

FOR LEASE

FORT NORFOLK PLAZA

301 Riverview Avenue | Norfolk, VA 23510



S.L. NUSBAUM
REALTY CO.



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SENTARALEASING.COM

EXECUTIVE SUMMARY

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OFFERING SUMMARY

| | |
|----------------|------------------------------|
| Lease Rate: | \$29.50 SF/yr (Full Service) |
| Building Size: | 196,205 SF |
| Available SF: | 3,177 - 12,965 SF |
| Submarket: | Downtown Norfolk |

| SPACES | LEASE RATE | SPACE SIZE |
|--------------------|---------------|------------|
| First Floor Shell | \$29.50 SF/yr | 3,177 SF |
| Fourth Floor Shell | \$29.50 SF/yr | 12,965 SF |
| Sixth Floor Shell | \$29.50 SF/yr | 9,477 SF |

PROPERTY HIGHLIGHTS

- 3,177 LSF up to 12,965 LSF of office/medical space available within this 9-story, 196,205 SF Class A building.
- Located less than half a mile from the medical hub of Sentara Norfolk General, CHKD, EVMS, and the Jones Institute.
- Attached covered parking garage (4:1,000 SF parking ratio) and covered patient drop-off area.
- Parking garage offers approximately 765 non-exclusive spaces for patients and staff.
- One block from the Norfolk/EVMC station for the Norfolk Light Rail, The Tide.
- 24-hour access with on-site security.
- On-site property management.
- Features unobstructed waterfront views of the Elizabeth River.
- Generous landlord contribution to tenant's construction costs.
- Full service lease includes janitorial, excluding infectious/regulated medical waste.

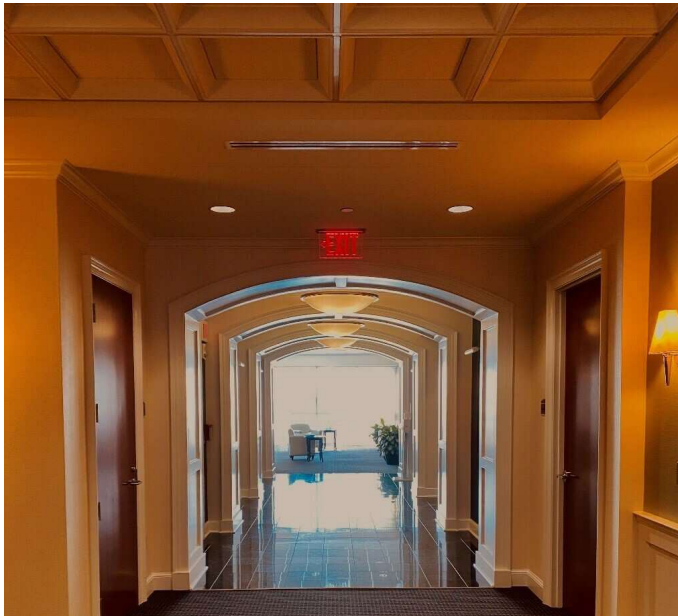
ADDITIONAL PHOTOS

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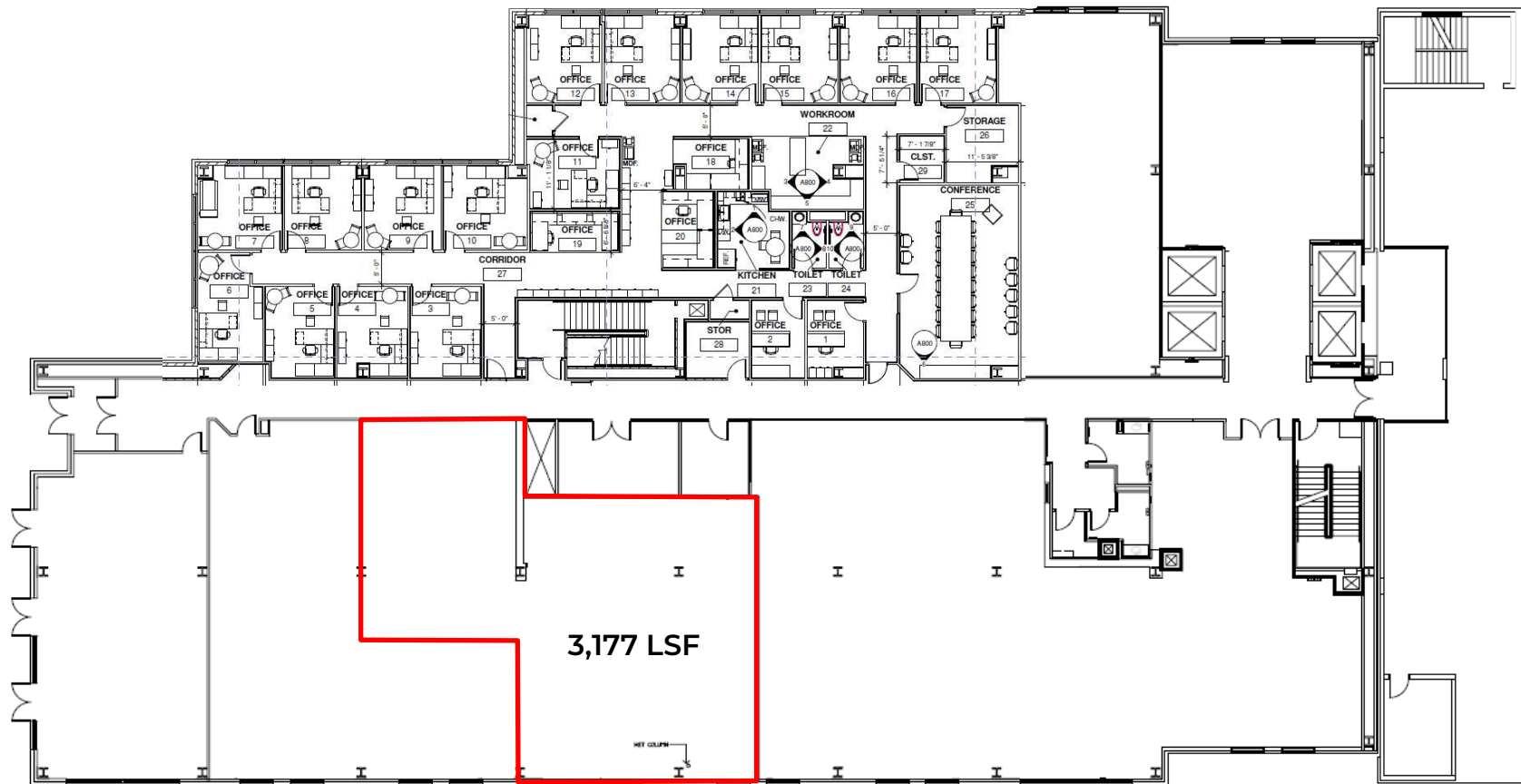
FIRST FLOOR PLAN

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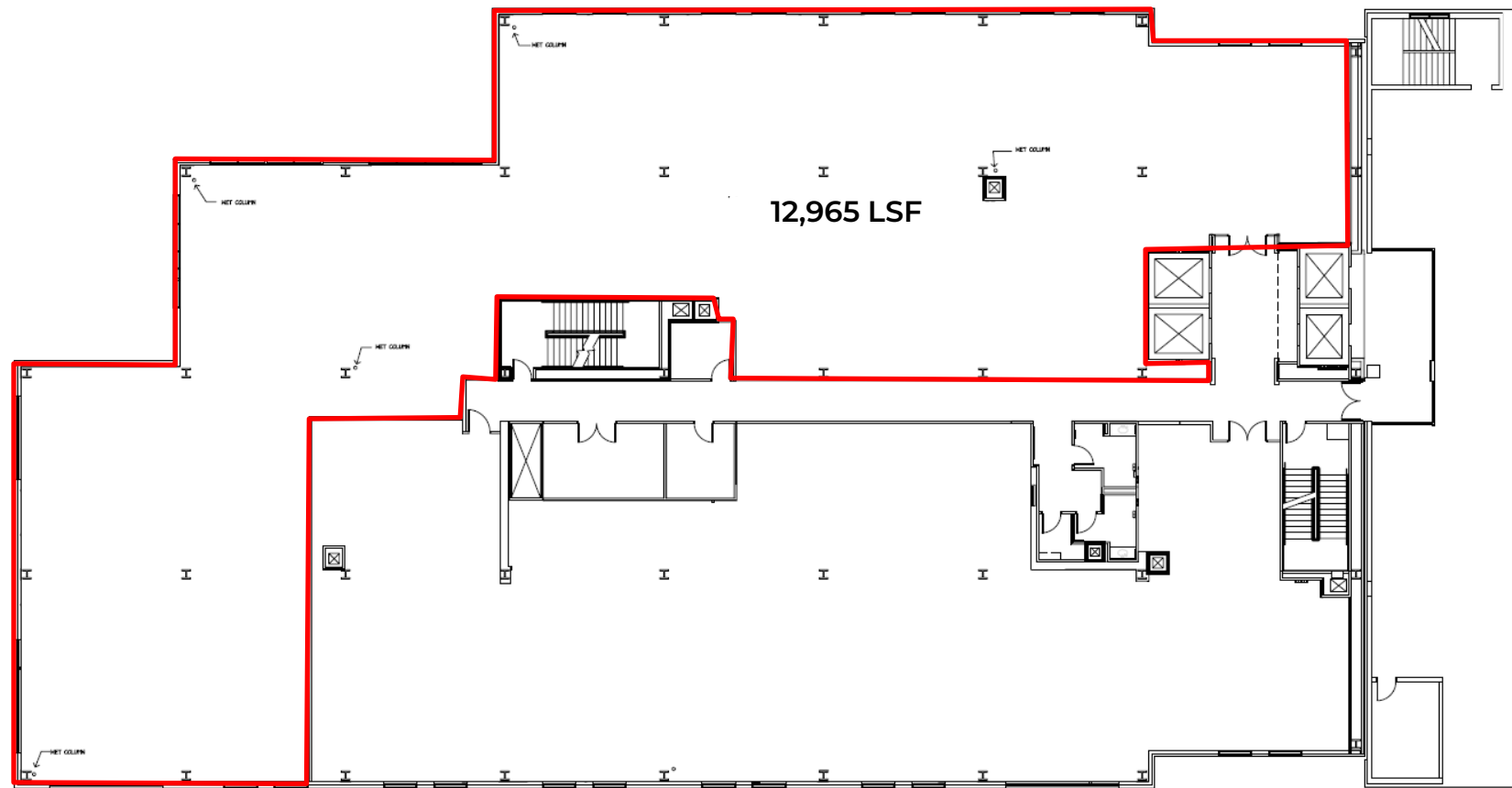
FOURTH FLOOR PLAN

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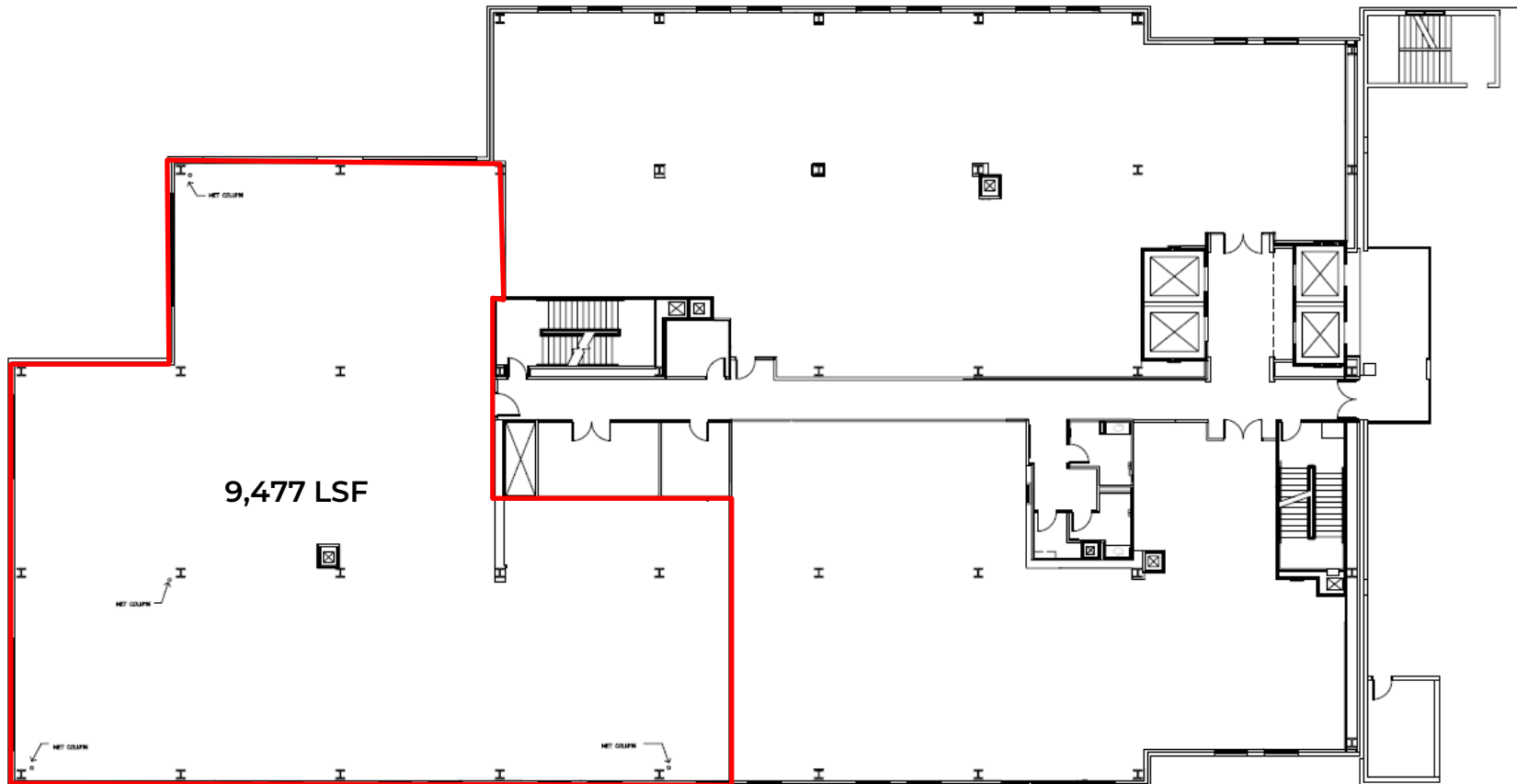
SIXTH FLOOR PLAN

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LOCATION MAP

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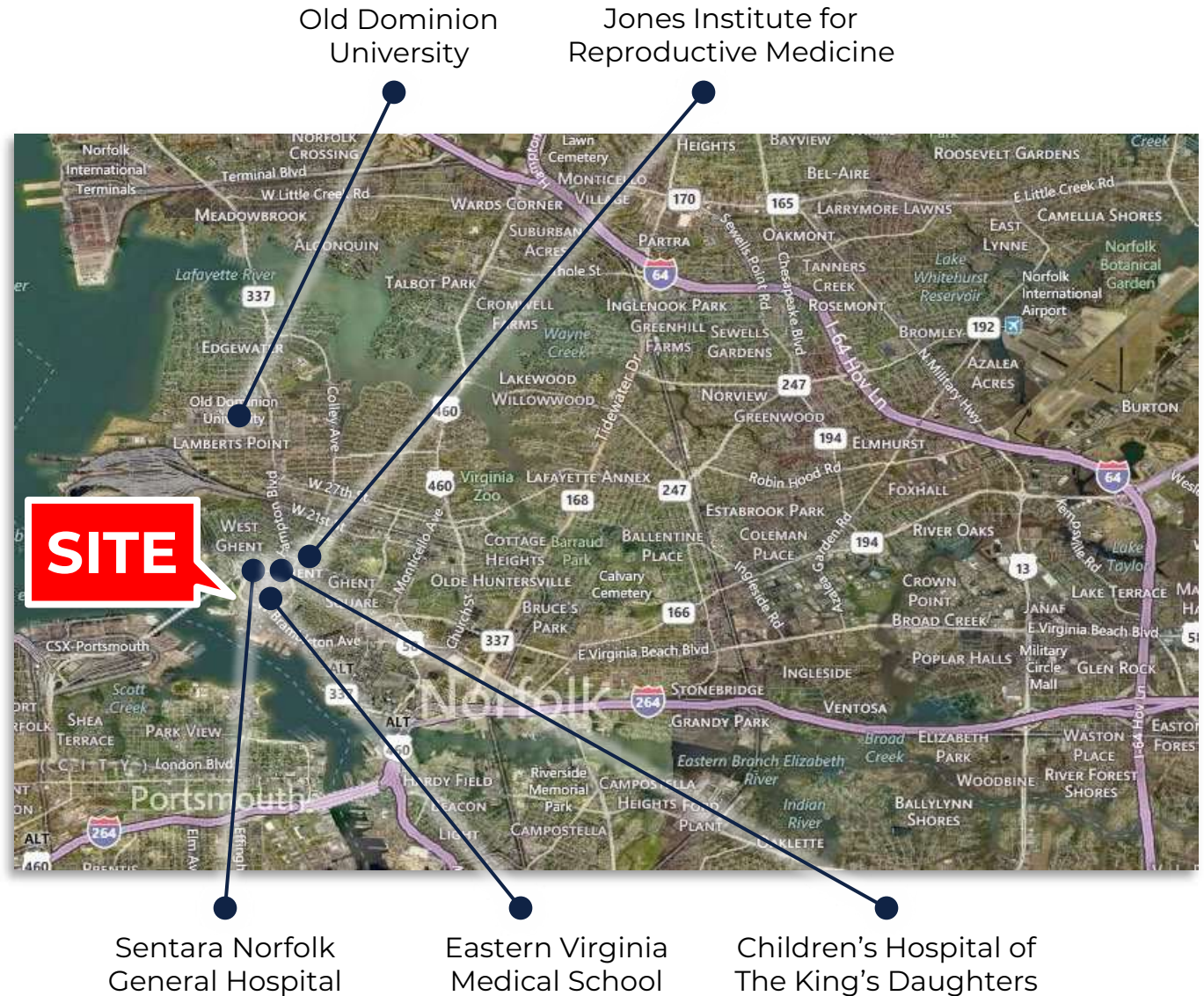
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Fort Norfolk Plaza was founded by Dr. Keith Newby, a prominent cardiologist for over ten years within the local community. The vision was to bring world-class physicians together with a dedication to medical excellence all within one facility. In September 2010, the vision was made a tremendous reality. Established in the historic Fort Norfolk area of Downtown Norfolk now stands a beacon and an example of improved community healthcare.

The nine-story, 195,890 square foot facility is a state-of-the-art, full service medical building, providing high tech, high quality care for the residents of Hampton Roads and beyond.



MARKET OVERVIEW

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CITY OF NORFOLK

Norfolk is located at the core of the Hampton Roads metropolitan area. The population is estimated to be 246,392. This makes Norfolk the second-most populous city in Virginia, behind neighboring Virginia Beach. The city is bordered to the west by the Elizabeth River and to the north by the Chesapeake Bay. Norfolk is considered to be the historic, urban, financial, and cultural center of the region. The largest Navy base in the world, Naval Station Norfolk, is located in Norfolk along with one of NATO's two Strategic Command headquarters.

HAMPTON ROADS, VA

The Hampton Roads Metropolitan Statistical Area (VA-NC MSA) is the 37th largest in the United States, with a total population of 1,699,925. Hampton Roads is located in southeastern Virginia where the Atlantic Ocean meets the Chesapeake Bay. The region is comprised of 16 jurisdictions – the cities of Chesapeake, Franklin, Hampton, Newport News, Norfolk, Poquoson, Portsmouth, Suffolk, Virginia Beach, and Williamsburg; and the counties of Gloucester, Isle of Wight, James City, Southampton, Surry, and York. The region's land area covers 2,907± square miles and includes an extensive system of waterways including the Intercoastal Waterway and the James, York, Nansemond, and Elizabeth Rivers.

NORFOLK MEDICAL HUB

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EASTERN VIRGINIA MEDICAL CENTER is made up of Sentara Norfolk General Hospital, Children's Hospital of the King's Daughters, Eastern Virginia Medical School, Norfolk Department of Health, and The Jones Institute for Reproductive Medicine. The Eastern Virginia Medical Center is the largest conglomerate center for health in Hampton Roads. The hospital is considered among the best in the country, and U.S. News & World Report rated it the best in Virginia.



CHILDREN'S HOSPITAL OF THE KING'S DAUGHTERS is the only freestanding children's hospital in Virginia. CHKD has a 212-room hospital and serves the medical and surgical needs of children throughout the greater Hampton Roads metro area, the Eastern Shore of Virginia and northeastern North Carolina. The CHKD Health System operates primary care pediatric practices, surgical practices, multi-service Health Centers and satellite offices throughout its service region.



EASTERN VIRGINIA MEDICAL SCHOOL Unlike the other public medical schools in Virginia, EVMS is not affiliated with an undergraduate institution and coordinates training through multiple medical centers in the Hampton Roads region. The school is dedicated solely to graduate biomedical and health education. The EVMS campus includes the 555-bed Sentara Norfolk General Hospital, the region's only tertiary level 1 trauma medical care facility, and the 212-bed Children's Hospital of The King's Daughters, a regional pediatric referral care facility and only standalone children's hospital in the state. In addition, EVMS is well known for its leadership in community service and medical missions, as evidenced by faculty and alumni responsible for the founding of Operation Smile, Physicians for Peace, Global Brigades, and CONRAD.



SENTARA NORFOLK GENERAL HOSPITAL is located adjacent to Downtown Norfolk. This is a large academic hospital, which serves as the primary teaching institution for the adjacent Eastern Virginia Medical School. Norfolk General Hospital also serves as Hampton Roads only Level I trauma center. The hospital is interconnected to the Sentara Heart Hospital; however, it is considered a separate institution. As stated previously, together with Children's Hospital of the King's Daughters, Eastern Virginia Medical School and the Norfolk Department of Health, the Eastern Virginia Medical Center is the largest conglomerate center for health in Hampton Roads.



OLD DOMINION UNIVERSITY is a dynamic public research institution that serves its students and enriches the Commonwealth of Virginia through rigorous academic programs, strategic partnerships, and active civic engagement. Old Dominion University has over 24,000 students and provides undergraduate, masters, and doctoral degree programs at their main campus and multiple satellite learning locations.

DEMOGRAPHICS MAP & REPORT

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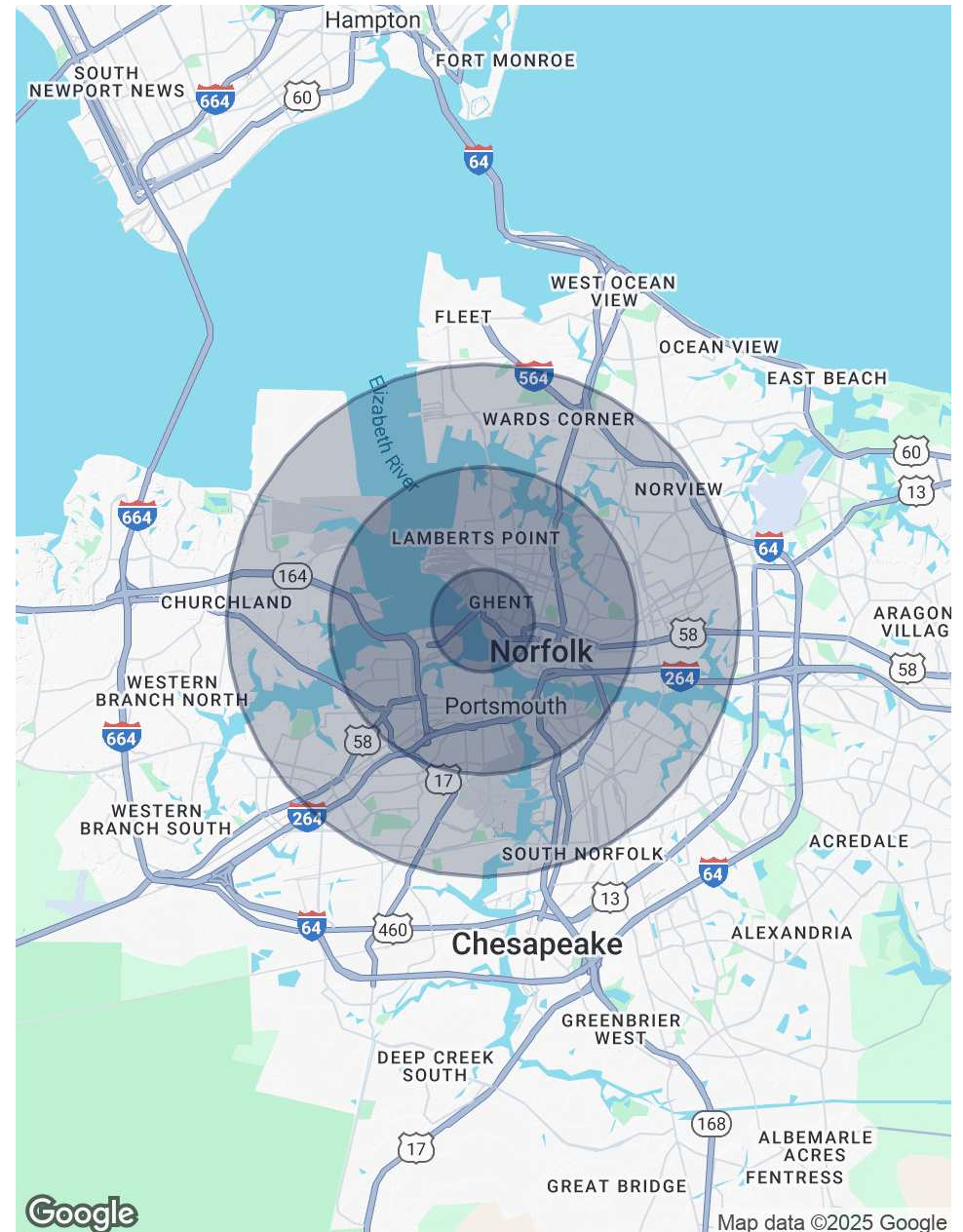
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| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 12,807 | 101,661 | 245,108 |
| Average Age | 32.6 | 30.7 | 31.4 |
| Average Age (Male) | 32.3 | 28.4 | 29.2 |
| Average Age (Female) | 34.3 | 32.8 | 33.4 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 5,790 | 37,511 | 89,820 |
| # Of Persons Per HH | 2.2 | 2.7 | 2.7 |
| Average HH Income | \$87,001 | \$60,246 | \$56,752 |
| Average House Value | \$342,942 | \$316,635 | \$250,952 |

2020 American Community Survey (ACS)



CONTACT INFORMATION

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Serving the Southeast and Mid-Atlantic region for well over a century, S.L. Nusbaum Realty Co. continues to provide a comprehensive experience for our clients and customers in all aspects of the multifamily and commercial real estate industry.

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