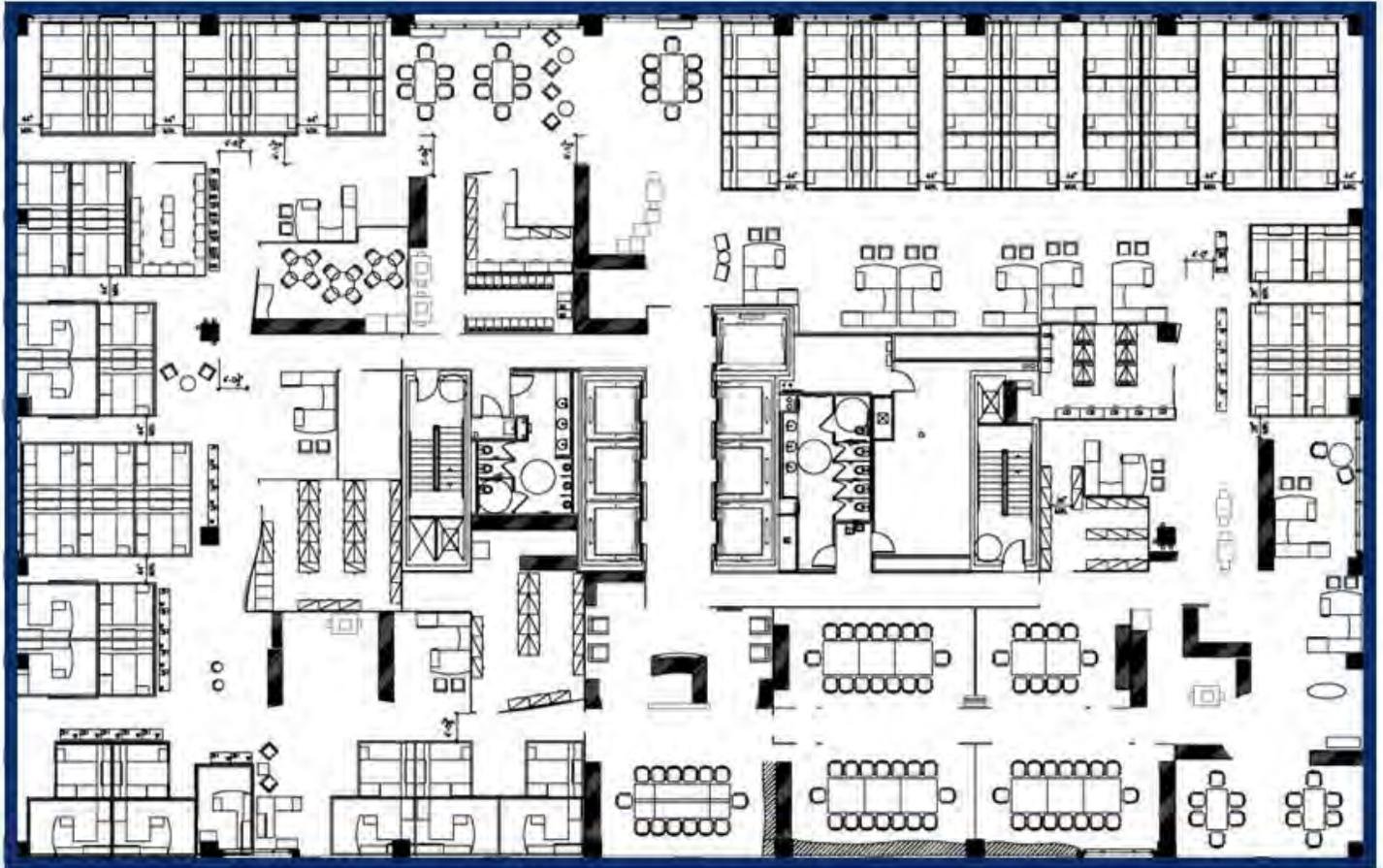
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S.L. NUSBAUM
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ELEVENTH FLOOR

440 MONTICELLO AVENUE
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24,500 RSF Available (Full Floor)

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S.L. NUSBAUM
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TWELFTH FLOOR

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S.L. NUSBAUM
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FOURTEENTH FLOOR

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24,500 RSF Available (Full Floor)

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S.L. NUSBAUM
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FIFTEENTH FLOOR

440 MONTICELLO AVENUE
NORFOLK, VA 23510



24,500 RSF Available (Full Floor)

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SIXTEENTH FLOOR

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1,398 RSF Available

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NINETEENTH FLOOR

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10,747 RSF Available

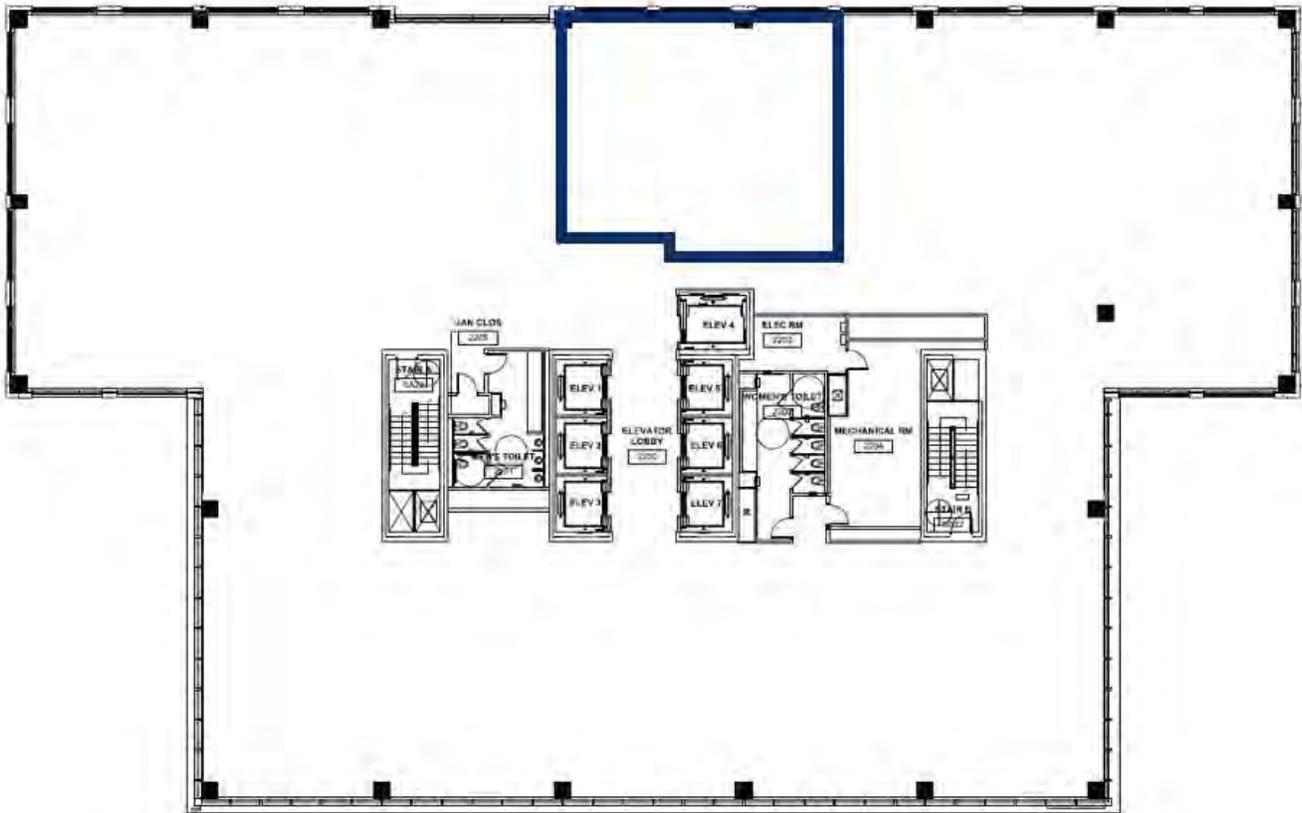
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S.L. NUSBAUM
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TWENTIETH FLOOR

440 MONTICELLO AVENUE
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1,760 RSF Available

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CONTACT ME



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