

OFFICE BUILDING FOR LEASE

444 NORTH MAIN STREET

SUFFOLK, VA 23434

JON ELLIOTT

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CREOTERIC
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PROPERTY DESCRIPTION

Located along the primary corridor of downtown Suffolk, 444 N Main Street presents a distinguished professional office opportunity with strong presence and accessibility. Situated on a generous parcel, this two-story building offers a well-balanced blend of character and functionality, making it ideal for professional services, nonprofit organizations, or boutique firms seeking a centrally positioned address. The property benefits from its proximity to municipal offices, local businesses, and neighborhood amenities, creating a convenient environment for both employees and clients.

PROPERTY HIGHLIGHTS

- 3,073± SF two-story office building
- 0.76± acre site providing flexibility and potential outdoor utility
- Dedicated on-site parking (20+ spaces)
- Strong street frontage along North Main Street
- Functional layout including private offices, conference space, reception, and kitchen
- Established professional setting within the downtown business district

OFFERING SUMMARY

Lease Rate:	\$15 SF/yr (NNN)
Available SF:	3,073 SF
Building Size:	3,073 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,016	13,725	18,399
Total Population	7,385	35,911	48,422
Average HH Income	\$81,254	\$90,633	\$98,977

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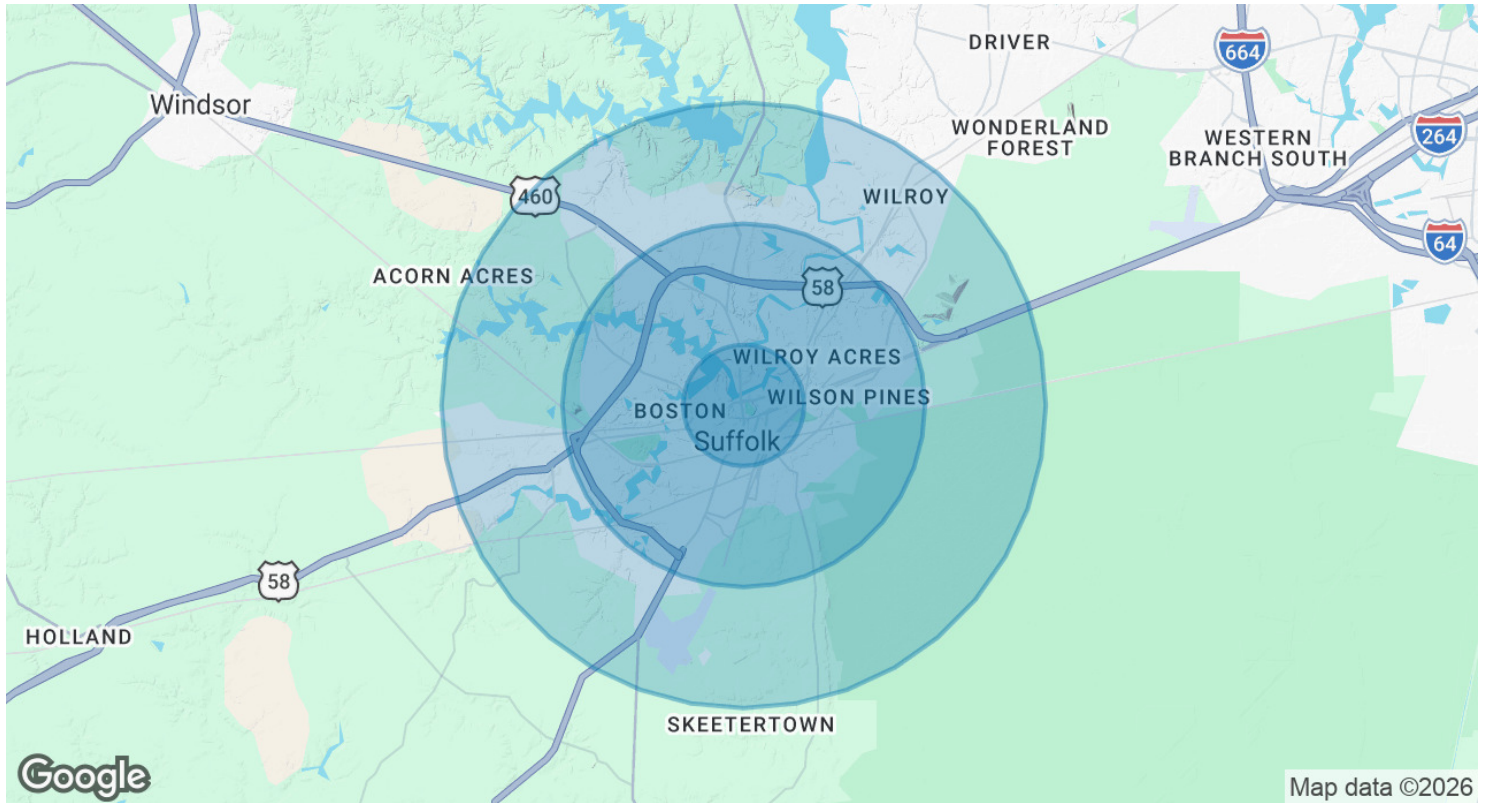
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,385	35,911	48,422
Average Age	40	39	40
Average Age (Male)	38	37	38
Average Age (Female)	41	40	41

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,016	13,725	18,399
# of Persons per HH	2.4	2.6	2.6
Average HH Income	\$81,254	\$90,633	\$98,977
Average House Value	\$304,587	\$301,184	\$319,155

Demographics data derived from AlphaMap

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